

**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 amended bond act (“Amended Bond Act”) which, if adopted, will authorize the County to issue up to \$925,000.00 in additional bonds of the County to finance capital project BCR63 (3044) - Post 2 Entrance Gate Booth (“BCR63”).

The Amended Bond Act in the total amount of \$1,050,000.00 was prepared by the law firm Hawkins, Delafield & Wood LLP and includes \$125,000.00 in previously authorized bonds of the County. The Bond Act would finance the construction of the replacement of the existing Post 2 entrance booth for the Department of Corrections (“Department”), including the preparation of preliminary plans and specifications and associated work such as plumbing, electrical, and exterior improvements.

Your Committee is advised that the existing booth must be replaced because it has been active for more than three decades and has developed a significant amount of rust in the floor framing and the steel floor plate. The plate floor has numerous patches spanning the rusted sections and these are unstable and failing. The rusting floor is also compromising the wall anchorage and the operation of the sliding doors.

Your Committee is further advised that plumbing, electrical pipes, and conduit(s) require upgrades to ensure continued compliance with health, safety, and electrical codes. The new booth will be enlarged from 12’-0” to 13’-6”, to allow room for computers, screens, and the new data/fiber racks for communications.

In addition to the structural concerns and technology upgrades, BCR63 upgrades and improves the safety of the entire booth structure by upgrading it to a 'Ballistic Level 3' protection capability. This protection level will allow the entire new booth to resist hand pistols of 9 mm and 0.357 caliber projectiles, and some 9 mm rifles. Currently, 'Ballistic Level 3' protection is limited only to the existing booth's windows.

BCR63 also includes replacement of the existing booth's two outdated and malfunctioning 'traffic control' gates with related 'induction loops' in the roadway to provide reliable gate operation and updated control systems for the new booth's automatic gates.

Your Committee is advised that the design phase for the project is currently being undertaken by in-house Department staff and is expected to be completed by the fourth quarter of 2025. Subsequently, the Department estimates that the construction phase will take six months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has authorized the County to issue bonds for prior components of this capital project as follows: Bond Act No. 222 - 2024 in the amount of \$125,000.00, which financed the cost of design for the replacement of the existing Post 2 entrance booth for the Department. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 222 - 2024 be amended to increase the initial amount authorized by \$925,000.00, for a total authorized amount, as amended, of \$1,050,000.00, to revise the scope of Bond Act No. 222-2024 to include work associated with the construction phase of the project, and to increase the period of probable usefulness of said bonds.

The Planning Department has advised your Committee that based on its review, BCR63 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.

Your Committee has carefully considered the Amended Bond Act, and recommends approval of the Amended Bond Act. 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 Amended Bond Act.

Dated: November 24<sup>th</sup>, 2025.  
White Plains, New York

James J. Billions John F.  
Sly

Jul  
Sullivan  
Maurice  
Doris J. Lubick  
am am

Terry  
Benjamin  
Margaret A. Cio

Sly  
James J. Billions John F.  
Sullivan  
Maurice  
am am

COMMITTEE ON

s/mcz/10.15.25

Budget & Appropriations

Public Safety

Public Works &  
Transportation

Dated: November 24, 2025  
White Plains, New York

***The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below***

Committee(s) on:

**Budget & Appropriations**



**Public Safety**



# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BCR63

☐ 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 \$ 1,050,000 PPU 30 Anticipated Interest Rate 4.13%

Anticipated Annual Cost (Principal and Interest): \$ 62,382

Total Debt Service (Annual Cost x Term): \$ 1,871,460

Finance Department: Interest rates from October 9, 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: 11

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 10/15/25

Reviewed By: 

DV 10/15/25  
CO 10/15/25

Date:

Budget Director

10/15/25

TO: Michelle Greenbaum, Senior Assistant County Attorney  
Carla Chaves, Senior Assistant County Attorney  
Maximilian Zorn, Assistant County Attorney  
Maria Baratta, Assistant County Attorney

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



DATE: October 8, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BCR63 POST 2 ENTRANCE GATE BOOTH**

---

**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on  
09/18/2025 (Unique ID: 3044)

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)(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  
Claudia Maxwell, Principal Environmental Planner  
Douglas Wessells, Planner

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

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED OCTOBER 21, 2024, IN RELATION TO THE REPLACEMENT OF THE EXISTING POST 2 ENTRANCE BOOTH FOR THE DEPARTMENT OF CORRECTIONS, AT THE MAXIMUM ESTIMATED COST OF \$1,050,000. (Adopted \_\_\_\_\_, 20\_\_\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of \$125,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the replacement of the existing Post 2 entrance booth for the Department of Corrections, pursuant to Act No. 222-2024 duly adopted on October 21, 2024; and

WHEREAS, it is now appropriate to authorize such improvements, and it is necessary to increase the amount of bonds to be issued and the appropriation for such project for the estimated cost of such improvement;

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 (A).** The bond act duly adopted by this Board on October 21, 2024, entitled:

“ACT NO. 222-2024

BOND ACT AUTHORIZING THE ISSUANCE OF \$125,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE REPLACEMENT OF THE EXISTING POST 2 ENTRANCE BOOTH FOR THE DEPARTMENT OF CORRECTIONS, STATING THE ESTIMATED TOTAL COST THEREOF IS \$125,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$125,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS."

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,050,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE CONSTRUCTION OF THE REPLACEMENT OF THE EXISTING POST 2 ENTRANCE BOOTH FOR THE DEPARTMENT OF CORRECTIONS, INCLUDING THE PREPARATION OF PRELIMINARY PLANS AND SPECIFICATIONS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,050,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,050,000 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; \$1,050,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the construction of the replacement of the existing Post 2 entrance booth for the Department of Corrections, including the preparation of preliminary plans and specifications and associated work such as plumbing, electrical and exterior improvements, all 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 specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$1,050,000. The plan of financing includes the issuance of \$1,050,000 bonds herein authorized; and any bond anticipation notes issued in anticipation of the sale of such bonds and 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 specific object or purpose, within the limitations of Section 11.00 a. 11(a)(1) of the Law, is thirty (30) 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

\$1,050,000. 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 \$1,050,000 as the estimated maximum cost of the aforesaid specific object or purpose 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.

Section 8. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

**Section (B).** The amendment of the bond act set forth in Section (A) of this act shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond act, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond act, as so amended.

**Section (C).** This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

\* \* \*

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

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 Office of the  
County Board of Legislators County of  
Westchester, New York

## LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on October 21, 2024 and amended on \_\_\_\_\_, 20\_\_\_\_ and approved, as amended, 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 amended 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 \$1,050,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE CONSTRUCTION OF THE REPLACEMENT OF THE EXISTING POST 2 ENTRANCE BOOTH FOR THE DEPARTMENT OF CORRECTIONS, INCLUDING THE PREPARATION OF PRELIMINARY PLANS AND SPECIFICATIONS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,050,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,050,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on October 21, 2024 and amended on \_\_\_\_\_, 20\_\_\_\_)**

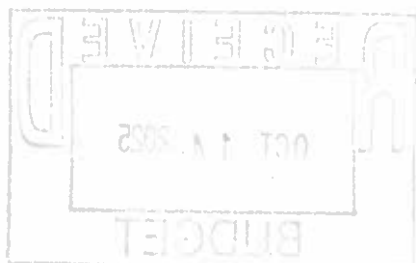
object or purpose: to finance the construction of the replacement of the existing Post 2 entrance booth for the Department of Corrections, including the preparation of preliminary plans and specifications and associated work such as plumbing, electrical and exterior improvements, all as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued:

and period of probable usefulness: \$1,050,000; thirty (30) years

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

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



## CAPITAL PROJECT FACT SHEET

**Project ID:\***  
BCR63

☐ CBA

**Fact Sheet Date:\***  
09-18-2025

**Fact Sheet Year:\***  
2025

**Project Title:\***  
POST 2 ENTRANCE GATE BOOTH

**Legislative District ID:**  
3,

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

**Department:\***  
CORRECTION

**CP Unique ID:**  
3044

### Overall Project Description

This project funds the replacement of Post 2 building with new prefabricated building including associated electrical work and site work and reconfiguration of the existing entrance road.

- |   |   |  |
|---|---|--|
| <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	2025	2026	2027	2028	2029	Under Review
<b>Gross</b>	1,900	1,900	0	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	1,900	1,900	0	0	0	0	0	0

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

**Current Bond Description:** Bonding is requested for construction funding to replace the existing Post 2 entrance booth with a prefabricated structure on the existing slab. This project also includes associated work, such as plumbing, electrical and exterior improvements.

### Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	925,000
Cash:	0
<b>Total:</b>	<b>\$ 925,000</b>

**SEQR Classification:**  
TYPE II

**Amount Requested:**  
925,000

### Expected Design Work Provider:

- ☒ County Staff      ☐ Consultant      ☐ Not Applicable

### Comments:

### Energy Efficiencies:

ENERGY EFFICIENT LED LIGHTING WILL BE USED.

### Appropriation History:

Year	Amount	Description
2023	250,000	DESIGN
2024	1,650,000	CONSTRUCTION

**Total Appropriation History:**  
1,900,000

**Financing History:**

Year	Bond Act #	Amount	Issued	Description
24	222	125,000	0	

**Total Financing History:**

125,000

**Recommended By:****Department of Planning**

MLLL

**Date**

09-18-2025

**Department of Public Works**

RJB4

**Date**

09-18-2025

**Budget Department**

DEV9

**Date**

09-19-2025

**Requesting Department**

WPF4

**Date**

09-19-2025

# POST 2 ENTRANCE GATE BOOTH ( BCR63 )

User Department :

Correction

Managing Department(s) :

Correction ; 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	2025	2026	2027	2028	2029	Under Review
Gross	1,900	1,900							
Non County Share									
Total	1,900	1,900							

## Project Description

This project funds the replacement of Post 2 building with new prefabricated building including associated electrical work and site work and reconfiguration of the existing entrance road.

## Current Year Description

There is no current year request.

## 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
2023	250,000	Design	\$125,000 DESIGN; \$125,000 AWAITING BOND AUTHORIZATION AWAITING BOND AUTHORIZATION
2024	1,650,000	Construction	
Total	1,900,000		

## Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	1,900,000		1,900,000
Total	1,900,000		1,900,000

## Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
222 24	125,000			125,000
Total	125,000			125,000