

Budget & Appropriations

BOL Meeting Minutes - Final



Committee Chair: Tyrae Woodson-Samuels

800 Michaelian Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Tuesday, February 17, 2026

10:00 AM

Committee Room

CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, 8th Floor, White Plains, New York, 10601, and livestreamed via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view the meeting and its video recording online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/>. This website also provides the links to documents to be discussed at a given meeting.

With a quorum present, Chair Woods-Samuels called the meeting to order at 10:16AM.

Others in Attendance: GUESTS: Hugh Greechan, Gayle Katzman, Brian Hegt, Robert Abbamont (remote), David Kvinge, Dianne Vanadia (remote), Blanca Lopez, Leonard Gruenfeld and Tami Altschiller; BOL: Legislator Terry Clements, Legislator Emiljana Ulaj (Remote), Legislator Nancy Barr (remote), Adrienne Sanders Kaye, Santiago Caceres, Lisa Hochman (remote), Ethan Samuel, Sebastian Loreti and Dayana Gómez-Holguín

Present: Legislator Woodson-Samuels, Legislator Pierce, Legislator Tubiolo, Legislator Williams and Legislator Williams Johnson

Absent: Legislator Holstein

Remote: Legislator Nambiar

MINUTES APPROVAL

I. ITEMS FOR DISCUSSION

1. [ACT-2026-24](#) **BOND ACT(Amended)-RB03L-3078-Pondfield Road West Over Bronx River, Bronxville-Yonkers**

A BOND ACT (Amended) authorizing the issuance of additional bonds of Westchester County in the amount of TEN MILLION, SEVEN HUNDRED TWENTY THOUSAND (\$10,720,000) DOLLARS, making the total amount ELEVEN MILLION, SEVEN HUNDRED FIFTY THOUSAND (\$11,750,000) DOLLARS to finance Capital Project RB03L - Pondfield Road West Over Bronx River, Bronxville-Yonkers.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Joint with I&H

Guests: Department of Public Works & Transportation
Commissioner Greechan, First Deputy Commissioner Gayle Katzman

This item requests \$10.72 Million in bonds for the construction portion of project RB03L-3078, regarding Pondfield Road West over Bronx River. The design phase has been completed by outside consultant and the department has been coordinating with the City of Yonkers for this project. The bridge's infrastructure will be replaced, as well as stones, concrete and other associated work will be covered. In 2025, New York State rated the bridge with 4.31 and the average annual daily traffic is over 5,530 vehicles. Detour routes will be outlined while construction is going on and include temporary pedestrian walkways. This rehabilitation will contribute a lifespan of about 30 to 50 years. Construction will be conducted with a two-phase approach and is anticipated to take 24 months.

On motion of Legislator Tubiolo, seconded by Legislator Williams, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Woodson-Samuels, Legislator Pierce, Legislator Tubiolo, Legislator Williams and Legislator Williams Johnson

Absent: Legislator Holstein

Remote: Legislator Nambiar

2. [ACT-2026-21](#) **BOND ACT-BPL26-3131-Flood Mitigation**

A BOND ACT authorizing the issuance of ONE MILLION, EIGHT HUNDRED FIFTY THOUSAND (\$1,850,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL26 (3131) Flood Mitigation.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Joint with I&H

Guests: Department of Planning
Commissioner Blanca Lopez and Deputy Commissioner David Kvinge

This item was discussed in conjunction with item #3. The first item requests \$1.85 Million in bonds for design costs and the second item authorizes the entering into an inter-municipal agreement (IMA) with the Village of Mamaroneck regarding the replacement of the Ward Avenue Bridge. This is a component of the Army Corps of Engineers' study that has been ongoing since 2007, titled the Mamaroneck and Sheldrake Rivers General Reevaluation Study. The removal and replacement of this bridge is advised from this project and the County will be receiving credit from the Army Corps in exchange. The non-federal portion will be split with the New York State Department of Environmental Conservation (DEC), reducing the County's contribution. Design is anticipated to take about 12 to 18 months.

On motion of Legislator Nambiar, seconded by Legislator Pierce, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Woodson-Samuels, Legislator Pierce, Legislator Tubiolo, Legislator Williams and Legislator Williams Johnson

Absent: Legislator Holstein

Remote: Legislator Nambiar

3. [ACT-2026-22](#) **IMA-Ward Avenue Bridge-Village of Mamaroneck**

AN ACT authorizing the County of Westchester to enter into an intermunicipal agreement with the Village of Mamaroneck requiring the County to contribute funding toward the costs of demolition and reconstruction of the Ward Avenue Bridge in order to reduce flooding of municipal and private property in the Village.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Joint with I&H

Guests: Department of Planning
Commissioner Blanca Lopez and Deputy Commissioner David Kvinge
Please refer to item #2 for discussion.

On motion of Legislator Nambiar, seconded by Legislator Pierce, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Woodson-Samuels, Legislator Pierce, Legislator Tubiolo, Legislator Williams and Legislator Williams Johnson

Absent: Legislator Holstein

Remote: Legislator Nambiar

4. [ACT-2026-15](#) **ACT-Amend Act 168-2025-Authorize Release of a Right of First Refusal-100 College Avenue, Sleepy Hollow**

AN ACT amending Act 168-2025 in order to further authorize the release of a right of first refusal clause in a deed from the County of Westchester to SH Affordable Housing Development Fund Company, Inc. dated October 8, 2008, with respect to real property located at 100 College Avenue in the Village of Sleepy Hollow.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Joint with I&H

Guests: Department of Planning
Commissioner Blanca Lopez and Program Administrator Leonard Gruenfeld
This request amends an act previously approved by the Board of Legislators authorized in 2025 regarding 100 College Ave in Sleepy Hollow. When approved, permission to transfer the development and to remove the right of first refusal was granted but as it moved towards closing, the title company noticed that the deed also includes the reverter language, bringing the department to request that it be removed from the deed. The project is anticipated to move forward sometime in March and this change will also restart the 50-year affordability clock.

On motion of Legislator Williams Johnson, seconded by Legislator Pierce, the above item was

signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Woodson-Samuels, Legislator Pierce, Legislator Tubiolo, Legislator Williams and Legislator Williams Johnson

Absent: Legislator Holstein

Remote: Legislator Nambiar

5. [RES-2026-6](#) **ENV RES-80 Main Street, Ossining**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the acquisition and conveyance of real property located at 80 Main Street in the Village of Ossining.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Joint with I&H

Guests: Department of Planning

Commissioner Blanca Lopez and Program Administrator Leonard Gruenfeld

This item was discussed in conjunction with items #6 and #7. The requests include bond act authorization of \$6.04 Million, authorization for the County to purchase and convey the property on 80 Main Street in the Village of Ossining and confirmation that there will be no significant impact on the environment for the development of affordable housing on the aforementioned property. The property was completed around 2018 and due to a wall collapse around it, it was never occupied. Interfaith Council for Action (IFCA) is the organization that will manage the property once these approvals are granted. There will be 25 rental apartments for families, 35 on-site parking spaces, a management office, community room, laundry services, outdoor seating areas, wi-fi connectivity in addition to green design elements, among other amenities. This project's development is anticipated to take place as of March of this year.

On motion of Legislator Woodson-Samuels, seconded by Legislator Williams Johnson, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Woodson-Samuels, Legislator Pierce, Legislator Tubiolo, Legislator Williams and Legislator Williams Johnson

Absent: Legislator Holstein

Remote: Legislator Nambiar

6. [ACT-2026-16](#) **BOND ACT-BPL37-80 Main Street, Ossining**

A BOND ACT authorizing the issuance of SIX MILLION, FORTY THOUSAND (\$6,040,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL37 - New Homes Land Acquisition III.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Joint with I&H

Guests: Department of Planning
Commissioner Blanca Lopez and Program Administrator Leonard Gruenfeld
Please refer to item #5 for discussion.

On motion of Legislator Woodson-Samuels, seconded by Legislator Williams Johnson, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Woodson-Samuels, Legislator Pierce, Legislator Tubiolo, Legislator Williams and Legislator Williams Johnson

Absent: Legislator Holstein

Remote: Legislator Nambiar

7. [ACT-2026-17](#) **ACT-Land Acquisition-80 Main Street, Ossining**

AN ACT authorizing the County of Westchester to purchase approximately +/- 1.424 acres of real property located at 80 Main Street in the Village of Ossining and to subsequently convey said property, as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, for the purpose of creating 25 affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Joint with I&H

Guests: Department of Planning
Commissioner Blanca Lopez and Program Administrator Leonard Gruenfeld
Please refer to item #5 for discussion.

On motion of Legislator Woodson-Samuels, seconded by Legislator Williams Johnson, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Woodson-Samuels, Legislator Pierce, Legislator Tubiolo, Legislator Williams and Legislator Williams Johnson

Absent: Legislator Holstein

Remote: Legislator Nambiar

8. [ACT-2026-18](#) **BOND ACT-BPL37-19 Greenridge Avenue, White Plains**

A BOND ACT authorizing the issuance of ONE MILLION, FOUR HUNDRED TWENTY-FIVE THOUSAND (\$1,425,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL37 - New Homes Land Acquisition Fund III.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND

INFRASTRUCTURE & HOUSING

Joint with I&H

Guests: Department of Planning

Commissioner Blanca Lopez and Program Administrator Leonard Gruenfeld

This item was discussed in conjunction with item #9. The first item is a request for bond act authorization of \$1.425 Million and the second item authorizes the County to purchase and convey the property at 19 Greenridge Avenue in the City of White Plains. The property was originally built in 1930, purchased by Andrus (the current owner) in 2003 and will now serve as affordable housing. There will be 6 rental apartments for families, 12 on-site parking spaces, laundry, outdoor seating area, children's play area, bike storage, wi-fi connectivity and green design elements, among other amenities. This project's development is expected to take place in the near future. It will also include an affordability period of no less than 50 years.

On motion of Legislator Pierce, seconded by Legislator Tubiolo, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Woodson-Samuels, Legislator Pierce, Legislator Tubiolo, Legislator Williams and Legislator Williams Johnson

Absent: Legislator Holstein and Legislator Nambiar

9. [ACT-2026-19](#) **ACT-Land Acquisition-19 Greenridge Avenue, White Plains**

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains and to subsequently convey said property, as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, for the purpose of creating six affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

Joint with I&H

Guests: Department of Planning

Commissioner Blanca Lopez and Program Administrator Leonard Gruenfeld

Please refer to item #8 for discussion.

On motion of Legislator Pierce, seconded by Legislator Tubiolo, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Woodson-Samuels, Legislator Pierce, Legislator Tubiolo, Legislator Williams and Legislator Williams Johnson

Absent: Legislator Holstein and Legislator Nambiar

10. [ACT-2026-23](#) **IMA - National Night Out - Multiple Municipalities**

AN ACT authorizing the County of Westchester to enter into inter-municipal agreements with one or more Westchester County municipal corporations as defined in Article 5-G of the New

York State General Municipal Law, acting by and through either their Police Department, or Fire Department, pursuant to which each municipality will provide its National Night Out program during the period from January 1, 2026 through December 31, 2026.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC SAFETY & VETERANS

This item was discussed in terms of how it will help support a free, family-friendly evening focused on safety education, community resources, and positive engagement.

On motion of Legislator Tubiolo, seconded by Legislator Williams, the above item was signed by committee and referred to Board of Legislators. The motion carried.

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

Moved by Legislator Tubiolo, seconded by Legislator Pierce, the Committee adjourned at 11:26am.

Aye: Legislator Woodson-Samuels, Legislator Pierce, Legislator Tubiolo, Legislator Williams and Legislator Williams Johnson

Absent: Legislator Holstein

Remote: Legislator Nambiar