



Kenneth W. Jenkins
County Executive

February 28, 2025

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review and approval is an Act which, if adopted, would authorize the County of Westchester ("County") to amend its current year Capital Budget ("Capital Budget Amendment"), as well as adopt a related consolidated bond act (the "Bond Act") to finance the following capital project:

BES24 - Replacement of Smoke House Building ("BES24").

The proposed Capital Budget Amendment will amend the County's 2025 capital budget to increase the County share for this project by \$1,900,000. The increase is needed due to higher than anticipated construction cost estimates associated with this project.

The Bond Act, in the total aggregate amount of \$8,210,000, which includes \$2,810,000 in previously authorized bonds of the County, and \$5,400,000 in additional funding, would finance the completion of construction associated with the replacement of the current 50-year-old "prop" building located at the Westchester County Department of Emergency Service Training Center in Valhalla. The prop building is used by local fire departments and other first responders to train in a variety of fire response conditions, including live fire.

The Department of Emergency Services ("DES") has advised that the existing prop building does not meet National Fire Protection Agency (NFPA) standards and has failed inspection. Consequently, it is currently out of service. DES needs to replace the building in order to meet its responsibilities as a county fire training facility. The new building will consist of prefabricated construction, and will replace the current building, in a similar, but slightly larger and angled footprint on an already paved surface. The new building will allow DES to replicate different types of fire situations for training purposes.

Following bonding authorization, design will be scheduled and is anticipated to take one (1) month to complete and will be performed by outside consultants. It is estimated that construction will take one (1) year to complete and will begin after award and execution of the construction contracts.

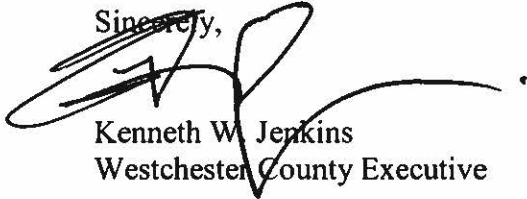
It should be noted that your Honorable Board has previously authorized the County to issue bonds for prior components of BES24 as follows: (i) Bond Act No. 172-2023, which authorized \$810,000 in bonds to finance the cost of design, special studies, and administrative reviews associated with the demolition of the existing smoke house and construction of a new smoke house fire training

prop; and (ii) Bond Act No. 207-2024, which authorized the issuance of \$2,000,000, to finance the purchase of a new pre-fabricated smoke house fire prop building, associated design during construction, and any additional site work needed. No bonds have been issued under either Bond Act No. 172-2023 or Bond Act No. 207-2024. Accordingly, the proposed Bond Act will consolidate and supersede Bond Act Nos. 172-2023 and 207-2024, by combining the \$810,000 previously authorized under Bond Act No. 172-2023, with the \$2,000,000 previously authorized under Bond Act No. 207-2024. In addition, the proposed Bond Act will further expand the scope of BES24 to include construction associated with the installation of the pre-fabricated smoke house fire prop building, and increase the estimated maximum cost and the amount of bonds authorized thereunder by \$5,400,000, for a total aggregate bonding amount of \$8,210,000.

As your Honorable Board may know, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. The Planning Department has advised that the Planning Board has previously reviewed BES24 and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

Based on the importance of this project to the County, favorable action on the proposed Capital Budget Amendment and Bond Act is most respectfully requested.

Sincerely,



Kenneth W. Jenkins
Westchester County Executive

KWJ/RW/jpg/nn

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a transmission from the County Executive recommending approval by the County of Westchester (“County”) of an act amending the County’s current-year capital budget (“Capital Budget Amendment”), as well as adoption of a related consolidated bond act (the “Bond Act”) which, if approved, will authorize the County to issue a total aggregate amount of \$8,210,000.00 in bonds to finance capital project BES24 - Replacement of Smoke House Building (“BES24”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s 2025 capital budget to increase the County share for this project by \$1,900,000. The increase is needed due to higher than anticipated construction cost estimates associated with this project.

The Bond Act, in the total aggregate amount of \$8,210,000, which includes \$2,810,000 in previously authorized bonds of the County, and \$5,400,000 in additional funding, would finance the completion of construction associated with the replacement of the current 50-year-old "prop" building located at the Westchester County Department of Emergency Service Training Center in Valhalla. The prop building is used by local fire departments and other first responders to train in a variety of fire response conditions, including live fire. The Bond Act was drafted by the law firm Harris Beach Murtha.

The Department of Emergency Services (“DES”) has advised that the existing prop building does not meet National Fire Protection Agency (NFPA) standards and has failed inspection. Consequently, it is currently out of service. DES needs to replace the building in order to meet its responsibilities as a county fire training facility. The new building will consist of prefabricated construction, and will replace the current building, in a similar, but slightly larger and angled footprint on an already paved surface. The new building will allow DES to replicate different types of fire situations for training purposes.

Your Committee is advised that following bonding authorization, design will be scheduled and is anticipated to take one (1) month to complete and will be performed by outside consultants. It is estimated that construction will take approximately one (1) year to complete and will begin after award and execution of the construction contracts.

Your Committee notes that your Honorable Board has previously authorized the County to issues bonds for prior components of BES24 as follows: (i) Bond Act No. 172-2023, which authorized \$810,000 in bonds to finance the cost of design, special studies, and administrative reviews associated with the demolition of the existing smoke house and construction of a new smoke house fire training prop; and (ii) Bond Act No. 207-2024, which authorized the issuance of \$2,000,000 to finance the purchase of a new pre-fabricated smoke house fire prop building, associated design during construction, and any additional site work needed. No bonds have been issued under either Bond Act No. 172-2023 or Bond Act No. 207-2024. Accordingly, the proposed Bond Act will consolidate and supersede Bond Act Nos. 172–2023 and 207-2024, by combining the \$810,000 previously authorized under Bond Act No. 172-2023, with the \$2,000,000 previously authorized under Bond Act No. 207-2024. In addition, the proposed Bond Act will further expand the scope of BES24 to include construction associated with the installation of the pre-fabricated smoke house fire prop building, and increase the estimated maximum cost and the amount of bonds authorized thereunder by \$5,400,000, for a total aggregate bonding amount of \$8,210,000.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project may be classified as a Type “II” action pursuant to the State Environmental Quality Review Act (“SEQR”) and its implementing regulations, 6 NYCRR Part 617. Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

Additionally, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the “Planning Board”) with respect to the physical planning aspects of the project. The Planning Department has advised that the Planning Board has previously reviewed BES24 and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Bond Act, and recommends approval of both of the proposed Acts, noting that the Bond Act can only be enacted following adoption of the Capital Budget Amendment. It should be

further noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to amend the County's Capital Budget and to adopt the Bond Act.

Dated: _____, 2025
White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BES24

NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 8,210,000 PPU 15 Anticipated Interest Rate 3.14%

Anticipated Annual Cost (Principal and Interest): \$ 694,280

Total Debt Service (Annual Cost x Term): \$ 10,414,200

Finance Department: Interest rates from February 20, 2025 Bond Buyer - ASBA

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: 89

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 2/26/25


Reviewed By: 

RV
2/26/25

Budget Director

Date: 2/27/25

TO: Michelle Greenbaum, Senior Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM 
Assistant Commissioner

DATE: February 10, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BES24 REPLACEMENT OF SMOKE HOUSE BUILDING**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 01/28/2025 (Unique ID: 2828)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required for the proposed action, because the project or component of the project for which funding is requested may be classified as a **TYPE II action** pursuant to section(s):

- **617.5(c)(2):** replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part;
 - **617.5(c)(9):** construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.
-

COMMENTS: None.

DSK/oav

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Dianne Vanadia, Associate Budget Director
Robert Abbamont, Director of Operations, Department of Public Works & Transportation
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Principal Environmental Planner



Memorandum

Department of Planning

432 Michaelian Office Building
White Plains, NY 10601

To: The Westchester County Planning Board

From: Susan Darling, Chief Planner

A handwritten signature in blue ink, appearing to be "SD", written over the name Susan Darling.

Date: February 12, 2025

RE: **NO-ACTION MEMO - Capital Budget Amendment – BES24 Replacement of Smoke House Building (2025 CBA)**

The County Executive is requesting an amendment to the 2025 Capital Budget to modify the funding of the above project. Capital project **BES24 Replacement of Smoke House Building (2025 CBA)** will increase the County share for **BES24** by \$1,900,000 due to increase costs associated with the project.

The Department of Emergency Services has advised that the Capital Budget Amendment is necessary to fund construction of the smoke house at the Grasslands Emergency Services Training Center for first responders to train in a variety of fire response conditions.

This project was classified as a PL2 in the Planning Board Report for the 2023 Capital Budget adopted July 5, 2022. There are no substantial changes to the physical planning aspects of this project as reviewed by the Board; therefore, no further action by your Board is necessary.

cc: Blanca P. López, Commissioner
David S. Kvinge, Assistant Commissioner
Michael Lipkin, Associate Planner

An Act amending the 2025 County
 Capital Budget Appropriations for
 Capital Project BES24
 REPLACEMENT OF SMOKE
 HOUSE BUILDING

BE IT ENACTED by the Board of Legislators of the County of Westchester as follows:

Section 1. The Capital section of the 2025 County Budget is hereby amended as follows:

	Previous 2025 Appropriation	Change	Revised 2025 Appropriation
I. Appropriation	\$6,310,000	\$1,900,000	\$8,210,000

Section 2. The estimated method of financing in the Capital Section of the 2025 Westchester County Capital Budget is amended as follows:

II. METHOD OF
 FINANCING

Bonds and/or Notes	\$6,310,000	\$1,900,000	\$8,210,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	<u>\$6,310,000</u>	<u>\$1,900,000</u>	<u>\$8,210,000</u>

Section 3. The ACT shall take effect immediately.