

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of a bond act (the “Bond Act”), prepared by the law firm of Hawkins, Delafield & Wood, LLP, in the total aggregate amount of \$2,900,000.00, to authorize the County of Westchester (the “County”) to finance the following two (2) capital projects for 2021:

BCR56 – F-Unit Roof Replacement (“BCR56”):

The Department of Public Works and Transportation (“Department”) has advised that BCR56 will finance design, construction and construction management to replace the roof and all associated mechanical and electrical components at the F-Unit at the County Jail.

The Department has further advised that the existing roof, installed in 1999, has exceeded its useful life and is no longer under warranty. The new roof will comply with the New York State energy code and be a highly reflective (cool roof) to minimize the heat island effect.

B0117 – Infrastructure Rehabilitation, 450 Saw Mill River Road, Ardsley (2021-2025)  
(“B0117”):

The Department has advised that B0117 will finance design, construction management and construction associated with the replacement of the fire service utility line; rehabilitation of curtain wall, storefront and windows; and associated work at 450 saw Mill River Road. This work is required to provide the necessary fire protection and weather tightness for the building.

The Department has advised that the anticipated cost estimates, anticipated project timeline, and whether the design is anticipated to be undertaken in-house or by consultants for each capital project is set forth below:

**2021-33 BOND ACT - STRUCTURE REHABILITATION**

Cap ID	Project	Anticipated Amount	Request	BCR/PCI	AADT	Design Assignment	Time Frame (Months)	
							Design	Const
BCR56	F-Unit Roof Replacement	\$1,500,000	Design/CM/C	N/A	N/A	Staff	3	5

B0117	Infrastructure Rehabilitation, 450 Saw Mill River Road, Ardsley (2021-2025)	\$1,400,000	Design/CM/C	N/A	N/A	Cnslt	2	6
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**Total Request: \$2,900,000**

Your Committee is advised that in a departure from the County’s past practice, the County Budget Department is submitting this Bond Act to your Honorable Board simultaneously with the proposed 2021 Capital Budget. It is the County’s goal to submit this Bond Act now so that the referenced projects will be ready to proceed without delay in early 2021. In addition, please note that the proposed Bond Act authorizes financing for like objects or purposes in connection with multiple capital projects. It is hoped that by combining projects that have the same objects and purposes into a single bond act, the County can dramatically reduce the amount of bond legislation that your Honorable Board would be required to review, thereby expediting the approval process and avoiding backlogs.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project has been 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 further environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this conclusion.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act. Your Committee recommends the adoption of the proposed Bond Act.

Dated: 2/8, 2021  
White Plains, New York

Benjamin Boyfunt

Vedat Jeli

Benjamin Boyfunt

Arthur  
Vedat Jeli

Public Works & Transportation

COMMITTEE ON

Budget & Appropriations

Dated: February 8, 2021  
White Plains, New York

The following members attended the meeting remotely, as per Governor Cuomo's Executive Order 202.1 and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Committee(s) on:

**Budget & Appropriations**

*Nancy E. Barr*  
*Margaret A. Cunzio*  
*Klausen R. Maher*  
*Catherine F. Parker*  
*David Q. Jabr*  
*Ruth Walter*  
*Alfred Willis*  
*Tyler*  
*Cheryl*

**Public Works & Transportation**

*Mary Jane Skimich*  
*Cheryl*  
*Catherine F. Parker*  
*Ruth Walter*  
*Tyler*  
*David Q. Jabr*  
*Cheryl*

# FISCAL IMPACT STATEMENT

PROJECT CLASS: Struct. Rehab - LFL 12(a)

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

Capital IDs: B0117; BCR56

## SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 2,900,000 PPU 15 Anticipated Interest Rate 1.02%

Anticipated Annual Cost (Principal and Interest): \$ 210,142

Total Debt Service (Annual Cost x Term): \$ 3,152,130

Finance Department: Interest rates from October 7, 2020 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: 32

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Robert Abbamont

Title: Prog Coord (Capital Planning)

Department: Public Works/Transportation


Date: 10/13/20

Reviewed By: 

Budget Director

Date: 10/14/20

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

FROM: David S. Kvinge, AICP, RLA, CFM   
Director of Environmental Planning

DATE: October 7, 2020

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BCR56 F-UNIT ROOF REPLACEMENT**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 09-25-2020 (Unique ID: 1568)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further 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.


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**COMMENTS:** None.

DSK/dvw

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Gideon Grande, Deputy Budget Director  
Lorraine Yazzetta, Associate Budget Director  
Anthony Zaino, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

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

FROM: David S. Kvinge, AICP, RLA, CFM   
Director of Environmental Planning

DATE: October 8, 2020

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
B0117 INFRASTRUCTURE REHABILITATION, 450 SAW MILL RIVER  
ROAD, ARDSLEY (2021-2025)**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 09-25-2020 (Unique ID: 1565)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further 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):

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- 

**COMMENTS:** None.

DSK/dvw

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Gideon Grande, Deputy Budget Director  
Lorraine Yazzetta, Associate Budget Director  
Anthony Zaino, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner



Section 8. This Act shall take effect not earlier than January 1, 2021 and in accordance with Section 107.71 of the Westchester County Charter.

\* \* \*

STATE OF NEW YORK            )  
  ): ss.:  
COUNTY OF WESTCHESTER    )

I HEREBY CERTIFY that I have compared the foregoing Act No. -20\_\_\_\_ with the original on file in my office, and that the same is a correct transcript therefrom and of the whole of the said original Act, which was duly adopted by the County Board of Legislators of the County of Westchester on \_\_\_\_\_, 20\_\_\_\_ and approved by the County Executive on \_\_\_\_\_, 20\_\_\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County Board of Legislators this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(SEAL)

The Clerk and Chief Administrative Officer of the  
County Board of Legislators, County of Westchester,  
New York

## CAPITAL PROJECT FACT SHEET

**Project ID:\***  
B0117

CBA

**Fact Sheet Date:\***  
01-04-2021

**Fact Sheet Year:\***  
2021

**Project Title:\***  
INFRASTRUCTURE  
REHABILITATION, 450 SAW MILL  
RIVER ROAD, ARDSLEY (2021-2025)

**Legislative District ID:**  
12,

**Category\***  
BUILDINGS, LAND &  
MISCELLANEOUS

**Department:\***  
PUBLIC WORKS

**CP Unique ID:**  
1565

**Overall Project Description**

This project funds rehabilitation and upgrades of the exterior, interior and site infrastructure.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies     | <input checked="" type="checkbox"/> Infrastructure |
| <input checked="" type="checkbox"/> Life Safety               | <input type="checkbox"/> Project Labor Agreement | <input type="checkbox"/> Revenue                   |
| <input type="checkbox"/> Security                             | <input type="checkbox"/> Other                   |  |

**FIVE-YEAR CAPITAL PROGRAM (in thousands)**

	Estimated Ultimate Total Cost	Appropriated	2021	2022	2023	2024	2025	Under Review
<b>Gross</b>	1,600	0	1,400	0	0	200	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	1,600	0	1,400	0	0	200	0	0

**Expended/Obligated Amount (in thousands) as of :** 0

**Current Bond Description:** Funding is requested for design, construction management and construction associated with the replacement of fire service utility line; rehabilitation of curtain wall, storefront and windows; and associated work.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	1,400,000
Cash:	0
<b>Total:</b>	<b>\$ 1,400,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

1,400,000

**Comments:**

**Energy Efficiencies:**

**Total Financing History:**

0

**Recommended By:**

**Department of Planning**  
WBB4

**Date**  
09-25-2020

**Department of Public Works**  
RJB4

**Date**  
09-27-2020

**Budget Department**  
GKGA

**Date**  
09-29-2020

**Requesting Department**  
RJB4

**Date**  
09-29-2020

## CAPITAL PROJECT FACT SHEET

Project ID:* BCR56	<input type="checkbox"/> CBA	Fact Sheet Date:* 01-04-2021
Fact Sheet Year:* 2021	Project Title:* F-UNIT ROOF REPLACEMENT	Legislative District ID: 3,
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* CORRECTION	CP Unique ID: 1568

**Overall Project Description**

Replacement of roofing along with all associated mechanical and electrical work.

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input checked="" type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input checked="" type="checkbox"/> Life Safety               | <input type="checkbox"/> Project Labor Agreement        | <input type="checkbox"/> Revenue                   |
| <input checked="" type="checkbox"/> Security                  | <input type="checkbox"/> Other                          |  |

**FIVE-YEAR CAPITAL PROGRAM (in thousands)**

	Estimated Ultimate Total Cost	Appropriated	2021	2022	2023	2024	2025	Under Review
<b>Gross</b>	1,500	1,375	125	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	1,500	1,375	125	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 0

<b>Current Bond Description:</b> Bonding is requested for design, construction and construction management of this project in order to replace the roof and all associated mechanical and electrical components.	
<b>Financing Plan for Current Request:</b>	
Non-County Shares:	\$ 0
Bonds/Notes:	1,500,000
Cash:	0
<b>Total:</b>	<b>\$ 1,500,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

1,500,000

**Comments:**

**Energy Efficiencies:**

THE REPLACEMENT ROOF SHALL QUALIFY AS A "COOL ROOF" IN ACCORDANCE WITH LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN ("LEED") RECOMENDATIONS AS PER THE UNITED STATES GREEN BUILDING COUNCIL.

**Appropriation History:**

Year	Amount	Description
2018	1,300,000	FUNDS DESIGN, CONSTRUCTION, AND CONSTRUCTION MANAGEMENT
2020	75,000	COST ESCALATION

**Total Appropriation History:**

1,375,000

**Total Financing History:**

0

**Recommended By:**

**Department of Planning**  
WBB4

**Date**  
09-25-2020

**Department of Public Works**  
RJB4

**Date**  
09-25-2020

**Budget Department**  
GKGA

**Date**  
09-25-2020

**Requesting Department**  
WPF4

**Date**  
09-25-2020

ACT NO. -20 \_\_\_\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$2,900,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF VARIOUS BUILDING IMPROVEMENTS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,900,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,900,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted \_\_\_\_\_, 20\_\_\_\_)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, and to the provisions of other laws applicable thereto, \$2,900,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the design, construction management and construction of various building improvements, including infrastructure improvements at 450 Saw Mill River Road in Ardsley including work associated with the replacement of fire service utility line, rehabilitation of curtain wall, storefront and windows and associated work for the Department of Public Works; and roof replacement at the F-Unit of the County Jail, including all associated mechanical and electrical components for the Department of Corrections, as set forth in the County's Current Year Capital Budget, as amended, as set forth in

the County's Current Year Capital Budget, as amended. To the extent that the details set forth in this act are inconsistent with any details set forth in the Current Year Capital Budget of the County, such Budget shall be deemed and is hereby amended. The estimated maximum cost of said class of objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$2,900,000. The plan of financing includes the issuance of \$2,900,000 bonds herein authorized and any bond anticipation notes issued in anticipation of the sale of such bonds, the levy of a tax to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness of said class of objects or purposes, within the limitations of Section 11.00 a. 12(a)(2) of the Law, is fifteen (15) years.

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$2,900,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. The estimate of \$2,900,000 as the estimated maximum cost of the aforesaid class of objects or purposes is hereby approved.

Section 5. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation



of the sale of the bonds herein authorized, or the renewals thereof, relative to providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 6. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 7. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with, and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on \_\_\_\_\_, 20\_\_\_\_ and approved by the County Executive on \_\_\_\_\_, 20\_\_\_\_ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. \_\_\_\_\_-20\_\_\_\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$2,900,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF VARIOUS BUILDING IMPROVEMENTS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,900,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,900,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted \_\_\_\_\_, 20\_\_\_\_)

object or purpose: to finance the design, construction management and construction of various building improvements, including infrastructure improvements at 450 Saw Mill River Road in Ardsley including work associated with the replacement of fire service utility line, rehabilitation of curtain wall, storefront and windows and associated work for the Department of Public Works; and roof replacement at the F-Unit of the County Jail, including all associated mechanical and electrical components for the Department of Corrections, as set forth in the County's Current Year Capital Budget, as amended, as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued  
and period of probable usefulness: \$2,900,000; fifteen (15) years

Dated: \_\_\_\_\_, 20\_\_\_\_  
White Plains, New York

\_\_\_\_\_  
The Clerk and Chief Administrative Officer of the County Board of  
Legislators, County of Westchester, New York

## F-UNIT ROOF REPLACEMENT ( BCR56 )

**User Department :** Correction  
**Managing Department(s) :** Correction ; Public Works ;  
**Estimated Completion Date:** TBD

**Planning Board Recommendation:** Project without physical planning aspects of concern to the Westchester County Planning Board.

### **FIVE YEAR CAPITAL PROGRAM (in thousands)**

	Est Ult Cost	Appropriated	Exp / Obl	2021	2022	2023	2024	2025	Under Review
Gross	1,500	1,375		125					
Non County Share					—				
<b>Total</b>	<b>1,500</b>	<b>1,375</b>		<b>125</b>					

### **Project Description**

Replacement of roofing along with all associated mechanical and electrical work.

### **Current Year Description**

The current year request is for cost escalation.

### **Current Year Financing Plan**

Year	Bonds	Cash	Non County Shares	Total
2021	125,000			125,000

### **Impact on Operating Budget**

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

### **Appropriation History**

Year	Amount	Description	Status
2018	1,300,000	Funds design, construction, and construction management	AWAITING BOND AUTHORIZATION
2020	75,000	Cost escalation	AWAITING BOND AUTHORIZATION
<b>Total</b>	<b>1,375,000</b>		

### **Prior Appropriations**

	Appropriated	Collected	Uncollected
Bond Proceeds	1,375,000		1,375,000
<b>Total</b>	<b>1,375,000</b>		<b>1,375,000</b>

**INFRASTRUCTURE REHABILITATION, 450 SAW MILL RIVER ROAD, ARDSLEY (2021-2025)  
( B0117 ) -**

**User Department :** Public Works

**Managing Department(s) :** Public Works ;

**Estimated Completion Date:** TBD

**Planning Board Recommendation:** Project approved in concept but subject to subsequent staff review.

**FIVE YEAR CAPITAL PROGRAM (in thousands)**

	Est Ult Cost	Appropriated	Exp / Obl	2021	2022	2023	2024	2025	Under Review
Gross	1,600			1,400			200		
Non County Share									
<b>Total</b>	<b>1,600</b>			<b>1,400</b>			<b>200</b>		

**Project Description**

This project funds rehabilitation and upgrades of the exterior, interior and site infrastructure.

**Current Year Description**

The current year request funds the replacement of the fire service utility line and rehabilitation of the curtain wall, storefront and windows.

**Current Year Financing Plan**

Year	Bonds	Cash	Non County Shares	Total
2021	1,400,000			1,400,000

**Impact on Operating Budget**

The impact on the Operating Budget is the debt service associated with the issuance of bonds.