

# Infrastructure & Housing Meeting Agenda



Committee Chair: Shanae Williams

800 Michaelian Office Bldg.  
148 Martine Avenue, 8th Floor  
White Plains, NY 10601  
WestchesterLegislatorsNY.gov

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**Monday, May 18, 2026**

**10:00 AM**

**Committee Room**

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**Joint with B&A and P&E**

## **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.

## **MINUTES APPROVAL**

1. Monday, April 27, 2026 at 10:00 AM
2. Tuesday, May 5, 2026 at 10:00 AM

## **I. ITEMS FOR DISCUSSION**

1. [2026-201](#) **ENV RES-Temporary Easement Agreements in Connection with RB03T-Rehab. of Greenwich Rd. Bridge Over Mianus River, Bedford**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from Capital Project RB03T - Rehabilitation of the Greenwich Road Bridge (County Road 12) over the Mianus River.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT**

Guests: Department of Public Works & Transportation

Angelo Sgobbo: Director of Design Coordination

2. [2026-202](#) **ACT-Temporary Easement Agreements in Connection with**

**RB03T-Rehab. of Greenwich Rd. Bridge Over Mianus River,  
Bedford**

AN ACT authorizing the County of Westchester to enter into temporary easement agreements in connection with the rehabilitation of the Greenwich Road Bridge (County Road 12) over the Mianus River (BIN 3347940) along Greenwich Road in the Town of Bedford, Westchester County, NY.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS,  
INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT**

Guests: Department of Public Works & Transportation

Angelo Sgobbo: Director of Design Coordination

3. [2026-232](#) **BOND ACT-P0024-Amending Bond Act 162-2019-Bronx River  
Parkway Rehabilitation Program**

A BOND ACT amending, in part, prior Bond Act No. 104-2022 to deauthorize FIVE MILLION, SEVEN HUNDRED THOUSAND, FIVE HUNDRED (\$5,700,500) DOLLARS which is the unissued portion of FIVE MILLION, SEVEN HUNDRED TEN THOUSAND (\$5,710,000) DOLLARS authorization attributable to Capital Project P0024 - Bronx River Parkway Rehabilitation Program, thereby decreasing the estimated maximum amount of bonds from SIXTEEN MILLION, ONE HUNDRED TWENTY-FIVE THOUSAND (\$16,125,000) DOLLARS to TEN MILLION, FOUR HUNDRED TWENTY-FOUR THOUSAND, FIVE HUNDRED (\$10,424,500) DOLLARS. The remaining NINE THOUSAND, FIVE HUNDRED (\$9,500) DOLLARS reflects the amount of bonds issued by P0024. The Amending Bond Act is required to deauthorize financing previously authorized for P0024.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND  
INFRASTRUCTURE & HOUSING**

Guests: Department of Public Works & Transportation

Robert Abbamont: Director of Operations (Capital Planning)

Angelo Sgobbo: Director of Design Coordination  
Angelo Sgobbo: Director of Design Coordination

4. [2026-233](#) **BOND ACT-P0024-Bronx River Parkway Rehabilitation Program**

A BOND ACT authorizing the issuance of NINE MILLION, SEVEN HUNDRED THOUSAND, FIVE HUNDRED (\$9,700,500) DOLLARS in bonds of Westchester County to finance Capital Project P0024 - Bronx River Parkway Rehabilitation Program.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND  
INFRASTRUCTURE & HOUSING**

Guests: Department of Public Works & Transportation

Robert Abbamont: Director of Operations (Capital Planning)

Angelo Sgobbo: Director of Design Coordination  
Angelo Sgobbo: Director of Design Coordination

**5. [2026-203](#) ACT-HUD Consolidation Plan**

AN ACT authorizing the County of Westchester to submit an application to the U.S. Department of Housing and Urban Development for grant funds from the Community Development Block Grant Program, HOME Investment Partnerships Program and the Emergency Solutions Grant Program, submit the Fiscal Year 2026 Action Plan and to accept said grant funds.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING**

Guests:

Planning Department  
Blanca Lopez, Commissioner  
Leonard Gruenfeld, Dir. of Community Development  
Terry Fleischman, Dir. of Housing  
Kim Holland, Program Administrator  
Gaitre Rambharose, Program Administrator

**6. [2026-220](#) BOND ACT-BPL37-1-3 Croton Point Avenue, Croton-on-Hudson**

A BOND ACT authorizing the issuance of FIVE MILLION, SEVEN HUNDRED SIXTY-FIVE THOUSAND (\$5,765,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL37 - Housing Implementation Fund II.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING**

Guests:

Planning Department  
Blanca Lopez, Commissioner  
Leonard Gruenfeld, Dir. of Community Development  
Terry Fleischman, Dir. of Housing  
Kim Holland, Program Administrator  
Gaitre Rambharose, Program Administrator

**7. [2026-222](#) ACT-Land Acquisition-1-3 Croton Point Avenue, Croton-on-Hudson**

AN ACT authorizing the County of Westchester to purchase approximately +/- 1.76 acres of real property located at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson and to subsequently convey said property, as well as authorizing the County to grant and accept any property rights necessary to furtherance thereof, for the purpose of constructing a new five story building with 100 affordable homeownership units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING**

Guests:

Planning Department

Blanca Lopez, Commissioner  
Leonard Gruenfeld, Dir. of Community Development  
Terry Fleischman, Dir. of Housing  
Kim Holland, Program Administrator  
Gaitre Rambharose, Program Administrator

8. [2026-223](#) **BOND ACT-BPL1A-1-3 Croton Point Avenue, Croton-on-Hudson**

A BOND ACT authorizing the issuance of SIX MILLION, ONE HUNDRED FIFTY THOUSAND (\$6,150,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL 1A - Housing Implementation Fund II.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING**

Guests:

Planning Department  
Blanca Lopez, Commissioner  
Leonard Gruenfeld, Dir. of Community Development  
Terry Fleischman, Dir. of Housing  
Kim Holland, Program Administrator  
Gaitre Rambharose, Program Administrator

9. [2026-225](#) **ACT-IMDA-Croton-on-Hudson and WBP Development LLC-1-3 Croton Point Avenue, Croton-on-Hudson**

AN ACT authorizing the County of Westchester (the "County") to enter into an inter-municipal developer agreement with the Village of Croton-on-Hudson and WBP Development LLC, its successors or assigns, or any entity created to carry out the purposes of the transaction in order to fund certain infrastructure improvements and authorizing the County to grant and accept any property rights necessary in furtherance thereof, all for the purpose of constructing 100 affordable homeownership units that will affirmatively further fair housing at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson and remain affordable for a period of not less than 50 years.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING**

Guests:

Planning Department  
Blanca Lopez, Commissioner  
Leonard Gruenfeld, Dir. of Community Development  
Terry Fleischman, Dir. of Housing  
Kim Holland, Program Administrator  
Gaitre Rambharose, Program Administrator

10. [2026-234](#) **ACT-Conveyance of Real Property Located at 47 Riverdale Avenue**

**aka 30 Hawthorne Avenue, Yonkers**

AN ACT authorizing the County of Westchester to consent to the conveyance of real property and improvements located at 47 Riverdale Avenue a/k/a 30 Hawthorne Avenue, in the City of Yonkers and to enter into an amendment to the County Declaration of Restrictive Covenants for THREE HUNDRED FORTY-THREE (343) affordable rental units that affirmatively further fair housing located therein, in order to reflect the consent to the transfer, and extend the period of affordability for FIFTY (50) YEARS.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING**

Guests:

Planning Department  
Blanca Lopez, Commissioner  
Leonard Gruenfeld, Dir. of Community Development  
Terry Fleischman, Dir. of Housing  
Kim Holland, Program Administrator  
Gaitre Rambharose, Program Administrator

**11. [2026-227](#) IMA-Fire Protection Services-Pound Ridge Fire District**

AN ACT authorizing the County of Westchester to enter into an inter-municipal agreement with the Pound Ridge Fire District for the provision of fire protection services, for a term commencing retroactively on January 1, 2025 and expiring on December 31, 2029.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC SAFETY & VETERANS**

Guests:

Parks, Recreation & Conservation Department  
Peter Tartaglia, First Deputy Commissioner  
Robert Lopane, Director of Park Planning

Department of Emergency Services  
Susan Spear, Commissioner  
Robert Russell, Chief of Fire Services

**12. [2026-208](#) Rescinding Bond Act-RGI11-3163-Gen'l Infrast.-Parks Dams-Rescinding Bond Act 94-2011**

AN ACT authorizing the County of Westchester to rescind, in part, prior Bond Act No. 94-2011, which authorized financing in the amount of FIVE HUNDRED THOUSAND (\$500,000) DOLLARS for design of improvements to the dam at Woodlands Lake at V.E. Macy Park in Irvington. The 94-2011 Rescinding Bond Act is required to rescind FIVE THOUSAND, THREE HUNDRED EIGHTY DOLLARS AND SIXTY-FOUR CENTS (\$5,380.64) in unencumbered and unissued RGIII Funds, leaving intact the remaining (FOUR HUNDRED NINETY-FOUR THOUSAND, SIX HUNDRED NINETEEN DOLLARS AND THIRTY-SIX CENTS (\$494,619.36) in previously encumbered funds which will be

re-authorized through a separate bond act to continue the project.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS,  
INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT**

Joint with B&A and P&E.

Guests: Department of Parks , Recreation & Conservation  
First deputy Commissioner Peter Tartaglia  
Director of Park Planning Robert Lopane

13. [2026-209](#) **Rescinding Bond Act RGI11-3163-Gen'I Infrast.-Parks  
Dams-Rescinding Bond Act 196-2014**

AN ACT authorizing the County to rescind, in part, Prior Bond Act No. 196-2014, which authorized financing in the amount of THREE HUNDRED THOUSAND (\$300,000) DOLLARS for design of improvements to various dams in Westchester. The 196-2014 Rescinding Bond Act is required to rescind SEVENTEEN (\$17.00) DOLLARS in unencumbered and unissued RGIII funds, leaving in tact the remaining TWO HUNDRED NINETY-NINE THOUSAND, NINE HUNDRED EIGHT-THREE (\$299,983) DOLLARS in previously encumbered funds, which will be re-authorized through a separate bond act to continue the project.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS,  
INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT**

Joint with B&A and P&E.

Guests: Department of Parks , Recreation & Conservation  
First deputy Commissioner Peter Tartaglia  
Director of Park Planning Robert Lopane

14. [2026-210](#) **BOND ACT-RGI11-3163-Gen'I Infrast.-Parks Dams**

A BOND ACT authorizing the issuance of ONE MILLION, ONE HUNDRED NINETY-FOUR THOUSAND, SIX HUNDRED TWO DOLLARS AND THIRTY-SIX CENTS (\$1,194,602.36) in bonds of Westchester County to finance Capital Project RGIII - General Infrastructure - Parks Dams.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS,  
INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT**

Joint with B&A and P&E.

Guests: Department of Parks , Recreation & Conservation  
First deputy Commissioner Peter Tartaglia  
Director of Park Planning Robert Lopane

15. [2026-211](#) **ENV RES-RGC12-Dunwoodie Golf Course Facility Improvements**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant impact on the environment in connection with Capital Project RGC 12 - Dunwoodie Golf Course Facility Improvements.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS,  
INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT**

Joint with B&A and P&E.

Guests: Department of Parks , Recreation & Conservation  
First deputy Commissioner Peter Tartaglia  
Director of Park Planning Robert Lopane

**16. [2026-215](#) CBA-RGC12-Dunwoodie Golf Course Facility Improvements**

AN ACT amending the 2026 County Capital Budget Appropriations for Capital Project RGC12 - Dunwoodie Golf Course Facility Improvements.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS,  
INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT**

Joint with B&A and P&E.

Guests: Department of Parks , Recreation & Conservation  
First deputy Commissioner Peter Tartaglia  
Director of Park Planning Robert Lopane

**17. [2026-217](#) BOND ACT RGC12-Amending Bond Act 140-2022-Dunwoodie Golf Course Facility Improvements**

A bond act amending, in part, Bond Act 140-2022 to remove FOUR MILLION, ONE HUNDRED FORTY-EIGHT THOUSAND, EIGHT HUNDRED THREE (\$4,148,803) DOLLARS decreasing the estimated maximum amount of bonds authorized thereunder to TWELVE MILLION, THREE HUNDRED SEVENTY ONE THOUSAND, ONE HUNDRED NINETY-SEVEN (\$12,371,197) DOLLARS. It should be noted that TWO HUNDRED FIFTY-ONE THOUSAND, ONE HUNDRED NINETY-SEVEN (\$251,197) DOLLARS in RGC12 bonds have already been issued, therefore the Amending Bond Act will only remove the unissued balance attributable to RGC12 from the 2022 Bond Act.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS,  
INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT**

Joint with B&A and P&E.

Guests: Department of Parks , Recreation & Conservation  
First deputy Commissioner Peter Tartaglia  
Director of Park Planning Robert Lopane

**18. [2026-218](#) BOND ACT(Consolidated)-RGC12-Dunwoodie Golf Course Facility Improvements**

A BOND ACT (Consolidated) authorizing the issuance of TEN MILLION, FOUR HUNDRED FORTY-EIGHT THOUSAND, EIGHT HUNDRED THREE (\$10,448,803) DOLLARS in bonds of Westchester County to finance Capital Project RGC12- Dunwoodie Golf Course Facility Improvements. Please note this includes FOUR MILLION, ONE HUNDRED FORTY-EIGHT THOUSAND, EIGHT HUNDRED THREE (\$4,148,803) DOLLARS of previously authorized

bonds for RGC12 by the 2022 Bond Act and adds SIX MILLION, THREE HUNDRED THOUSAND (\$6,300,000) DOLLARS.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS,  
INFRASTRUCTURE & HOUSING AND PARKS & ENVIRONMENT**

Joint with B&A and P&E.

Guests: Department of Parks , Recreation & Conservation  
First deputy Commissioner Peter Tartaglia  
Director of Park Planning Robert Lopane

## **II. OTHER BUSINESS**

## **III. RECEIVE & FILE**

## **ADJOURNMENT**

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

Your Committee is in receipt of a communication from the Westchester County Executive recommending approval of an Act which, if adopted, would authorize the County of Westchester (“County”), acting by and through its Department of Public Works and Transportation (the “Department”), to enter into temporary easement agreements in connection capital project RB03T for the rehabilitation of the Greenwich Road Bridge (County Road 12) over the Mianus River (BIN 3347940) along Greenwich Road in the Town of Bedford, Westchester County, New York (the “Project”).

Your Committee is advised that the following three (3) temporary easement agreements are needed for the Project:

1. A temporary easement agreement with Raminder Oberoi and Gyani Gurpreet, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 1, for use as a temporary easement, consisting of approximately 7,325.4 sq. ft. more or less, being a portion of Lot 18 in Block 1, Section 84.15, as shown on the Tax Map of the Town of Bedford, New York.

The amount to be paid for the temporary easement rights of Parcel 1 shall not exceed Five Thousand, Seven Hundred and Twenty (\$5,720.00) Dollars for the term of the easement agreement and an additional amount not to exceed Two Thousand, Eight Hundred and Sixty (\$2,860.00) Dollars if the County exercises its option to renew the easement agreement for an additional one-year renewal period.

2. A temporary easement agreement with The Sally L. Kroll 2020 Revocable Living Trust,

Dated October 26, 2020, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 2, for use as a temporary easement, consisting of approximately 7,844.8 sq. ft more or less, being a portion of Lot 2 in Block 2, Section 84.15, as shown on the Tax Map of the Town of Bedford.

The amount to be paid for the temporary easement rights of Parcel 2 shall not exceed Seven Thousand and Sixty (\$7,060.00) Dollars for the term of the easement agreement and an additional amount not to exceed Three Thousand Five Hundred and Thirty (\$3,530.00) Dollars if the County exercises its option to renew the easement agreement for an additional one-year renewal period.

3. A temporary easement agreement with Matthew Scherer and Deena Scherer, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 3, for use as a temporary easement, consisting of approximately 2,208.5 sq. ft. more or less, being a portion of Lot 1 in Block 2, Section 84.15, as shown on the Tax Map of the Town of Bedford.

The amount to be paid for the temporary easement rights of Parcel 3 shall not exceed One Thousand, One Hundred and Fifty (\$1,150.00) Dollars for the term of the easement agreement and an additional amount not to exceed Five Hundred and Seventy-Five (\$575.00) Dollars for the renewal period if the County exercises its option to renew the easement agreement for an additional one-year renewal period.

Your Committee is further advised that the County will give notice by letter of the start date for the Project (“Notice to Commence”) to each property owner, and the term of each easement agreement shall commence upon the start date set forth in the Notice to Commence (the “Commencement Date”) and shall terminate two (2) years thereafter unless renewed by the County.

Your Committee is further advised that, the County shall have the option to renew each easement agreement for an additional one (1) year renewal period upon the same terms and conditions contained therein upon the County delivering a letter to the property owner exercising its option to renew, subject to the County receiving all necessary legal approvals.

Your Committee is further advised that the County seeks authority to indemnify the property owners as follows:

To the fullest extent permitted by law, the County, its successors or assigns, shall indemnify, defend and hold harmless the Grantor(s), their successors and assigns, (collectively the “Indemnitees”) from and against any and all claims, damages, fines, causes of action, judgments, penalties, costs, liabilities, reasonable attorneys fees, and losses that may arise during or after the Term as a result of (i) this Easement, (ii) construction, reconstruction or maintenance work done by or on behalf of Grantee on or around the Easement Area; (iii) the use, possession, enjoyment or operation of the Easement Area, by the County or any of its officers, employees, invitees (including the general public), agents, contractors or subcontractors, (iv) any act or omission by the County or anyone acting by or on behalf of the County, or (v) any default hereunder.

Your Committee is advised that the Department has advised that the bridge to be built will be a full replacement of an existing structure. The existing bridge is a 27-foot long and 24 foot wide, single span, concrete slab bridge on masonry abutments. It was constructed in 1919 and is located immediately adjacent to Bedford Village Memorial Park. The bridge is most recently rated a 4.07 out of 7 meaning that many elements are seriously deteriorated and not functioning as

originally designed. The Average Annual Daily Traffic (AADT) over the bridge is 3364 vehicles, of which 5.4% are trucks. The replacement bridge will be a prestressed concrete superstructure system supported by integral abutments founded on driven pilings. The abutments for the replacement bridge will be located behind the abutments of the existing bridge thus widening the channel and relieve constriction created by the existing bridge.

It should be noted that your Honorable Board has previously authorized the County to issue bonds to finance the design of the Project pursuant to Bond Act No. 166-2019 (RB03T). The Department is currently performing the design work for the Project. At the completion of the design, additional bonding legislation will be requested for construction of the Project under separate legislation.

The current legislation is necessary to obtain authorization to enter into the temporary easement agreements for the County to undertake the Project.

The Department of Planning has advised your Committee that based on its review, the approval of the proposed temporary easement agreements may be classified as an “Unlisted” action, under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 ("SEQR"). A Resolution and Full Environmental Assessment Form (“EAF”), prepared by the Department of Planning, are attached to assist your Honorable Board in complying with SEQR. For the reasons set forth in the attached EAF, your Committee believes that this proposed action will not have any significant adverse impact on the environment and accordingly recommends passage of the annexed Resolution.

Your Committee has been advised that an affirmative vote of a majority of the voting strength of your Honorable Board is required for approval of the attached Act. Your Committee

has carefully considered and recommends approval of the attached Act.

Dated: \_\_\_\_\_, 2026  
White Plains, New York

**COMMITTEE ON**

C:RAN-04/07/26

## **RESOLUTION**

**WHEREAS**, there is pending before this Honorable Board an Act (the “Act”) to authorize the County of Westchester (the “County”) to enter into the following temporary easement agreements in connection capital project RB03T for the rehabilitation of the Greenwich Road Bridge (County Road 12) over the Mianus River (BIN 3347940), along Greenwich Road in the Town of Bedford, Westchester County, New York (the “Project”):

1. A temporary easement agreement with Raminder Oberoi and Gyani Gurpreet, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 1, for use as a temporary easement, consisting of approximately 7,325.4 sq. ft. more or less, being a portion of Lot 18 in Block 1, Section 84.15, as shown on the Tax Map of the Town of Bedford, New York.

2. A temporary easement agreement with The Sally L. Kroll 2020 Revocable Living Trust, Dated October 26, 2020, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 2, for use as a temporary easement, consisting of approximately 7,844.8 sq. ft more or less, being a portion of Lot 2 in Block 2, Section 84.15, as shown on the Tax Map of the Town of Bedford.

3. A temporary easement agreement with Matthew Scherer and Deena Scherer, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 3, for use as a temporary easement, consisting of approximately 2,208.5 sq. ft. more or less, being a portion of Lot 1 in Block 2, Section 84.15, as shown on the Tax Map of the Town of Bedford; and

**WHEREAS**, this Honorable Board has determined that the proposed Act would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State

Environmental Quality Review Act (“SEQRA”); and

**WHEREAS**, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this Project is classified as an “Unlisted action,” which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

**WHEREAS**, the County of Westchester conducted coordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(3) of the implementing regulations and, having received no objections, is assuming the role of Lead Agency for the environmental review of this Project; and

**WHEREAS**, in accordance with SEQRA and its implementing regulations, a Full Environmental Assessment Form has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

**WHEREAS**, this Honorable Board has carefully considered the proposed action and has reviewed the attached Full Environmental Assessment Form and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached Full Environmental Assessment Form, to determine if this proposed action will have a significant impact on the environment.

**NOW, THEREFORE**, be it resolved by the County Board of Legislators of the County of Westchester, State of New York, as follows:

**RESOLVED**, that based upon the Honorable Board’s review of the Full Environmental Assessment Form and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from capital project RB03T for the rehabilitation of the Greenwich Road Bridge (County Road 12) over the Mianus River (BIN 3347940), along Greenwich Road in the Town of Bedford, Westchester County, New York (the “Project”) and the County entering the temporary easement agreements for the Project; and be it further

**RESOLVED**, that the Clerk of the Board of Legislators is authorized and directed to sign the “Determination of Significance” in the Full Environmental Assessment Form, which is attached

hereto and made a part hereof, as the “Responsible Officer in Lead Agency”; to issue this “Negative Declaration” on behalf of this Board in satisfaction of SEQRA and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of Part 617 of 6 NYCRR; and be it further

**RESOLVED**, that the Resolution shall take effect immediately.

**ACT NO. 2026 - \_\_\_\_\_**

**AN ACT** authorizing the County of Westchester to enter into temporary easement agreements in connection with the rehabilitation of the Greenwich Road Bridge (County Road 12) over the Mianus River (BIN 3347940) along Greenwich Road in the Town of Bedford, Westchester County, New York.

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

**Section 1.** The County of Westchester (“County”) is authorized to enter into a temporary easement agreement in connection with the rehabilitation of the Greenwich Road Bridge (County Road 12) over the Mianus River (BIN 3347940), along Greenwich Road in the Town of Bedford, Westchester County, New York (the “Project”) with Raminder Oberoi and Gyani Gurpreet, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 1, for use as a temporary easement, consisting of approximately 7,325.4 sq. ft. more or less, being a portion of Lot 18 in Block 1, Section 84.15, as shown on the Tax Map of the Town of Bedford, New York.

The amount to be paid for the temporary easement rights of Parcel 1 shall not exceed Five Thousand, Seven Hundred and Twenty (\$5,720.00) Dollars for the term of the easement agreement and an additional amount not to exceed Two Thousand, Eight Hundred and Sixty (\$2,860.00) Dollars if the County exercises its option to renew the easement agreement for an additional one-year renewal period.

**§2.** The County is also authorized to enter into a temporary easement agreement in connection with the Project with The Sally L. Kroll 2020 Revocable Living Trust, Dated October 26, 2020, or the current owners of record, for the real property located within the Town of

Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 2, for use as a temporary easement, consisting of approximately 7,844.8 sq. ft more or less, being a portion of Lot 2 in Block 2, Section 84.15, as shown on the Tax Map of the Town of Bedford.

The amount to be paid for the temporary easement rights of Parcel 2 shall not exceed Seven Thousand and Sixty (\$7,060.00) Dollars for the term of the easement agreement and an additional amount not to exceed Three Thousand Five Hundred and Thirty (\$3,530.00) Dollars if the County exercises its option to renew the easement agreement for an additional one-year renewal period.

**§3.** The County is also authorized to enter into a temporary easement agreement in connection with the Project with Matthew Scherer and Deena Scherer, or the current owners of record, for the real property located within the Town of Bedford, Westchester County, State of New York and situated adjacent to the Greenwich Road Bridge along Greenwich Road, as follows:

Parcel 3, for use as a temporary easement, consisting of approximately 2,208.5 sq. ft. more or less, being a portion of Lot 1 in Block 2, Section 84.15, as shown on the Tax Map of the Town of Bedford.

The amount to be paid for the temporary easement rights of Parcel 3 shall not exceed One Thousand, One Hundred and Fifty (\$1,150.00) Dollars for the term of the easement agreement and an additional amount not to exceed Five Hundred and Seventy-Five (\$575.00) Dollars for the renewal period if the County exercises its option to renew the easement agreement for an additional one-year renewal period.

**§4.** The County will give notice by letter of the start date for the Project (“Notice to Commence”) to each property owner, and the term of each easement agreement shall commence upon the start date set forth in the Notice to Commence (the “Commencement Date”) and shall terminate two (2) years thereafter unless renewed by the County.

**§5.** The County shall have the option to renew each easement agreement for an additional

one (1) year renewal period upon the same terms and conditions contained therein upon the County delivering a letter to the property owner exercising its option to renew, subject to the County receiving all necessary legal approvals.

**§6.** The County shall have the right to indemnify the property owner in each easement agreement as follow:

To the fullest extent permitted by law, the County, its successors or assigns, shall indemnify, defend and hold harmless the Grantor(s), their successors and assigns, (collectively the “Indemnitees”) from and against any and all claims, damages, fines, causes of action, judgments, penalties, costs, liabilities, reasonable attorneys fees, and losses that may arise during or after the Term as a result of (i) this Easement, (ii) construction, reconstruction or maintenance work done by or on behalf of Grantee on or around the Easement Area; (iii) the use, possession, enjoyment or operation of the Easement Area, by the County or any of its officers, employees, invitees (including the general public), agents, contractors or subcontractors, (iv) any act or omission by the County or anyone acting by or on behalf of the County, or (v) any default hereunder.

**§7.** The County Executive or his authorized designee is hereby authorized and empowered to execute any and all documents and take all actions necessary and appropriate to effectuate the purposes hereof.

**§8** This Act shall take effect immediately.

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (“County”) of the following bond acts, which were prepared by the law firm Hawkins, Delafield and Wood, in connection Capital Project P0024 – Bronx River Parkway Rehabilitation Program (“P0024”) as follows:

(1) (1) a bond act amending, in part, prior Bond Act No. 104-2022 to deauthorize \$5,700,500 which is the unissued portion of the \$5,710,000 authorization attributable to P0024, thereby decreasing the estimated maximum amount of bonds from \$16,125,000 to \$10,424,500. The remaining \$9,500 reflects the amount of bonds issued for P0024 (“Amending Bond Act”). The Amending Bond Act is required to deauthorize financing previously authorized for P0024, and

(2) a bond act authorizing the issuance of bonds in the amount of \$9,700,500, comprised of \$5,700,500 originally authorized by Bond Act No. 104-2022 plus an additional \$4,000,000, to finance all or a portion of the costs of the rehabilitation of Bronx River Parkway, consisting of the rehabilitation of approximately 0.7 miles of roadway from the County Center to Cemetery Road including milling, resurfacing, curb replacement, new traffic signal loops, new pavement markings and related work in connection with P0024 (“Consolidated Bond Act”).

The Department of Public Works and Transportation (“Department”) has advised that the bids received for construction exceeded the available funding, and therefore additional bonding authorization is required to award the construction contract.

The Department has further advised that the road, which has an average annual daily traffic count (“AADT”) of 31,099, is in need of rehabilitation to provide a safe roadway for the traveling public. The associated pavement condition index (“PCI”) in 2023 was 65 and the roadway has continued to deteriorate. The PCI rating is a pavement condition rating with a range of 0 to 100, with 0 signifying that the road requires reconstruction and 100 signifying that the road is new. Based on this rating this road requires corrective rehabilitation to extend the life of the roadway.

The design has been completed for this project by a consultant. It is anticipated that construction will take twenty-four months 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 to finance prior components of P0024.

The Department of Planning has advised your Committee that P0024 was previously reviewed by the Westchester County Board of Legislators in conjunction with capital project P0028 – Bronx River Parkway (NB: North of County Center) over Bronx River, Greenburgh (BIN 3348670), and the two capital projects were collectively classified as an Unlisted action under the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617 (“SEQR”). In accordance with SEQR, a Short Environmental Assessment Form was prepared and, on September 12, 2022, a Negative Declaration was issued by the Board of Legislators (Resolution 154-2022). Since the current request is for an increase in funding with no change in the scope of the project, the original Negative Declaration remains valid and no further environmental review is required.

Your Committee has carefully considered the proposed Amending Bond Act and Consolidated Bond Act, and recommends approval of all the proposed Acts, noting that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Amending Bond Act and Consolidated Bond Act.

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

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: April 23, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT  
P0024 BRONX RIVER PARKWAY REHABILITATION PROGRAM**

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The Planning Department has reviewed the above referenced capital project (Fact Sheet Unique ID: 3177) in accordance with the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

This project was previously reviewed by the Westchester County Board of Legislators in conjunction with capital project P0028 – Bronx River Parkway (NB: North of County Center) over Bronx River, Greenburgh (BIN 3348670). The two capital projects were collectively classified as an Unlisted action under SEQR. In accordance with SEQR, a Short Environmental Assessment Form was prepared and, on September 12, 2022, a Negative Declaration was issued by the Board of Legislators (Resolution 154-2022).

Since the current request is for an increase in funding with no change in the scope of the project, the original Negative Declaration remains valid and no further environmental review is required.

Please do not hesitate to contact me if you have any questions regarding this matter.

DSK/cnm

cc: Emily Saltzman, Director of Operations  
Paula Friedman, Assistant to the County Executive  
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

REFERENCE: P0024  
P0028  
P0029

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

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED SEPTEMBER 16, 2019, AND HERETOFORE AMENDED ON SEPTEMBER 12, 2022, IN RELATION TO THE BRONX RIVER PARKWAY REHABILITATION. (Adopted , 20\_\_\_\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of \$1,550,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the construction of a new Bronx River Parkway Bridge (Northbound-North of County Center) over the Bronx River and the construction of new culverts on such site located in the Town of Greenburgh (“Project P0024”), pursuant to Bond Act No. 162-2019 duly adopted on September 16, 2019; and

WHEREAS, this Board has heretofore amended Act No. 162-2019 to authorize such improvements and to increase the amount of bonds authorized for such scope of work to \$16,125,000 (including \$5,710,000 for Project P0024), pursuant to Bond Act No. 104-2022 duly adopted on September 12, 2022; and

WHEREAS, the County has heretofore issued bonds in the amount of \$9,500 for Project P0024, pursuant to Bond Act No. 104-2022; and

WHEREAS, this Board has now determined to decrease the amount of bonds authorized for Project P0024 under Bond Act No. 104-2022 to the extent of the remaining bond

authorization, and to reauthorize the \$5,700,500 in remaining bond authorization, which has been or shall be authorized in another Bond Act to continue the Project P0024;

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 September 12, 2022, entitled:

“ACT NO. 104-2022

BOND ACT AUTHORIZING THE ISSUANCE OF \$16,125,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REHABILITATION OF BRONX RIVER PARKWAY AND THE CONSTRUCTION OF BRIDGE IMPROVEMENTS THEREON; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$16,125,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$16,125,000 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 \$10,424,500 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REHABILITATION OF BRONX RIVER PARKWAY AND THE CONSTRUCTION OF BRIDGE IMPROVEMENTS THEREON; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$10,424,500; STATING THE PLAN OF FINANCING SAID

COST INCLUDES THE ISSUANCE OF \$10,424,500 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; \$10,424,500 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance all or a portion of the costs of the partial rehabilitation of Bronx River Parkway and the construction of bridge improvements thereon, to wit: (a) the rehabilitation of approximately 0.7 miles of roadway from the County Center to Cemetery Road including milling; resurfacing; curb replacement; new traffic signal loops; new pavement markings and related work, (b) the planning and construction associated with the replacement of the existing bridge structure over the Bronx River (Northbound – north of County Center) including construction of pile foundations, abutments, structural deck, approaches, railings and related work, and also the replacement of culverts CBP0040, CBP0050, CBP0060 and related work, and (c) the reconstruction of the Bronx River Parkway bridges over the Bronx River, North and South of Leewood Drive, located in the Town of Eastchester, 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 object

or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$10,424,500. The plan of financing includes the issuance of \$10,424,500 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 the object or purpose for which said \$10,424,500 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 101 of the Law, is thirty-five (35) 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 \$10,424,500. 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 \$10,424,500 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.

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LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on September 16, 2019, amended on September 12, 2022, and further 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 \$10,424,500 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REHABILITATION OF BRONX RIVER PARKWAY AND THE CONSTRUCTION OF BRIDGE IMPROVEMENTS THEREON; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$10,424,500; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$10,424,500 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.** (adopted on September 16, 2019, amended on September 12, 2022, and further amended on \_\_\_\_\_, 20\_\_\_\_)

object or purpose: to finance all or a portion of the costs of the partial rehabilitation of Bronx River Parkway and the construction of bridge improvements thereon, to wit: (a) the rehabilitation of approximately 0.7 miles of roadway from the County Center to Cemetery Road including milling; resurfacing; curb replacement; new traffic signal loops; new pavement markings and related work, (b) the planning and construction associated with the replacement of the existing bridge structure over the Bronx River (Northbound – north of County Center) including construction of pile foundations, abutments, structural deck, approaches, railings and related work, and also the replacement of culverts CBP0040, CBP0050, CBP0060 and related work, and (c) the reconstruction of the Bronx River Parkway bridges over the Bronx River, North and South of Leewood Drive, located in the Town of Eastchester, 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: \$10,424,500; thirty-five (35) 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

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

BOND ACT AUTHORIZING THE ISSUANCE OF \$9,700,500 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REHABILITATION OF BRONX RIVER PARKWAY, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$9,700,500; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$9,700,500 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted , 20\_\_\_\_\_)

WHEREAS, this Board has heretofore duly authorized the issuance of \$5,710,000 bonds for the rehabilitation of Bronx River Parkway (“Project P0024”), pursuant to Bond Act No. 104-2022 duly adopted on September 12, 2022 and bonds in the amount of \$9,500 have been previously issued;

WHEREAS, Bond Act No. 104-2022 has been reduced to the extent of the remaining unexpended \$5,700,500 portion, and the County wishes to continue the Project P0024 through the authorization of this Bond Act;

WHEREAS, this Board now determines that it is necessary to consolidate the previously unexpended amount of \$5,700,500 authorized as part of Bond Act No. 104-2022 together with \$4,000,000 in additional funding, bringing the total amount authorized for Project P0024 to \$9,700,500.

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, \$9,700,500 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance all or a portion of the costs of the rehabilitation of Bronx River Parkway, consisting of the rehabilitation of approximately 0.7 miles of roadway from the County Center to Cemetery Road including milling; resurfacing; curb replacement; new traffic signal loops; new pavement markings and related work; 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 \$9,700,500. The plan of financing includes the issuance of \$9,700,500 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. 20-a of the Law, is thirty-five (35) 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 \$9,700,500. 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 \$9,700,500 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.

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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 \$9,700,500 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REHABILITATION OF BRONX RIVER PARKWAY, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$9,700,500; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$9,700,500 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 all or a portion of the costs of the rehabilitation of Bronx River Parkway, consisting of the rehabilitation of approximately 0.7 miles of roadway from the County Center to Cemetery Road including milling; resurfacing; curb replacement; new traffic signal loops; new pavement markings and related work; 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: \$9,700,500; thirty-five (35) 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



TRANSMITTAL MEMO

To: The Honorable Members of the Board of Legislators

From: Hon. Kenneth W. Jenkins, Westchester County Executive

Date: May 4, 2026

Re: An Act authorizing the County to submit an Urban County application for Community Development Block Grant, the HOME Investment Partnerships Program, and the Emergency Solutions Grant Program, including an amendment to FY 2024-2028 Consolidated Plan, and to accept such grants.

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Transmitted herewith for your consideration and approval is an Act which, if adopted by your Honorable Board, would i) authorize the County of Westchester (the “County”) to submit an application to the U.S. Department of Housing and Urban Development (“HUD”) for \$5,970,202.77 in grant funds (“Grant Funds”) from three (3) federal sources: the Community Development Block Grant (“CDBG”) Program, the HOME Investment Partnerships Program (“HOME”), and the Emergency Solutions Grant (“ESG”) Program (together the “Programs”) on behalf of the thirty-one (31) municipalities that comprise the Westchester Urban County Consortium (the “Consortium”); ii) authorize the County to submit to HUD an amendment to the Five Year 2024-2028 Consolidated Plan (the “Consolidated Plan”) that includes the Fiscal Year 2026 Annual Action Plan for the Consortium (“FY 2026 Action Plan”) consistent with the requirements of federal regulations; and iii) authorize the County to accept and receive the Grant Funds for the purpose of the housing and community development program.

The Department of Planning (the “Department”) has advised that the development of the Consolidated Plan began on the local level, included citizen participation with members of the County Planning Board, the Westchester Urban County Council, and the Community Development Advisory Group. Further, I have been advised that prior to the submission of project applications to the County for the FY 2026 Action Plan, each local municipality held hearings for public comment. Copies of the draft FY 2026 Action Plan, budget and a separate listing of projects and locations are annexed to the Committee Report herewith for your Honorable Board’s consideration.

The Department has advised that the Grant Funds will provide \$4,529,567 from CDBG, \$1,032,577.77 from HOME and \$408,058 from ESG for Fiscal Year 2026.

I am further advised that your Honorable Board, by Act Nos. 2018-86 and 2021-114, authorized the County to enter into cooperation agreements (“Cooperation Agreements”) with Westchester County municipalities for the purpose of a housing and community development program pursuant to the Housing and Community Development Act of 1974, as amended. These Cooperation

Agreements qualified the participating municipalities (“Participating Municipalities”, or individually “Participating Municipality”) to receive funds from the aforementioned Programs during Fiscal Years 2019-2021 and 2022-2024 (commencing May 1 and ending April 30), respectively.

I have been advised by the Department that the Cooperation Agreements automatically renew for successive three-year periods unless the County or the Participating Municipality exercises their option to terminate their Cooperation Agreement and notifies the County and the New York HUD Field Office by letter of its intent to terminate its Cooperative Agreement at the end of the current qualification period.

The County’s Planning Department has advised that all Participating Municipalities under the Consortium did not terminate their Cooperative Agreements. As such, all Cooperative Agreements were automatically renewed. A list of the Participating Municipalities that currently have Agreements with the County under the Consortium, is annexed to the Committee Report herewith for your Honorable Board’s information.

In past years, the County has received over \$216,000,000 of non-repayable federal funding to undertake activities such as housing rehabilitation, public improvements in designated target areas, code enforcement, and a complete array of community development activities on behalf of the municipalities participating in the program.

Based upon the importance of the housing and community development program, I respectfully request your Honorable Board’s approval of the annexed Act.

KWJ/BPL/mb  
Attachments

**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive recommending that your Honorable Board adopt an Act which, if approved would i) authorize the County of Westchester (the “County”), to submit an application to the U.S. Department of Housing and Urban Development (“HUD”) for \$5,970,202.77 in grant funds (“Grant Funds”) from three (3) federal sources: the Community Development Block Grant (“CDBG”) Program, the HOME Investment Partnerships Program (“HOME”), and the Emergency Solutions Grant (“ESG”) Program (together the “Programs”), on behalf of the thirty-one (31) municipalities that comprise the Westchester Urban County Consortium (the “Consortium”); ii) authorize the County to submit to HUD an amendment to the Five Year 2024-2028 Consolidated Plan (the “Consolidated Plan”) to include the Fiscal Year 2026 Annual Action Plan (“FY 2026 Action Plan”) for the Consortium; and iii) authorize the County to accept and receive the Grant Funds for the purpose of the housing and community development program.

Your Committee is advised that the development of the Consolidated Plan began on the local level, included citizen participation with members of the County Planning Board, the Westchester Urban County Council, and the Community Development Advisory Group. Further, your Committee has been advised that prior to the submission of project applications to the County for the FY 2026 Action Plan, each local municipality held hearings for public comment. Copies of the draft FY 2026 Action Plan, budget and a separate listing of projects and locations are annexed hereto for your Honorable Board’s consideration.

Your Committee is advised that the Grant Funds from HUD will provide \$4,529,567 from CDBG, \$1,032,577.77 from HOME and \$408,058 from ESG for Fiscal Year 2026.

Your Honorable Board, by Act Nos., by Act Nos. 2018-86 and 2021-114, authorized the County to enter into cooperation agreements (“Cooperation Agreements”) with Westchester County municipalities for the purpose of a housing and community development program pursuant to the Housing and Community Development Act of 1974, as amended. These Cooperation Agreements qualified the participating municipalities (“Participating Municipalities”, or individually “Participating Municipality”) to receive funds from the aforementioned Programs during Fiscal Years 2019-2021 and 2022-2024 (commencing May 1 and ending April 30), respectively.

Your Committee has been advised by the Department that the Cooperation Agreements automatically renew for successive three-year periods unless the County or the Participating Municipality exercises their option to terminate their Cooperation Agreement and notifies the County and the New York HUD Field Office by letter of its intent to terminate its Cooperative Agreement at the end of the current qualification period.

The County’s Planning Department has advised that all Participating Municipalities under the Consortium did not terminate their Cooperative Agreements. As such, all Cooperative Agreements were automatically renewed. A list of the Participating Municipalities that currently have Agreements with the County under the Consortium, is annexed hereto for your Honorable Board’s information.

The Department of Planning has advised your Committee that based on its review, the authorization of these actions may be classified as a Type “II” action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617

("SEQR"). Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

In past years, the County has received over \$216,000,000 of non-repayable federal funding to undertake activities such as housing rehabilitation, public improvements in designated target areas, code enforcement, and a complete array of community development activities on behalf of the Participating Municipalities.

Your Committee has been informed that passage of the Act requires a majority of the voting members of your Honorable Board. Your Committee has carefully considered this matter and recommends that your Honorable Board adopt the proposed annexed Act.

Dated:

White Plains, New York

**COMMITTEE ON**

c/mb/4/23/25

# FISCAL IMPACT STATEMENT

**SUBJECT:** \_\_\_\_\_

**NO FISCAL IMPACT PROJECTED**

## OPERATING BUDGET IMPACT

### SECTION A - FUND

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

### SECTION B - EXPENSES AND REVENUES

**Total Current Year Expense** \_\_\_\_\_

**Total Current Year Revenue** \_\_\_\_\_

**Source of Funds** (check one):  
Current Appropriations                      Transfer of Existing  
Additional Appropriations                      Appropriations Other (explain)

**Identify Accounts:** \_\_\_\_\_

**Potential Related Operating Budget Expenses:**                      Annual Amount \_\_\_\_\_

**Describe:** \_\_\_\_\_

\_\_\_\_\_

**Potential Related Operating Budget Revenues:**                      Annual Amount \_\_\_\_\_

**Describe:** \_\_\_\_\_

\_\_\_\_\_

**Anticipated Savings to County and/or Impact on Department Operations:**

**Current Year:** \_\_\_\_\_

\_\_\_\_\_

**Next Four Years:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_


**Prepared by:** \_\_\_\_\_ **Approved by:** \_\_\_\_\_

**Title:** \_\_\_\_\_ **Budget Director**

**Department:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_

TO: Blanca P. Lopez, M.S

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

DATE: April 6, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR AN AMENDMENT OF THE FY 2024-2028 CONSOLIDATED PLAN TO INCLUDE THE FY 2026 ACTION PLAN**

---

**PROJECT/ACTION:** Filing of an application to the United States Department of Housing and Urban Development (HUD) for funds from the Community Development Block Grant Program, the HOME Investment Partnership Program and the Emergency Solutions Grant Program. Also, submission of an amendment to the FY 2024-2028 Consolidated Plan to HUD including the Action Plan for FY 2026 for the County's administration of HUD funds.

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 because the project/action may be classified as a **TYPE II action** pursuant to section(s):

- **617.5(c)(26):** routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment.
  - **617.5(c)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.
- 

**COMMENTS:** The submission of a Consolidated Plan every five years and an Action Plan every year are prerequisite routine administrative procedures that are required by HUD in order for the County to administer HUD funds for housing and community development programs. Environmental reviews are conducted for the specific projects in the annual Action Plan at the time that they are to be funded. Funds will not be released by HUD until all environmental review requirements pursuant to the National Environmental Policy Act have been met. Additionally, environmental reviews pursuant to the State Environmental Quality Review Act will also be undertaken prior to state or local approvals for each individual project where applicable.

DSK/oav

cc: Theresa Fleischman, Program Director  
Kim Holland, Program Administrator  
Gaitre Rambharose, Program Administrator  
Claudia Maxwell, Principal Environmental Planner

**ACT NO. - 2026**

**AN ACT** authorizing the County of Westchester to submit an application to the U.S. Department of Housing and Urban Development for grant funds from the Community Development Block Grant Program, HOME Investment Partnerships Program and the Emergency Solutions Grant Program, submit the Fiscal Year 2026 Action Plan and to accept said grant funds.

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

Section 1. The County of Westchester (the “County”), is hereby authorized to submit an application to the U.S. Department of Housing and Urban Development (“HUD”) for \$5,970,202.77 in grant funds (“Grant Funds”) from three (3) federal sources: the Community Development Block Grant (“CDBG”) Program, the HOME Investment Partnerships Program (“HOME”), and the Emergency Solutions Grant (“ESD”) Program (together the “Programs”) on behalf of the thirty-one (31) municipalities that comprise the Westchester Urban County Consortium (the “Consortium”) including all understandings and assurances contained therein for Grant Funds from the Programs.

§2. The County is further authorized to submit to HUD an amendment to the Five Year 2024-2028 Consolidated Plan to include the Fiscal Year 2026 Annual Action Plan for the Consortium, as required by federal regulations, for the purpose of the housing and community development program pursuant to the Housing and Community Development Act of 1974, as amended.

§3. The County is hereby further authorized to accept and receive the Grant Funds from HUD for the purpose of the housing and community development program.

§4. The County Executive, or his authorized designee, is hereby authorized and empowered to take all action necessary or appropriate to effectuate the purposes of this Act.

§5. This Act shall take effect immediately.

## CDBG Consortium Communities

Members of the Westchester County Urban County Consortium – FY 2026

Ardsley	Bedford	Briarcliff Manor	Bronxville	Cortlandt
Croton on Hudson	Dobbs Ferry	Elmsford	Greenburgh	Hastings on Hudson
Irvington	Larchmont	Lewisboro	Mamaroneck Village	Mamaroneck Town
Mount Kisco	New Castle	North Salem	Ossining Town	Ossining Village
Peekskill	Pelham Village	Pleasantville	Port Chester	Rye Brook
Rye Town	Scarsdale	Sleepy Hollow	Tarrytown	Tuckahoe
Yorktown				

**FY 2026 Projected Allocations**  
**Program Year: May 1, 2026 - April 30, 2027**

<b>Community Development Block Grant (CDBG)</b>	
Public Facility & Improvements	\$ 2,414,650.60
Public Services	\$ 375,000.00
Housing	\$ 834,003.00
Administrative Funds	\$ 905,913.40
<b>TOTAL FY 2026 ALLOCATION (CDBG)</b>	<b>\$ 4,529,567.00</b>
<b>HOME Investment Partnership (HOME)</b>	
Housing - Construction, acquisition & rehabilitation	\$ 774,433.33
Community Housing Development Organization (CHDO) Funds	\$ 154,886.67
Administrative Funds	\$ 103,257.78
<b>TOTAL FY 2026 ALLOCATION (HOME)</b>	<b>\$ 1,032,577.77</b>
<b>Emergency Solutions Grant (ESG)</b>	
Homelessness Prevention, Emergency Shelter, Street Outreach, Rapid Re-Housing & HMIS	\$ 377,453.65
Administrative Funds	\$ 30,604.35
<b>TOTAL FY 2026 ALLOCATION (ESG)</b>	<b>\$ 408,058.00</b>

APPLICANT & PROJECT TITLE	2026 RECOMMEND
<b>MUNICIPALITY</b>	
<b>ELMSFORD - VILLAGE</b>	
Legion Park Playground Improvements	\$ 100,000
<b>HASTINGS ON HUDSON - VILLAGE</b>	
Main Street-North Side Streetscape Improvements	\$ 182,724
<b>OSSINING - TOWN</b>	
Louis Engel Park - Playground Equipment and Surfacing	\$ 200,000
<b>OSSINING - VILLAGE</b>	
Spring Street Walkability - Improvements Phase 2	\$ 200,000
<b>RYE BROOK - VILLAGE</b>	
Senior Center - Generator Replacement	\$ 124,811
Senior Center - Fence Replacement	\$ 38,400
<b>TARRYTOWN - VILLAGE</b>	
Cottage Place Sidewalk Replacement	\$ 200,000
<b>TUCKAHOE - VILLAGE</b>	
Tuckahoe Sanitary Sewer Relining	\$ 200,000
<b>NON PROFIT/HOUSING</b>	
<b>CARING FOR THE HOMELESS OF PEEKSKILL, INC.</b>	
Solid Ground	\$ 125,000
<b>CHILDREN'S VILLAGE, INC. (DOBBS FERRY)</b>	
D'Assern Housing Complex - HVAC upgrades	\$ 200,000
<b>FIRST BAPTIST CHURCH OF PEEKSKILL</b>	
Sidewalk Repair	\$ 33,372
Parking Lot Repairs <i>(Pemart site)</i>	\$ 104,690
<b>NICHOLAS CENTER (PLEASANTVILLE - CONSORTIUM WIDE)</b>	
Building Bridges Autistic Adults - Community Life & Employment	\$ 50,000

APPLICANT & PROJECT TITLE	2026 RECOMMEND
<b>PEEKSKILL HOUSING AUTHORITY</b>	
Bohlmann Towers Bath Revitalization Phase II - Floors 5 & 6	\$ 200,000
Bohlmann Towers Bath Revitalization Phase III - Floors 3 & 4	\$ 200,000
<b>RYE YMCA (PORT CHESTER)</b> <i>Former All Soul's Church on Parkway Drive</i>	
Boiler Replacement	\$ 120,000
Roof Replacement	\$ 110,000
<b>WESTCHESTER COMMUNITY HEALTH CENTER (GREENBURGH)</b>	
Parking Lot Remodel	\$ 170,000
New Walk-In Center	\$ 127,000
	<b>\$ 2,685,997</b>



## 2026 Annual Action Plan

**DRAFT**

Westchester County Department of Planning  
Room 414, 148 Martine Ave.  
White Plains, NY 10601

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## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Westchester County is designated as an entitlement urban county by the U.S. Department of Housing and Urban Development (HUD), allowing it to receive several federal formula grants annually. These include the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG), which are designed to address the housing and community development needs of residents. The Westchester County Department of Planning (WCDP) administers the Westchester Urban County Consortium (the Consortium) programs and manages the annual grant funds. The Consortium consists of 31 members and accepts CDBG applications from these members. Applications are held and considered for funding over a three year period. Each year, funds are awarded based on objective criteria, such as meeting national objectives, conducting cost-benefit analyses, and evaluating the members' compliance with the regulations set for each program.

HUD's CDBG Program provides annual funding on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons. The HOME Investment Partnerships Program is the largest federal block grant to state and local governments designed exclusively to create affordable housing for LMI households. The grant funds a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance. The ESG Program is designed to assist people with quickly regaining stability in permanent housing after experiencing a housing crisis and/or homelessness.

This plan represents the PY 2026 Annual Action Plan (AAP), which is a subset of the Strategic Plan addressing the overall goals of the five-year 2024-2028 Consolidated Plan. The AAP provides a concise summary of the actions, activities, and specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The AAP also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. PY 2026 begins on May 1, 2026, and ends on April 30, 2027.

#### 2. Summarize the objectives and outcomes identified in the Plan

The Consortium has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the Consortium has identified five (5) priority

needs and associated goals to address these needs. Over the 5-Year plan period, the Consortium will work to accomplish the following outcomes, which are listed by Priority Need.

**Priority Need: Public Facilities and Infrastructure**

Goal - 1A Improve & Expand Public Infrastructure

Provide public infrastructure improvements or expand infrastructure in low/mod income areas. These activities may include improvements to streets, sidewalks, water and sewer, and ADA improvements.

Goal - 1B Improve Access to Public Facilities

Provide public facility improvements in low/mod areas. These may include improvements to neighborhood facilities, parks and recreational facilities, and community centers that serve those with special needs.

**Priority Need: Public Services**

Goal - 2A Provide Supportive Public Services

Provide public supportive services that address the needs of low- to moderate-income communities with particular emphasis on children and youth, unemployed and under-employed individuals. The County may also support special needs groups with programs that provide vital services that offset basic costs such as health services and food programs for the elderly and persons with a disability.

**Priority Need: Affordable Housing Development & Preservation**

Goal - 3A New Housing Development

Provide new homeownership opportunities such as new construction of affordable homeowner housing and/or direct financial assistance for eligible first-time homebuyers.

Goal - 3B Rental Housing Opportunities

Provide rental housing development activities for low- to moderate-income households. These activities will be carried out by local housing developers under the County housing programs. Rental housing opportunities may also include rental assistance.

Goal - 3C CHDO Housing Development

The County will reserve at least 15% of annual HOME funds to support affordable housing development activities from CHDOs.

#### Goal - 3D Housing Rehabilitation

Provide homeowner and rental housing rehabilitation activities to help preserve the housing stock of low-to moderate-income households. Small grants or loans will be awarded to make repairs for eligible single-family households.

#### **Priority Need: Addressing Homelessness**

#### Goal - 4A Homeless Prevention, Rapid Rehousing and Street Outreach

Provide homeless prevention rental assistance for individuals at-risk of homelessness, street outreach services for the homeless, and rapid rehousing rental activities to transition individuals and families into permanent housing. .

#### Goal - 4B Emergency Shelter and Homeless Management Information System (HMIS)

Provide support for emergency shelter operations at local homeless shelters and shelter renovations to keep residents safe. Homeless individuals and families will receive wraparound services to help them towards stable housing and economic self-sufficiency.

#### **Priority Need: Effective Program Management**

#### Goal - 5A Effective Program Management

Effective program management will include general administration of CPD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

### **3. Evaluation of past performance**

The Westchester Urban County Consortium, with its city members and other public, private, and nonprofit community housing providers and community development service agencies, have made significant contributions addressing needs in the Consortium area. These include providing safe, decent, and affordable housing, improvements to public facilities and infrastructure, and providing for vital public services for LMI and special need groups. There has been considerable progress made; however, addressing homelessness, continued public improvements in low/mod areas, and the need for more affordable housing remain some of the most prolific issues facing Consortium residents. These are documented by the current Consolidated Plan and the most recent PY 2022 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG, HOME, and ESG. The evaluation of the Consortium's performance is summarized in the annual CAPER report. The following is a summary of accomplishments by priority:

**Housing:** The Consortium's CDBG and HOME-funded programs have addressed the housing needs of low-to moderate-income (LMI) residents across the Consortium. According to the PR-23 Summary of Accomplishments, the CDBG program assisted 120 LMI residents through public housing modernization rehabilitation activities, 9 LMI residents with multi-unit residential rehabilitation, and 3 LMI households with homeowner housing rehabilitation. No HOME units were completed in PY 2022; however, several rental and homeowner housing units are in various stages of development. These activities are detailed in the PR-22 Status of HOME Activities report. New rental construction activities at 29 Grant Street in Rye Brook, 100 Beekman Lane in Goldens Bridge, and 1 Dromore Road in Scarsdale will add a total of 25 affordable housing units. These activities have since been completed. Additionally, there are two rental rehabilitation projects currently in development that will assist a total of 28 LMI renter households. Three new homeowner housing development projects will aid 7 LMI households once they are completed.

**Public Facilities and Improvements:** As of PY 2022, Westchester County UCC has assisted over 9,800 persons living in low/mod areas with park and recreational facilities, water/sewer and sidewalk improvements. These activities will help to improve the quality of life of LMI residents in the Consortium.

**Public Services:** The Consortium continues to fund activities that provide vital services that meet the needs of LMI residents in the Consortium. There were 658 LMI and special needs residents assisted in PY 2022 with senior services, transportation services and health services.

**Homelessness:** The Consortium funds homeless prevention and emergency shelter operations with ESG funds. These activities help assist homeless individuals and families in times of crisis and also help them to avoid returning to homelessness. ESG activities are now reported in the ESG Sage Reporting system.

#### **4. Summary of Citizen Participation Process and consultation process**

The Consortium has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the Consortium's policies and procedures for citizen participation in the PY 2026 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the Consortium's outreach efforts are provided below:

**PUBLIC HEARING:** The Consortium held a public hearing to gather feedback on needs in the County on April 22, 2026 at 6:30pm.

**PUBLIC COMMENT PERIOD:** The Consortium held a public comment period from **April 22, 2026 to May 22, 2026** to give citizens an opportunity to review and make comments on the recommended FY 2026 projects.

A summary citizen participation efforts can also be viewed in AP-12 Participation.

## **5. Summary of public comments**

PUBLIC HEARING: A summary of comments will be provided after the public hearing.

PUBLIC COMMENT PERIOD: A summary of comments will be provided after the public comment period.

All comments and views are accepted. A summary citizen participation efforts can also be viewed in AP-12 Participation.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments and views are welcome.

## **7. Summary**

The PY 2026 AAP is the third program year of the 2024-2028 Consolidated Plan. The activities funded address the needs of the community and further build on the accomplishments of the goals established in the 5-Year Strategic Plan. The Consortium anticipates receiving \$4,529,567 in CDBG funds, \$1,032,577.77 in HOME program funds, and \$408,058 in ESG funds. The Consortium proposes to fund the following projects:

CDBG Administration (20%): \$905,913.40  
CDBG Public Services: \$375,000.00  
CDBG Public Facilities & Infrastructure: \$2,414,650.00  
CDBG Housing Programs: \$834,003.00  
HOME Administration (10%): \$103,257.78  
HOME CHDO Set-Aside 15%: \$154,886.67  
HOME Housing Development Projects: \$774,433.33  
ESG26-Westchester County: \$408,058.00

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

*Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.*

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	WESTCHESTER COUNTY	Planning Department
HOME Administrator	WESTCHESTER COUNTY	Planning Department
ESG Administrator	WESTCHESTER COUNTY	Planning Department

**Table 1 – Responsible Agencies**

### Consolidated Plan Public Contact Information

Blanca P. Lopez, Commissioner  
Westchester County Department of Planning  
Room 414, 148 Martine Ave.  
White Plains, NY 10601  
Phone: (914) 995-4007  
Email: Blopez@westchestercountyny.gov

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The Westchester County Department of Planning (WCDP), representing the Consortium, organized a series of meetings to engage as many community stakeholders as possible during the citizen participation process. Additionally, WCDP remains in contact with the Westchester County Continuum of Care (CoC) to address the homeless needs within the Consortium. As part of the application process, WCDP encourages non-profit organizations in the Consortium municipalities to participate by submitting an application and attending meetings to discuss planning.

In preparation for the 2026 AAP, WCDP conducted a significant number of consultations with non-profit agencies, public housing agencies, government offices, and various other organizations. WCDP held a public hearing, and a 30-day public review and comment period. These efforts guided the WCDP in the development of the priority needs and goals that will be used in the plan. The table below lists the agencies that participated in the development of the PY 2026 AAP.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

WCDP invites non-profits in participating municipalities to apply for funding and to justify their need providing insight into the local concerns. Further, a representative of CDAG must sign the application and often advocates on their behalf.

WCDP also contacted various agencies from the health, mental health, housing providers and community development service agencies. These agencies and departments included the local public housing authorities who are operating in and located in the Westchester Urban County Consortium; local County departments such as the Westchester County Public Works & Transportation, Department of Social Services and Senior Programs and Services; and nonprofits such as Human Development Services of Westchester, The Guidance Center and Caring for the Hungry & Homeless.

WCDP also actively seeks consultation from local high-speed internet providers and the Westchester Library System to bridge the digital divide for LMI residents.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Westchester County Continuum of Care (CoC) is the lead organization in the region. It coordinates homeless programs and initiatives in the area. The CoC leads a network of local homeless services and

housing providers involved in planning and coordinating programs and service delivery systems that reach across the County to assist homeless persons. These activities range from homeless prevention rental assistance to street outreach services, rapid rehousing rental activities, homeless shelters, HMIS data collection, and planning and coordination.

Other services provided by the large CoC network include permanent housing and rental assistance to transitional housing, case management, self-sufficiency programs, and other emergency assistance. The goal of the CoC is to end homelessness in Westchester County.

The Westchester County CoC Coordinated Entry Program (WCCEP) provides universal services to all people who are experiencing homelessness throughout Westchester County. Individuals and families at-risk or experiencing homelessness may access Coordinated Entry at several access points across the County. All of these access points result in a Comprehensive At-Risk of homelessness assessment Tool (CART) being completed for the household and their enrollment in Coordinated Entry. Details on the Coordinated Entry Program can be found at the link: <https://www.wcochomeless.org/Coordinated-Entry>

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

WCDP focuses ESG funds on homelessness prevention so that very low-income households and the working poor, who fall behind on their rental payments do not end up displaced. They do so by (1) eviction prevention programming, (2) counseling services, (3) street outreach to provide essential services to unsheltered homeless people and (4) providing renovations and essential supplies and materials to support operations of emergency shelters for individuals and families. The CoC is consulted as the programs are created and feedback is solicited. All sub-recipients are trained and added to the Homeless Management Information System (HMIS). HMIS is a web-based information management system used by the County and CoC members to enable data sharing which assists providers to connect services to homeless and low-income persons in the CoC region.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Westchester County Department of Planning
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Homeless Needs - Seniors
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Westchester County Department of Planning is the lead department responsible for the plan.
2	<b>Agency/Group/Organization</b>	TOWN OF MAMARONECK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town of Mamaroneck is a Consortium member, and consulted with community development needs.
3	<b>Agency/Group/Organization</b>	Peekskill Presbyterian Church
	<b>Agency/Group/Organization Type</b>	Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Peekskill Presbyterian Church consulted with community development needs through an application for funding.
4	<b>Agency/Group/Organization</b>	OSSINING CHILDREN'S CENTER, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency consulted with community development needs through an application for funding.
5	<b>Agency/Group/Organization</b>	Nicholas Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Health Agency Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Nicolas Center provides services for autistic adults in their Building Bridges Community Life and Employment program. The agency consulted with community development needs through an application for funding.
6	<b>Agency/Group/Organization</b>	Town of Greenburgh, NY Parks & Rec Dept
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The department consulted with community development needs through an application for funding.
7	<b>Agency/Group/Organization</b>	Port Chester Carver Center
	<b>Agency/Group/Organization Type</b>	Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization consulted on community development needs through an application for funding.
8	<b>Agency/Group/Organization</b>	Port Chester Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, the Port Chester Housing Authority was consulted to determine needs of the at-risk community.
9	<b>Agency/Group/Organization</b>	Westchester Jewish Community Center
	<b>Agency/Group/Organization Type</b>	Services-Housing Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization consulted on community development needs through an application for funding.
10	<b>Agency/Group/Organization</b>	Westchester County Department of Community Mental Health
	<b>Agency/Group/Organization Type</b>	Services-Health Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Westchester County Department of Community Mental Health consulted with community development needs through a survey.
11	<b>Agency/Group/Organization</b>	TOWN OF CORTLANDT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town consulted on community development needs through an application for funding.
12	<b>Agency/Group/Organization</b>	VILLAGE OF DOBBS FERRY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Village consulted on community development needs through an application for funding.

13	<b>Agency/Group/Organization</b>	Westchester County Continuum of Care Partnership to End Homelessness
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Westchester County Continuum of Care Partnership to End Homelessness is the lead agency addressing homelessness in the region. The COC is engaged in ongoing communication with the County.
14	<b>Agency/Group/Organization</b>	Village of Elmsford
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Village consulted on community development needs through an application for funding.
15	<b>Agency/Group/Organization</b>	Village of Hastings on Hudson
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Village consulted on community development needs through an application for funding.
16	<b>Agency/Group/Organization</b>	Westchester Community Health Center
	<b>Agency/Group/Organization Type</b>	Services-Health Publicly Funded Institution/System of Care

	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization consulted on community development needs.
17	<b>Agency/Group/Organization</b>	Sustainable Westchester
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency consulted on community development needs.
18	<b>Agency/Group/Organization</b>	Town of Lewisboro
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town consulted on community development needs through an application for funding.
19	<b>Agency/Group/Organization</b>	Village of Sleepy Hollow
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Village consulted on community development needs through an application for funding.
20	<b>Agency/Group/Organization</b>	WESTHAB, INC.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency consulted on community development needs.
21	<b>Agency/Group/Organization</b>	Community Housing Innovations, Inc
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency consulted on community development needs.
22	<b>Agency/Group/Organization</b>	Lifting Up Westchester, Inc.
	<b>Agency/Group/Organization Type</b>	Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency consulted on community development needs.
23	<b>Agency/Group/Organization</b>	Habitat for Humanity New Your City and Westchester County
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency consulted on community development needs.
24	<b>Agency/Group/Organization</b>	Village of Port Chester
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The village consulted on community development needs.
25	<b>Agency/Group/Organization</b>	Village of Mount Kisco
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The town consulted on community development needs.
26	<b>Agency/Group/Organization</b>	City of Peekskill
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted on community development needs through an application for funding.

27	<b>Agency/Group/Organization</b>	Village of Pleasantville
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Village consulted on community development needs through an application for funding.
28	<b>Agency/Group/Organization</b>	VILLAGE OF SCARSDALE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted on community development needs through a survey.
29	<b>Agency/Group/Organization</b>	VILLAGE OF RYE BROOK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-Housing Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Village consulted on community development needs.
30	<b>Agency/Group/Organization</b>	City of Peekskill Section 8 Department
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, the City of Peekskill (Section 8) was consulted to determine strengths and needs of the at-risk community.
31	<b>Agency/Group/Organization</b>	Greenburgh Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, the Greenburgh Housing Authority was consulted to determine strengths and needs of the at-risk community.
32	<b>Agency/Group/Organization</b>	Mount Kisco Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, the Mounty Kisco Housing Authority was consulted to determine strengths and needs of the at-risk community.

33	<b>Agency/Group/Organization</b>	MUNICIPAL HOUSING AUTHORITY OF THE CITY OF YONKERS
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, the Municipal Housing Authority of the City of Yonkers Housing Authority was consulted to determine strengths and needs of the at-risk community. Note that this agency serves Yonkers, which is not part of the Consortium.
34	<b>Agency/Group/Organization</b>	WHITE PLAINS HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, White Plains Housing Authority was consulted to determine strengths and needs of the at-risk community. Note that this agency serves White Plains, which is not part of the Consortium.

35	<b>Agency/Group/Organization</b>	North Tarrytown Housing Authority (PH units)
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, North Tarrytown Housing Authority was consulted to determine strengths and needs of the at-risk community.
36	<b>Agency/Group/Organization</b>	Peekskill Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, Peekskill Housing Authority was consulted to determine strengths and needs of the at-risk community.
37	<b>Agency/Group/Organization</b>	Tarrytown Municipal Housing Authority (PH units)
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, Tarrytown Municipal Housing Authority was consulted to determine strengths and needs of the at-risk community.
38	<b>Agency/Group/Organization</b>	Town of Mamaroneck Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, Town of Mamaroneck Housing Authority was consulted to determine strengths and needs of the at-risk community.
39	<b>Agency/Group/Organization</b>	TOWN OF YORKTOWN
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, Town of Yorktown (Section 8) was consulted to determine strengths and needs of the at-risk community.
40	<b>Agency/Group/Organization</b>	TUCKAHOE HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, Tuckahoe Housing Authority was consulted to determine strengths and needs of the at-risk community.
41	<b>Agency/Group/Organization</b>	Village of Ossining
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The county continues to be engaged with the agency in the development and implementation of the plan. During the development of the Consolidated Plan, the Village of Ossining Section 8 Program was consulted to determine strengths and needs of the at-risk community.

**Identify any Agency Types not consulted and provide rationale for not consulting**

No agency types will be intentionally excluded from the consultation process. All comments are welcome.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Westchester County Continuum of Care	The Strategic Plan is consistent with the goals and strategic plan of the Continuum of Care and the plan to end homelessness.
2024 Analysis of Impediments	Westchester County	The 2024 AI is an analysis of factors that may be potentially preventing access to fair housing choice in the community. Understanding the impediments to fair housing choice is an important step in addressing housing needs. The AI helps to provide information to decision makers in the community and assist in guiding the use of grant funds and other resources that target affordable housing. The AI was used to address sections of the Consolidated Plan related to fair housing issues within the Consortium.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

WCDP collaborates with other county departments and local governments to implement and coordinate housing and community development programs. Through its application process, WCDP provides funding for housing initiatives, homeless prevention efforts, community development, and public service programs aimed at enhancing the services available throughout Westchester County. WCDP is dedicated to ongoing cooperation with local communities and actively participates in Consortium housing efforts as well as countywide homeless prevention initiatives. The department will continue to be an engaged member in regional meetings and will help coordinate services and initiatives that improve the quality of life for residents.

**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

On behalf of the Consortium, WCDP has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the Consortium’s policies and procedures for citizen participation in the PY 2026 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of WCDP’s outreach efforts are provided below:

**Citizen Participation Outreach Table**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Hearing	Non-targeted/broad community	The Consortium will hold a public hearing on April 22, 2026 at 6:30 pm at the Michaelian Office Building located at 148 Martine Ave., Conference Room #420, White Plains, NY 10601.	A summary of comments will be included after the public hearing.	All comments are accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
2	Public Comment Period	Non-targeted/broad community	The Consortium will hold a public comment period from April 22, 2026 to May 22, 2026 to give citizens an opportunity to review and make comments on the recommended FY 2026 projects.	A summary of comments will be included after the public comment period.	All comments are accepted.	
3	Public Hearing	Non-targeted/broad community	The Consortium will hold a public hearing on TBD at the Michaelian Office Building located at 148 Martine Ave., Conference Room #420, White Plains, NY 10601.	A summary of comments will be included after the public hearing.	All comments are accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The Westchester Urban County Consortium anticipates it will receive the following community planning and development funds from the U.S. Department of Housing and Urban Development (HUD) in PY 2026.

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Solutions Grant (ESG)

These grant programs will support community development programs, affordable housing development and preservation, and address homelessness. PY 2026 is the third year of the 2024-2028 Consolidated Plan, and the Consortium anticipates it will receive similar amounts in each year of the Consolidated Plan period.

### Anticipated Resources Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,529,567.00	0.00	0.00	4,529,567.00	9,059,134.00	PY 2026 is the third year of the ConPlan period. The expected amount available for the remainder of the ConPlan is 2x more years of the annual allocation and program income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,032,577.77	0.00	0.00	1,032,577.77	2,065,155.54	PY 2026 is the third year of the ConPlan period. The expected amount available for the remainder of the ConPlan is 2x more years of the annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	408,058.00	0.00	0.00	408,058.00	816,116.00	PY 2026 is the third year of the ConPlan period. The expected amount available for the remainder of the ConPlan is 2x more years of the annual allocation.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The County requires that all programs applying for Community Development Block Grant (CDBG) funding must provide an equal match to the amount requested. Matching funds can come from staffing, other grants, or various funding sources. For the HOME program, there is a 25% match requirement for all developments, which must be met by developers and housing providers. Similarly, the Emergency Solutions Grant (ESG) requires a 1-to-1 dollar match, which is typically provided through local and state funds received by organizations offering homeless services.

The County will use Federal HUD funds as leverage for other financial resources when funding affordable housing developments, such as LIHTC, NYS Low-Income Housing, Housing Tax Credits, the NYS Trust Fund, the NYS Housing Finance Agency, private bank mortgages, and County funds such as NHLA and HIF.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Planning Staff regularly review if there is any publicly owned land or property available that can be used to address affordable housing needs. At this time there have been none identified for the plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information Table

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve & Expand Public Infrastructure	2024	2028	Non-Housing Community Development	Consortium Communities Low/Mod Block Group Tracts	Public Facilities & Infrastructure	CDBG: \$1,207,325.30	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	1B Improve Access to Public Facilities	2024	2028	Non-Housing Community Development	Consortium Communities Low/Mod Block Group Tracts	Public Facilities & Infrastructure	CDBG: \$1,207,325.30	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
3	2A Provide Supportive Public Services	2024	2028	Non-Housing Community Development	Consortium Communities Low/Mod Block Group Tracts	Public Services	CDBG: \$375,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
4	3A New Housing Development	2024	2028	Affordable Housing	Consortium Communities Low/Mod Block Group Tracts	Affordable Housing Development & Preservation	HOME: \$387,216.66	Homeowner Housing Added: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	3B Rental Housing Opportunities	2024	2028	Affordable Housing	Consortium Communities Low/Mod Block Group Tracts	Affordable Housing Development & Preservation	HOME: \$387,216.66	Rental units constructed: 4 Household Housing Unit
6	3C CHDO Housing Development	2024	2028	Affordable Housing	Consortium Communities Low/Mod Block Group Tracts	Affordable Housing Development & Preservation	HOME: \$154,886.67	Rental units rehabilitated: 2 Household Housing Unit
7	3D Housing Rehabilitation	2024	2028	Affordable Housing	Consortium Communities Low/Mod Block Group Tracts	Affordable Housing Development & Preservation	CDBG: \$834,003.00	Homeowner Housing Rehabilitated: 20 Household Housing Unit
8	4A Homeless Prevention, RRH & Street Outreach	2024	2028	Homeless	Consortium Communities Low/Mod Block Group Tracts	Addressing Homelessness	ESG: \$244,830.00	Homelessness Prevention: 20 Persons Assisted
9	4B Emergency Shelter & HMIS	2024	2028	Homeless	Consortium Communities Low/Mod Block Group Tracts	Addressing Homelessness	ESG: \$132,623.65	Homeless Person Overnight Shelter: 500 Persons Assisted
10	5A Effective Program Management	2024	2028	Non-Housing Community Development	Consortium Communities Low/Mod Block Group Tracts	Effective Program Management	CDBG: \$905,913.40 HOME: \$103,257.78 ESG: \$30,604.35	Other: 1 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	1A Improve & Expand Public Infrastructure
	<b>Goal Description</b>	WCDP will make public infrastructure improvements or expand infrastructure in low/mod income areas. These activities may include improvements to streets, sidewalks, water and sewer, and ADA improvements.
2	<b>Goal Name</b>	1B Improve Access to Public Facilities
	<b>Goal Description</b>	WCDP will make public facility improvements in low/mod areas. These may include improvements to neighborhood facilities, parks and recreational facilities, and community centers that serve those with special needs.
3	<b>Goal Name</b>	2A Provide Supportive Public Services
	<b>Goal Description</b>	WCDP will invest in public supportive services that address the needs of low- to moderate-income communities with particular emphasis on children and youth, unemployed and under-employed individuals. The County may also support special needs groups with programs that provide vital services that offset basic costs such health services and food programs for the elderly and persons with a disability.
4	<b>Goal Name</b>	3A New Housing Development
	<b>Goal Description</b>	WCDP will fund new homeownership opportunities such as new construction of affordable homeowner housing and/or direct financial assistance for eligible first-time homebuyers.
5	<b>Goal Name</b>	3B Rental Housing Opportunities
	<b>Goal Description</b>	WCDP will fund rental housing development activities for low- to moderate-income households. These activities will be carried out by local housing developers under the County housing programs. Rental housing opportunities may also include rental assistance.
6	<b>Goal Name</b>	3C CHDO Housing Development
	<b>Goal Description</b>	WCDP will reserve at least 15% of annual HOME funds to support affordable housing development activities from CHDOs.

7	<b>Goal Name</b>	3D Housing Rehabilitation
	<b>Goal Description</b>	WCDP will fund homeowner and rental housing rehabilitation activities to help preserve the housing stock of low- to moderate-income households. Small grants or loans will be awarded to make repairs for eligible single-family households.
8	<b>Goal Name</b>	4A Homeless Prevention, RRH & Street Outreach
	<b>Goal Description</b>	WCDP will continue to fund homeless prevention rental assistance for individuals at-risk of homelessness, street outreach services for the homeless, and rapid rehousing rental activities to help prevent individuals and families from returning to homelessness.
9	<b>Goal Name</b>	4B Emergency Shelter & HMIS
	<b>Goal Description</b>	WCDP will continue to support overnight shelter operations at local homeless shelters. Homeless individuals and families will receive wraparound services to help them towards stable housing and economic self-sufficiency.
10	<b>Goal Name</b>	5A Effective Program Management
	<b>Goal Description</b>	Effective program management will include general administration of CPD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects were developed in consultation with nonprofit housing and community development service providers, as well as input from citizens in the Consortium communities. The Community Development Block Grant (CDBG) will fund improvements to public facilities and infrastructure, public service programs, and housing rehabilitation activities. The CDBG program allows for a 20% cap on administrative costs, and no more than 15% of the grant may be allocated to public services. The HOME Investment Partnerships Program (HOME) will fund the development and preservation of affordable housing, as well as activities required under grant guidelines for Community Housing Development Organizations (CHDOs). There is a 10% cap on administrative costs for HOME grants, and 15% of the HOME grant is reserved for CHDO activities. The Emergency Solutions Grant (ESG) will support homeless programs, including homelessness prevention, rapid rehousing, street outreach, shelter operations, and Homeless Management Information Systems (HMIS). The ESG program has a 7.5% cap on administrative costs. The County has proposed the following projects:

CDBG Administration (20%): \$905,913.40  
CDBG Public Services: \$375,000.00  
CDBG Public Facilities & Infrastructure: \$2,414,650.00  
CDBG Housing Programs: \$834,003.00  
HOME Administration (10%): \$103,257.78  
HOME CHDO Set-Aside 15%: \$154,886.67  
HOME Housing Development Projects: \$774,433.33  
ESG26-Westchester County: \$408,058.00

## Projects Table

#	Project Name
1	CDBG Administration
2	CDBG Public Services
3	CDBG Public Facilities & Infrastructure
4	CDBG Housing Programs
5	HOME Administration
6	HOME CHDO Set-Aside 15%
7	HOME Non-CHDO Housing Development
8	ESG26 Westchester County

**Table 7 - Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The Consortium's funded projects will address the housing and community development needs as identified in the 2024-2028 ConPlan. The following needs are categorized by priority.

Public facilities and infrastructure improvements have been identified as a need in the Consortium region. Public facilities and infrastructure improvements are addressed through CDBG funds and will only target low/mod income areas as identified by HUD LMISD data or towards specific special need groups such as the elderly, persons with a disability and the homeless.

Public services that improve the quality of life for LMI residents have also been identified as a need in the Consortium. A 15% grant cap is allocated for public services; however the needs of residents far exceed the available grant funds.

One of the Consortium's highest priorities remains the preservation and development of affordable housing for both rental and owner-occupied households. CDBG and HOME funds address these needs as eligible under each grant. Activities include direct financial assistance, rental housing construction, existing homeowner housing rehab, and other homeownership opportunities.

Homeless housing and supportive services that work to end homelessness in the area are a high priority, and the ESG program addresses this need. The WCDP will award funds to programs that help with homeless prevention and rapid rehousing activities, street outreach, HMIS as well as emergency shelter services for persons experiencing homelessness.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Consortium Communities Low/Mod Block Group Tracts
	<b>Goals Supported</b>	5A Effective Program Management
	<b>Needs Addressed</b>	Effective Program Management
	<b>Funding</b>	CDBG: \$905,913.40
	<b>Description</b>	Program administration of the CDBG program.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A, Other: 1
	<b>Location Description</b>	Consortium-wide, eligible.
	<b>Planned Activities</b>	Program administration of the CDBG program (21A).
2	<b>Project Name</b>	CDBG Public Services
	<b>Target Area</b>	Consortium Communities Low/Mod Block Group Tracts
	<b>Goals Supported</b>	2A Provide Supportive Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$375,000.00
	<b>Description</b>	WCDP will fund vital public services for LMI households and special needs groups.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
	<b>Location Description</b>	Consortium-wide, eligible.

	<b>Planned Activities</b>	Planned activities will be services for LMI and special needs and may include senior services (05A), services for persons with a disability (05B), youth services (05D), health services (05M) and homeless programs (03T).
<b>3</b>	<b>Project Name</b>	CDBG Public Facilities & Infrastructure
	<b>Target Area</b>	Consortium Communities Low/Mod Block Group Tracts
	<b>Goals Supported</b>	1A Improve & Expand Public Infrastructure 1B Improve Access to Public Facilities
	<b>Needs Addressed</b>	Public Facilities & Infrastructure
	<b>Funding</b>	CDBG: \$2,414,650.00
	<b>Description</b>	Improve and expand public infrastructure in low/mod areas. Improve access to public facilities that will benefit LMI persons and special need groups.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public facilities and/or Infrastructure other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
	<b>Location Description</b>	Consortium wide, eligible. Low/mod block group tracts.
	<b>Planned Activities</b>	Public facility and infrastructure Improvement throughout low/mod block group tracts in consortium communities. These activities may include improvements to homeless facilities (03C), youth centers (03D), neighborhood facilities (03E), parks and recreational facilities (03F), streets (03K), sidewalks (03L), and water/sewer systems (03J).
<b>4</b>	<b>Project Name</b>	CDBG Housing Programs
	<b>Target Area</b>	Consortium Communities Low/Mod Block Group Tracts
	<b>Goals Supported</b>	3D Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing Development & Preservation
	<b>Funding</b>	CDBG: \$834,003.00
	<b>Description</b>	WCDP will provide funding for minor owner-occupied housing rehabilitation for eligible LMI households.
	<b>Target Date</b>	6/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 20 Household Housing Unit
	<b>Location Description</b>	Consortium-wide, eligible.
	<b>Planned Activities</b>	Planned activities will include owner-occupied housing rehab (14A)
<b>5</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Consortium Communities Low/Mod Block Group Tracts
	<b>Goals Supported</b>	5A Effective Program Management
	<b>Needs Addressed</b>	Effective Program Management
	<b>Funding</b>	HOME: \$103,257.78
	<b>Description</b>	Administration of the HOME program.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A, Other: 1
	<b>Location Description</b>	Consortium-wide, eligible.
	<b>Planned Activities</b>	Administration of the HOME program.
<b>6</b>	<b>Project Name</b>	HOME CHDO Set-Aside 15%
	<b>Target Area</b>	Consortium Communities Low/Mod Block Group Tracts
	<b>Goals Supported</b>	3C CHDO Housing Development
	<b>Needs Addressed</b>	Affordable Housing Development & Preservation
	<b>Funding</b>	HOME: \$154,886.67
	<b>Description</b>	Increase affordable rental availability for LMI households through CHDO development activities.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units Rehabilitated: 2 Household Housing Unit

	<b>Location Description</b>	Consortium-wide, eligible.
	<b>Planned Activities</b>	CHDO development activities.
<b>7</b>	<b>Project Name</b>	HOME Non-CHDO Housing Development
	<b>Target Area</b>	Consortium Communities Low/Mod Block Group Tracts
	<b>Goals Supported</b>	3A New Housing Development 3B Rental Housing Opportunities
	<b>Needs Addressed</b>	Affordable Housing Development & Preservation
	<b>Funding</b>	HOME: \$774,433.33
	<b>Description</b>	Provide affordable housing opportunities such as new construction of affordable housing for homeowners and renters.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Added: 2 LMI Household Housing Unit Rental units constructed: 4 LMI Household Housing Unit
	<b>Location Description</b>	Consortium-wide, eligible.
	<b>Planned Activities</b>	Planned activities will include new construction of affordable housing for homeowners and renters.
<b>8</b>	<b>Project Name</b>	ESG26 Westchester County
	<b>Target Area</b>	Consortium Communities Low/Mod Block Group Tracts
	<b>Goals Supported</b>	4A Homeless Prevention, RRH & Street Outreach 4B Emergency Shelter & HMIS 5A Effective Program Management
	<b>Needs Addressed</b>	Addressing Homelessness Effective Program Management
	<b>Funding</b>	ESG: \$408,058.00
	<b>Description</b>	WCDP will fund homelessness prevention, rapid rehousing, street outreach, HMIS and emergency shelter.
	<b>Target Date</b>	6/30/2027

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeless Person Overnight Shelter: 500 Persons Assisted Homeless Prevention: 20 Persons Assisted
<b>Location Description</b>	Consortium-wide, eligible.
<b>Planned Activities</b>	Planned activities for ESG 2026: Admin will be no more than 7.5%: \$30,604.35 Emergency Shelter and Street Outreach will not exceed 60% of the ESG annual allocation: \$132,623.65 Homelessness Prevention, Rapid Rehousing and HMIS: \$244,830.00

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Westchester County Department of Planning (WCDP) does not allocate funding based on geographic requirements when requesting applications; rather, funds are made available Consortium-wide through applications from eligible persons/households, organizations, and eligible community projects. For the CDBG program, individuals or households must meet income qualifications in order to receive direct assistance from affordable housing activities and public services. For eligible public facilities & infrastructure improvements, WCDP will target low/mod-income block group tract areas in need. For the HOME program, individuals or households must meet income qualifications for affordable housing program assistance. ESG serves homeless or at-risk homeless individuals and households. Please see the Discussion for a description of areas with low-income and minority concentrations.

### Geographic Distribution

Target Area	Percentage of Funds
Consortium Communities	50
Low/Mod Block Group Tracts	50

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Within the Consortium Communities, activities are targeted towards low- to moderate-income individuals and households (less than 80% AMI) and must be located within the Consortium Communities as outlined in the SP-10 of the Consolidated Plan. WCDP provides funding to Consortium Communities through an application process and proof of need.

When the WCDP has identified public facility or infrastructure improvement activities, the activities will primarily serve a community or neighborhood. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible census block group tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are at least 51% low- to moderate-income, however the Consortium is an exception grantee as few of the Low/Mod Eligible Block Group Tracts meet the 51 percent criteria. Due to this, HUD considers eligible Low/Mod Eligible Block Group Tracts for the Consortium to be 44.7% low/mod or more. In PY 2026, WCDP will allocate 50% of CDBG funds towards these activities.

To determine census block group tracts, the WCDP will be utilizing HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible tracts within the jurisdiction. The identified census block group tracts that are considered low-moderate income can be found on the HUD Exchange website at: <https://www.hudexchange.info/programs/acs-low-mod->

## Discussion

### Low Income & Minority Concentration

#### 1. Low-Income Households

A “low-income concentration” is any census tract where the median household income (MHI) is 80% or less than the MHI for Westchester County. According to the 2020-2024 ACS 5-Year Estimates, the MHI in the County is \$118,976. A tract is considered to have a low-income concentration if the MHI is \$95,180 or less. There are a few areas in the County that have a concentration of low-income families, with the largest concentrations centered around White Plains, Yonkers and Mount Vernon. There are also several concentrations around Mount Pleasant, Port Chester, Peekskill, Pelham and Cortlandt.

#### 2. Race/Ethnicity

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the countywide average. Minority groups with a population less than 1% were not factored. Data was taken from the 2020-2024 ACS.

Black, non-Hispanic persons made up 12.7% of the population, and a tract with a concentration would be 22.7% or more. The largest concentrations are between White Plains and Mount Pleasant, and there are also concentrations in and around Mount Vernon and Yonkers.

Asian, non-Hispanic persons were 6.2% of the population, and a tract with a concentration would be 16.2% or more. Most concentrations are just southwest of White Plains in Greenville and Scarsdale. There are also scattered tracts with a concentration near Mount Kisco, Mount Pleasant and Yonkers.

Hispanic persons were 27.4% of the population, and a tract with a concentration would be 37.4% or more. The concentrations are primarily around Yonkers, White Plains, Port Chester and Ossining.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The Westchester Urban County Consortium is committed to supporting the development and preservation of affordable housing for low- and moderate-income individuals and households. In PY 2026, the WCDP on behalf of the Consortium will fund four activities that address these needs: homeowner and renter housing rehab, new rental housing development, and homebuyer opportunities.

The annual goals listed in this section specify the following goals for affordable housing assistance for non-homeless populations. The terms for affordable housing are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. This section only reports grant program activities under the CDBG and HOME programs.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	28
Special-Needs	0
Total	28

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	22
Acquisition of Existing Units	0
Total	28

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Homeowner Housing Added: 2 LMI Household Housing Units

Rental units constructed: 4 LMI Household Housing Units

Rental units Rehabilitated: 2 LMI Household Housing Units

Homeowner Housing Rehabilitated: 20 Household Housing Units

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Public housing was created to offer safe and decent rental options for eligible low- and moderate-income families, the elderly, and individuals with disabilities. The WCDP does not own any public housing authority; rather, each housing authority operates independently, featuring its own waiting list for assistance, program guidelines, and areas of service. Public housing consists of federally subsidized affordable housing managed by public housing authorities (PHAs). Additionally, PHAs oversee the Section 8 Housing Choice Voucher (HCV) program, which provides financial assistance to residents for renting their chosen units. There are seven (7) Public Housing Authorities that administer public housing (PH) units or combined programs with both PH and Section 8 HCV vouchers. There are also four (4) Section 8-only programs within the Consortium:

- City of Peekskill (Section 8)
- CVR New York (Section 8)
- Greenburgh Housing Authority (Combined)
- Mount Kisco Housing Authority (Combined)
- North Tarrytown Housing Authority (PH units)
- Peekskill Housing Authority (PH units)
- Port Chester Housing Authority (PH units)
- Tarrytown Municipal Housing Authority (PH units)
- Town of Yorktown (Section 8)
- Tuckahoe Housing Authority (PH units)
- Village of Ossining Section 8 Program (Section 8)

Each PHA, as needed, will continue to work to increase the number of accessible units available to all current and potential future residents, including those who are disabled and protected under the Section 504 Voluntary Compliance Agreement. To address the needs of individuals and families with disabilities, the public housing authorities, along with the WCDP, will seek to increase educational opportunities for landlords and property managers to better understand and implement Section 504 Compliance and ADA requirements, in addition to providing resources to improve accessibility in publicly supported housing units as needed.

### **Actions planned during the next year to address the needs to public housing**

WCDP will accept applications that address the affordable housing needs of the local housing authorities. WCDP has recently used CDBG funds for electrical upgrades and bathroom rehabs in several sites owned by the PHAs. WCDP will also disseminate materials and discuss fair and affordable housing opportunities through presentations. ESG funds will also help with homeless prevention and eviction

prevention through the housing authorities.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Public Housing Authorities (PHAs) collaborate with resident advisory boards or councils in each public housing community. Their main goals include implementing and enforcing standards and expectations that encourage families to strive for self-sufficiency. Additionally, resident advisory groups have opportunities to provide feedback and participate in the development of PHA plans.

Each PHA is eligible to run a Family Self-Sufficiency (FSS) Program, which can provide case management services to targeted families in public housing and the Section 8 Program. The main focus of the FSS program is to help families achieve goals in education, employment, and homeownership. Through these activities, they may work to become economically self-sufficient.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A. WCDP does not operate any PHA and refers all public housing needs to PHAs in their respective areas.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Westchester County Continuum of Care Partnership to End Homelessness (CoC) is the primary organization responsible for homeless prevention initiatives in Westchester County. It leads a network of service providers aimed at ending homelessness. This section outlines how the Westchester County Department of Planning (WCDP) and the CoC coordinate their efforts within the Consortium and the broader county area, and it highlights some of the service providers that assist individuals at risk of or currently experiencing homelessness.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The WCDP collaborates closely with the Westchester County Continuum of Care Partnership to End Homelessness (CoC) when reaching out to homeless persons in the region. Whenever possible, WCDP attends the monthly CoC member meetings to discuss program initiatives and address current community issues. Additionally, WCDP and CoC jointly provide training for ESG sub-recipients and review program directives and monitoring processes to ensure comprehensive coverage of sub-populations. The two organizations also meet periodically to discuss funding opportunities and the release of requests for proposals. This coordination is essential for improving service delivery, maximizing resources, and minimizing duplication of efforts in reaching out to the homeless and assessing their needs.

The CoC administers the Westchester County Coordinated Entry Program (WCCEP), which provides universal services to all people who are experiencing homelessness throughout Westchester County. Coordinated entry is one of the main tools in assessing the needs of the homeless in Westchester County. Coordinated entry appoints an assessor to quickly coordinate a housing provider, and if this referral is accepted by the client, then placement can be made to safe and suitable housing. Referrals can be made for any homeless persons living or sleeping in places not meant for human habitation, fleeing or attempting to flee domestic violence, those staying in shelters, and those exiting institutions where they stayed up to 90 days and were homeless before staying in these systems of care.

WCDP focuses ESG funds on homelessness prevention so that very low-income households and the working poor, who fall behind on their rental payments don't end up displaced. They do so by (1) eviction prevention programming, and (2) counseling services. Other activities that help are street outreach to identify and provide essential services to unsheltered homeless people and providing renovations, essential supplies and materials to support operations of emergency shelters for individuals and families

as these shelters address those in crisis working to regain self-sufficiency.

The CoC is consulted as the programs are created and feedback is solicited. All sub-recipients are trained and added to the Homeless Management Information System (HMIS). HMIS is a web-based information management system used by the WCDP and CoC members to enable data sharing which assists providers to connect services to homeless and low-income persons in the CoC region.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The WCDP refers to the CoC for the emergency shelter and transitional housing needs of the homeless in the Consortium. Emergency shelters reporting to the CoC Homeless Assistance Programs Housing Inventory Count are CHOP Inc., Emergency Shelter Partnership, Hope's Door, Lifting Up Westchester, My Sister's Place, Providence House, Sharing Community, WestCOP, Westhab, WestHELP, the YWCA and more. The shelters range in the number of services provided beyond beds and target populations they specialize in. Most offer wraparound services that help meet the unique needs of each person during their time of crisis.

Transitional housing is provided by CHOP, HOPE Community Services, IFCA, Westhab, and the YWCA. These services include short-term residences that help individuals and families stabilize while they work towards becoming self-sufficient. The White Plains YWCA offers an ex-offender program that helps individuals with reentry services while they transition back into the community.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Several agencies in the area help homeless individuals and families, veterans, and youth make the transition to permanent housing and independent living. Many of these providers are part of the local CoC network and are connected through the coordinated entry program.

The Westchester County Department of Social Services (DSS) offers temporary shelter for homeless families, individuals, and childless couples. The office collaborates with nonprofit organizations that provide case management services in shelter facilities, transitional residences, and emergency apartments. These homeless programs are designed to assist individuals in transitioning to permanent housing and achieving independence. Organizations like CHI Inc., CHOP, IFCA, and Westhab also offer family transitional housing programs and manage transitional housing sites that provide family units and

comprehensive support services.

Westhab runs the Vet Home 3 facility for veterans, which houses up to 6 adults and provides services to help them transition to permanent supportive housing. The Veterans Administration also has three programs in the County that help provide veterans with permanent housing. HUD VASH vouchers are a solution for over 80 veterans in permanent housing.

The Children's Village offers shelters and transitional housing programs for runaway youth. Services offered at these sites help youth return to positive housing destinations while providing a stable living situation in which to work towards their goals.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The WCDP focuses ESG funds on homelessness prevention, which includes rental housing assistance, rapid rehousing, emergency shelter, street outreach and HMIS activities. WCDP is connected to a network of experienced service providers, which provide the eligible services granted by the ESG program.

Several rapid rehousing programs in the County include Westhab's New Start and Rapid Road to Housing programs. HOPE Community Services also runs a TBRA program in Rochelle. CHOP runs the RISE Rapid Rehousing program, which also provides rental assistance to help households avoid returning to homelessness.

Westchester Disabled on the Move helps individuals and their families with disabilities find stable housing after they are released from nursing homes and similar care institutions. The agency also helps them obtain affordable healthcare and housing subsidies.

The Westchester Guidance Center helps children, teens, adults, and families who are dealing with mental health, substance use, and co-occurring complex challenges. Individual, group, and family psychotherapy, as well as psychiatric evaluations and medication management, are available. These services help families avoid becoming homeless after receiving care.

The White Plains YWCA offers an ex-offender program that helps individuals with reentry services and housing options while transitioning back into the community.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The Westchester Urban County Consortium completed its most recent Analysis of Impediments to Fair Housing Choice (AI) in conjunction with the most recent ConPlan. The AI outlines 10 identified impediments to fair housing choice. Numbers 7-10 are related to affordability:

1. Uneven Growth Patterns
2. Varied Concentrations of Non-White Population
3. Language Barriers to Affordable Housing Information
4. Older Population Aging in Place
5. Accessible Jurisdictional Housing Strategies and Zoning Regulations for All
6. Lack of New Housing Construction in Several Communities
7. Lack of Affordable Housing for Renters
8. Racial/Ethnicity Income Inequality
9. High Number of Cost-Burdened Renters
10. Unequal Home Ownership by Race

In the Consortium, the ten barriers to fair and affordable housing, while not directly resulting from current policies, reflect the legacy of historic discrimination and persisting disparities, such as uneven access to credit and opportunity. Policies that do not provide sufficient incentives for affordable housing development can lead to a lack of investment in this critical sector. These factors collectively contribute to a reduced supply of affordable units, hindering accessibility for low- and moderate-income households. The Consortium is dedicated to addressing these issues through specific programmatic actions and policy revisions, aiming to improve housing affordability for all. This initiative also includes addressing the residual impact of historical policies to ensure contemporary housing accessibility aligns with modern standards of fairness and inclusivity.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In an effort to overcome or ameliorate barriers to affordable housing, the Westchester Urban County Consortium identified corresponding strategic actions for consideration and implementation. The actions listed will be addressed over the next five years, aligning the accomplishments of these actions with the consolidated planning cycle. Although it is likely that not all impediments will be eliminated in the short period of five years, the Consortium will strive to further fair housing and reduce these barriers to promote fair housing choice. Strategic actions include:

1. Reform regulatory barriers to facilitate missing middle housing;

2. Establish new financial incentives;
3. Offer surplus land for affordable housing;
4. Rezone vacant or underutilized commercial or industrial land;
5. Expand the Housing Flex Fund; and
6. Promote the use of the Mortgage Credit Certificate.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The Westchester County Department of Planning (WCDP) is committed to enhancing the quality of life for its citizens, especially those with low to moderate incomes (LMI) and special needs. The Consortium's grant programs, which include CDBG, HOME, and ESG, focus on housing and community development initiatives. These initiatives involve providing public services, improving public infrastructure and facilities, offering affordable housing programs, and supporting homeless assistance programs. Below are additional actions planned by the WCDP to address the needs of residents in the Consortium.

### **Actions planned to address obstacles to meeting underserved needs**

WCDP will continue to seek new funding sources for programs that address the needs of underserved populations within the Consortium. According to the Needs Assessment outlined in the Consolidated Plan, cost burden remains the most significant housing issue in the Consortium, and these challenges have intensified due to rising housing costs. A general lack of funding and available local programs hamper efforts to provide the necessary services that help individuals and families escape poverty and secure affordable, decent housing. To tackle this issue, the WCDP will leverage federal funds to obtain local and state grants whenever possible. Existing funds will focus on the most underserved populations in the Consortium and will be prioritized based on need.

### **Actions planned to foster and maintain affordable housing**

The WCDP will work with housing providers to assist LMI households with affordable housing programs. Planned activities will include homeowner-occupied housing rehab, homebuyer assistance, and developments. In addition to these, WCDP will work to increase affordable rental housing opportunities for LMI households through both new rental development and the rehabilitation of existing units.

Rehabilitation is an important component of the housing program. The WCDP is given first refusal on tax-in-rem parcels, rehabilitates them, and then markets and sells them affordably to LMI homebuyers. Rehab is also requested through the application process from nonprofit developers/owners and housing authorities.

### **Actions planned to reduce lead-based paint hazards**

The WCDP will monitor all housing units that were either rehabilitated or constructed with federal funds to ensure that not only are the affordability requirements being met, but also that lead-based paint hazards are not present. In 2021, the WCDP was awarded a \$4.1 million Lead-Based Paint Hazard Reduction Demonstration grant to reduce lead paint hazards in housing units with low- and moderate-income households. The WCDP maintains a computer database of all assisted units with Lead-based paint hazards funds and owners are required to promote these housing units to families with child under the

age of six years for a period of three years after the end of the period of work performance. In addition, in compliance with HUD grant program regulations, WCDP housing rehabilitation inspectors are trained and certified as EPA-certified lead risk assessors.

The Westchester County Department of Health's code requires blood level tests on all children at their two-year physicals and will make referrals to primary care physicians for affected children. The Health Department also administers a childhood lead poisoning prevention program to identify communities with high incidences of lead poisoning and to provide education and outreach to those communities that have a high number of children with elevated blood levels. The WCDP will work closely with the Department of Health to provide outreach services, referrals of property owners with notice and demand violations and identify elevated blood level cases through the Primary Preventive Childhood Lead Poisoning Pilot Program.

### **Actions planned to reduce the number of poverty-level families**

The activities outlined in this plan aim to directly reduce poverty and alleviate homelessness in the Consortium area. Public service programs are designed to improve the quality of life for residents, while affordable housing preservation programs will focus on rehabilitating housing. This will help low- to moderate-income (LMI) households maintain living conditions that prevent homelessness. CDBG and HOME funds will primarily target households with incomes at or below 80% of the Area Median Income (AMI). Additionally, ESG funds will support homelessness prevention activities and provide rapid rehousing rental assistance, which will help individuals and families avoid returning to homelessness.

Finally, the WCDP will ensure that all construction projects under the CDBG and HOME grant programs are in compliance with Section 3 Regulations. Section 3 helps to establish more economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance for development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular to those who are recipients of Federal assistance.

The WCDP will collaborate with multiple other municipal planning and community development departments as well as local nonprofit organizations that operate programs with similar goals of reducing the poverty level in the Consortium area. Actions that the WCDP may implement include:

- Targeting federal CDBG funds to neighborhoods that are low/mod as identified by HUD's LMISD data as these areas commonly have a higher poverty rate than the rest of the Consortium communities;
- Supporting public service programs to LMI households that encourage housing stability and improve the quality of life of residents;
- Continue to fund housing rehab activities for owners to maintain the condition of their homes,

which will prevent the risk of homelessness.

- Support affordable housing development opportunities;
- Support housing developments that set aside housing units targeted to households with incomes less than 30% of the County AMI;
- Provide direct rental assistance for LMI households and/or individuals and families at risk of homelessness.
- Provide assistance for special needs groups such as those with a disability, the elderly, and victims of domestic violence.
- Address homelessness through the use of federal ESG funds.

### **Actions planned to develop institutional structure**

The WCDP will continue to work closely with its network of public service agencies, housing providers, developers, CoC members, other local homeless service providers, public housing authorities (PHAs), and the Consortium member government departments. This collaboration aims to expand opportunities that enhance the quality of life for citizens. These relationships are essential for building a strong institutional framework to effectively implement CDBG, HOME, and ESG programs for the Consortium's most vulnerable populations.

During the WCDP's grant application process, grant basics will be discussed with potential and long-time collaborators, and technical assistance will be provided. Subrecipients will receive guidance on the grant programs to stay in compliance and meet timely reporting requirements. Monitoring activities will not only measure each project's effectiveness in carrying out their program activities, but also help to improve and build the capacity of the subrecipient.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The WCDP will continue to coordinate planning activities with housing providers, public service agencies, members of the Continuum of Care, and the Consortium Communities. WCDP staff will also continue participating in local homeless initiatives and fair housing awareness efforts.

The WCDP will offer technical assistance to subrecipients of its federal grants to ensure the success of each program and improve the lives of the intended beneficiaries. Through activities such as monitoring and progress reports, the WCDP will enhance the coordination among grant recipients and help achieve its overall program objectives.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The following section provides details on program-specific requirements for each of the three entitlement programs: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG). WCDP does not anticipate generating any program income for the CDBG program.

#### **Community Development Block Grant Program (CDBG) Program Requirements Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### **Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME) Program Requirements**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Please see the AD-25 grantee unique appendices for the County's Resale and Recapture Policy Provisions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The affordability provisions may vary based on the factors in place when the deed restrictions were filed. The county's current standard is at least 50 years. The WCDP has a full monitoring program and staff to ensure compliance.

Please see the Resale and Recapture Policy Provisions Final attachment in the AD-25 grantee unique appendices.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable. WCDP does not plan to fund TBRA activities with FY 2026 HOME program funds.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable. WCDP does not plan to fund TBRA activities with FY 2026 HOME program funds.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR

92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the marketing requirements established by Westchester County, which is the participating jurisdiction (PJ) pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ, such as persons with a disability or other special needs. However, at this time, there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the Consortium's HOME program funds. HOME funds must, however, target low- to moderate-income households. The WCDP provides equal access to all eligible households.

**Emergency Solutions Grant (ESG) Program Requirements**  
**Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

- For Homeless clients - Street Outreach and Emergency Shelter Services. Street Outreach is for actual homeless individuals who reside on the street. Emergency Shelter benefits homeless individuals or families who currently reside in a shelter with either services or upgrades to the facility.

- For Homelessness Prevention clients - must be at or below 30% AMI, be within 21 days of an eviction and meet the criteria of “at risk of homelessness” as defined by HUD.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

All non-profits that interact with a client must ensure that forms are completed and entered into the HMIS (Homeless Management Information System). A referral from the COC is forwarded to the appropriate nonprofit and a monthly log is submitted to the Program Specialist/Admin.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County issues a Request for Proposals (RFP) for ESG related services and non-profit organizations submit proposals. Awards are issued based on services they provide, responsiveness and CoC yearly recommendations to focus activities and funds.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Under the CoC Partnership, the County's Departments of Social Services and Community Mental Health administer the Continuum of Care Homeless Assistance Program. A board was created that includes the participation of homeless and formerly homeless individuals to develop and implement policies and funding decisions. The WCDP requires that each non-profit that is funded, have a Board that includes meeting the conditions of the CFR.

5. Describe performance standards for evaluating ESG.

Individuals must have income that is no more than 30% AMI and they must meet all of HUD requirements for getting services through ESG which can be challenging. Additional outreach methods are being considered to reach this population. Performance evaluations are conducted

when non-profits submit invoices for services which include a signed checklist that is used to confirm that all requirements have been met.



TRANSMITTAL MEMO

To: The Honorable Members of the Board of Legislators

From: Hon. Kenneth W. Jenkins, Westchester County Executive

Date: April 24, 2026

Re: Legislation authorizing the construction of 100 Affordable Homeownership Housing Units to be located at 1-3 Croton Point Avenue, Village of Croton-on-Hudson

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As your Honorable Board is aware, to encourage the development of affordable housing that will affirmatively further fair housing (“AFFH”) in Westchester County (the “County”), the County has established New Homes Land Acquisition III (2024-33) (“NHLA” or “Capital Project BPL37”) and Housing Implementation Fund II (“HIF” or “Capital Project BPL1A”) to provide funds to assist in the acquisition of property and construction of infrastructure improvements, respectively.

Transmitted herewith for your review and approval please find the following:

1. Land Purchase and Conveyance. An Act (the “Land Acquisition Act”) to authorize the purchase and subsequent conveyance of approximately +/- 1.76 acres of real property located at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson (the “Property”) to WBP Development LLC, its successors, assigns, or any entity created to carry out the purposes of the proposed transaction (the “Developer”), as part of the County’s program to support the construction of affordable homeownership units that affirmatively further fair housing (the “Affordable AFFH Units”). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants against the Property, to require that the proposed Affordable AFFH Units be marketed and sold in accordance with an approved affordable fair housing marketing plan to eligible households with income at or below 100% of the Westchester County area median income (“AMI”), and sold at a sales price set at 80% of AMI. The Affordable AFFH Units will remain affordable for a period of not less than fifty (50) years noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

Historically, County policy has been to assist affordable homeownership developments serving households earning up to 80% of AMI. As our Honorable Board is aware, the State of New York

has a program known as the Affordable Homeownership Opportunity Program (“AHOP”) by the State of New York Homes and Community Renewal (“HCR”). HCR is permitting their subsidy to assist homeowners with incomes of up to 100% of AMI. Your Honorable Board has previously authorized the County to assist affordable homeownership developments serving households earning up to 100% of AMI for AHOP developments as in the best interest of the County.

In accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One (\$1.00) Dollar for the Developer to construct a new five-story building with one hundred (100) Affordable AFFH Units (the “Development”). The Development will include 46 one-bedroom and 54 two-bedroom units, and 105 parking spaces and other related improvements.

2. Acquisition Financing. A New Homes Land Acquisition Bond Act (the “NHLA Bond Act”) to authorize the issuance of bonds of the County, in a total amount not to exceed \$5,765,000, as a part of Capital Project BPL37 New Homes Land Acquisition III. The Department of Planning (“Planning”) has advised that, subject to the approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed \$5,725,000 to purchase the Property from the current owner(s) of record for the construction of the Development and an additional \$40,000 to pay for County Administrative Costs.
3. Inter-Municipal Developer Agreement Act. An Act (the “IMDA Act”) to authorize the County to enter into an Inter-Municipal Developer Agreement (the “IMDA”) with the Village of Croton-On-Hudson (“Village”) and the Developer, its successors or assigns, or any entity created to carry out the purposes of the transaction, to finance the construction of a portion of the infrastructure improvements associated with the construction of 100 affordable AFFH Units. The infrastructure improvements will include, but not be limited to, construction of new parking, drainage, storm water detention, water lines, signage, retaining walls, landscaping, lighting, sidewalks, curbing and construction management (the “Infrastructure Improvements”) in support of the Affordable AFFH Units as part of the County’s program to ensure the development of new affordable housing. The term of the IMDA will be fifteen (15) years (commensurate with the period of probable usefulness of the HIF bonds as described herein). The IMDA will provide, amongst other things, that the Village and/or the Developer, its successors or assigns, or any entity created to carry out the purposes of the transaction, will be responsible for all costs of operation and maintenance of the Infrastructure Improvements.

The IMDA will require the Developer, as a condition of the County’s financing of the Infrastructure Improvements, to record a declaration of restrictive covenants approved by, and enforceable by, the County which will run with the land and bind the Property and any successor(s) in interest and will require that the Affordable AFFH Units be maintained, marketed and sold in accordance thereto for a period of not less than fifty (50) years.

Planning has advised that the authorization of your Honorable Board is required to accept all necessary property rights required to construct the Infrastructure Improvements. The County will have an ownership interest in the Infrastructure Improvements through an easement until the expiration of the term of the HIF bonds, as described herein. However, the County will not be responsible for any costs related to the operation and maintenance of the Infrastructure Improvements.

4. Construction Financing. A Bond Act (the “HIF Bond Act”) to authorize the issuance of bonds of the County in an amount not-to-exceed \$6,150,000, as a part of Capital Project BPL1A, to finance a portion of the Infrastructure Improvements for the Development. Planning has advised that, subject to the approval of your Honorable Board, the HIF Bond Act will authorize an amount not to exceed \$6,150,000 (the “County Funds”) for the Infrastructure Improvements, which includes \$150,000 to cover the County’s administrative costs.

Planning has further advised that additional funding for the Development, with an estimated total cost of approximately \$68,484,873 is anticipated to be provided through the following funding sources:

- a) HCR AHOP subsidy;
- b) Sale Proceeds; and
- c) Deferred Developer Fee.

Planning has further advised that Section 167.131 of the Laws of Westchester County (“LWC”) 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 Board report is annexed hereto for your Honorable Board’s information. In addition, in accordance with LWC Section 191.41, the Commissioner of Planning has provided a report, which is also attached hereto for your Honorable Board’s consideration.

Based on the importance of creating more affordable housing units that affirmatively further fair housing in the County of Westchester, your favorable action on the annexed Acts is respectfully requested.

**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive recommending the enactment of the following acts:

1. Land Purchase and Conveyance. An Act (the “Land Acquisition Act”) to authorize the purchase and subsequent conveyance of approximately +/- 1.76 acres of real property located at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson (the “Property”) to WBP Development LLC, its successors, assigns, or any entity created to carry out the purposes of the proposed transaction (the “Developer”), as part of the County’s program to support the construction of affordable homeownership housing units that affirmatively further fair housing (the “Affordable AFFH Units”). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants against the Property, to require that the proposed Affordable AFFH Units be marketed and sold in accordance with an approved affordable fair housing marketing plan to eligible households with income at or below 100% of the Westchester County area median income (“AMI”) and sold at a sales price set at 80% of AMI. The Affordable AFFH Units will remain affordable for a period of not less than fifty (50) years noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

Your Committee has been advised that, historically, County policy has been to assist affordable homeownership developments serving households earning up to 80% of AMI. However, with the release of a new subsidy program known as the Affordable Homeownership Opportunity Program (“AHOP”) by the State of New York Homes and Community Renewal (“HCR”), HCR is now permitting their subsidy to assist homeowners with incomes of up to 100% of AMI. In order to match this program and to be able to utilize this funding source to develop affordable homeownership units in the County, the County policy will be modified only for AHOP developments to a maximum of 100% of AMI.

In accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One (\$1.00) Dollar for the Developer to construct a new five-story building with one hundred (100) Affordable AFFH Units (the “Development”). The Development will include 46 one-bedroom, 54 two-bedroom units and 105 parking spaces and other related improvements.

2. Acquisition Financing. A New Homes Land Acquisition Bond Act (the “NHLA Bond Act”), prepared by the law firm Hawkins Delafield & Wood LLP, to authorize the issuance of bonds of the County, in a total amount not to exceed \$5,765,000, as a part of Capital Project BPL37 New Homes Land Acquisition III. The Department of Planning (“Planning”) has advised that, subject to the approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed \$5,725,000 to purchase the Property from the current owner(s) of record to allow for the construction of the Development and an additional \$40,000 to pay for County Administrative Costs.
3. Inter-Municipal Developer Agreement Act. An Act (the “IMDA Act”) to authorize the County to enter into an Inter-Municipal Developer Agreement (the “IMDA”) with the Village of Croton-on-Hudson (“Village”) and the Developer, its successors or assigns, or any entity created to carry out the purposes of the transaction, to finance the construction of a portion of the infrastructure improvements associated with the construction of 100 affordable AFFH units. The infrastructure improvements will include, but not be limited to, construction of new parking, drainage, storm water detention, water lines, signage, retaining walls, landscaping, lighting, sidewalks, curbing and construction management (the “Infrastructure Improvements”) in support of the Affordable AFFH Units as part of the County’s program to ensure the development of new affordable housing. The term of the IMDA will be fifteen (15) years (commensurate with the period of probable usefulness of the HIF bonds as described herein). The IMDA will provide, amongst other things, that the Village and/or the Developer, its successors or assigns, or any entity created to carry out the purposes of the transaction, will be responsible for all costs of operation and maintenance of the Infrastructure Improvements.

The IMDA will require the Developer, as a condition of the County’s financing of the Infrastructure Improvements, to record a declaration of restrictive covenants approved by, and enforceable by, the County which will run with the land and bind the Property and any successor(s) in interest and will require that the Affordable AFFH Units be maintained, marketed and sold in accordance thereto for a period of not less than fifty (50) years.

Planning has advised that the authorization of your Honorable Board is required to accept all necessary property rights required to construct the Infrastructure Improvements. The County will have an ownership interest in the Infrastructure Improvements through an easement until the expiration of the term of the HIF bonds, as described herein. However, the County will not be responsible for any costs related to the operation and maintenance of the Infrastructure Improvements.

4. Construction Financing. A Bond Act (the “HIF Bond Act”), prepared by the law firm Hawkins Delafield & Wood LLP, to authorize the issuance of bonds of the County in an amount not-to-exceed \$6,150,000, as a part of Capital Project BPL1A, to finance a portion of the Infrastructure Improvements for the Development. Planning has advised that, subject to the approval of your Honorable Board, the HIF Bond Act will authorize an amount not to exceed \$6,150,000 (the “County Funds”) for the Infrastructure Improvements, which includes \$150,000 to cover the County’s administrative costs.

Planning has further advised that additional funding for the Development, with an estimated total cost of approximately \$68,484,873 is anticipated to be provided through the following funding sources:

- a) HCR AHOP subsidy;
- b) Sale Proceeds; and
- c) Deferred Developer Fee.

Planning has further advised that Section 167.131 of the Laws of Westchester County (“LWC”) 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 Board report is annexed hereto for your Honorable Board’s information. In addition, in accordance with LWC Section 191.41, the Commissioner of Planning has provided a report, which is also attached hereto for your Honorable Board’s consideration.

The Department of Planning has advised your Committee that pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQRA), the Village Board of Trustees (“Village Board”) has classified the project as a Type I

action. On July 17, 2024, the Village Board issued a notice of intent to serve as lead agency, circulated Part 1 of a Full Environmental Assessment Form to involved agencies, including the Westchester County Board of Legislators. On December 18, 2024, the Village Board issued a Negative Declaration for the project. Since the Village Board undertook coordinated review and the County was included as an involved agency, then, in accordance with SEQRA, no further environmental review is required by the County.

Based on the foregoing, your Committee believes that the Acts are in the best interest of the County and therefore recommends their adoption, noting that the IMDA Act requires no more than an affirmative vote of the majority of your Honorable Board, while the Land Acquisition Act, NHLA Bond Act and HIF Bond Act require the affirmative vote of two-thirds of the members of your Honorable Board.


Dated: \_\_\_\_\_, 2026  
White Plains, New York

**COMMITTEE ON:**  
c/cmc/4.23.26

**FISCAL IMPACT STATEMENT**

<b>CAPITAL PROJECT #:</b> _____	<b>NO FISCAL IMPACT PROJECTED</b>	
<b>SECTION A - CAPITAL BUDGET IMPACT</b> To be completed by Budget		
GENERAL FUND	AIRPORT FUND	SPECIAL DISTRICTS FUND
<b>Source of County Funds (check one):</b>		CURRENT APPROPRIATIONS
		CAPITAL BUDGET AMENDMENT
<b>SECTION B - BONDING AUTHORIZATIONS</b> To be completed by Finance		
<b>Total Principal:</b>	<b>PPU:</b>	<b>Anticipated Interest Rate:</b>
<b>Anticipated Annual Cost (Principal and Interest):</b>		
<b>Total Debt Service (Annual cost x Term):</b>		
<b>Finance Department:</b>		
<b>SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)</b> 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):		
_____		
_____		
<b>SECTION D - Employment</b> As per federal guidelines, each \$92,000 of appropriation funds one FTE Job		
<b>Number of Full Time Equivalent (FTE) Jobs Funded:</b> _____		
<b>Prepared by:</b> _____	<b>Approved By:</b> _____	
<b>Title:</b> _____	<b>Budget Director</b>	
<b>Department:</b> _____	<b>Date:</b> _____	
<b>Date:</b> _____		

TO: Leonard Gruenfeld, Program Director  
Division of Housing & Community Development

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

DATE: April 2, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR  
BPL1A HOUSING IMPLEMENTATION FUND II  
BPL37 NEW HOMES LAND ACQUISITION III (2024-33)  
1-3 CROTON POINT AVENUE, CROTON-ON-HUDSON**

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Pursuant to your request, Environmental Planning staff has reviewed the above referenced project with respect to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

The action involves the provision of County funding under capital projects BPL1A - Housing Implementation Fund II (Fact Sheet ID: 3206) and BPL37 - New Homes Land Acquisition III (Fact Sheet ID: 3207) to facilitate the development of affordable housing at 1-3 Croton Point Avenue in the Village of Croton-On-Hudson. County funding from BPL37 will be applied towards the purchase of approximately 1.76 acres of property, which will be transferred to a developer, who will create approximately 100 units of affordable housing that will affirmatively further fair housing. The project will include the construction of a new 5-story building and approximately 105 parking spaces. County funding from BPL1A will be applied towards the cost of certain infrastructure improvements—such as, sewer and water lines, parking, curbing, sidewalks, retaining walls, lighting, signage, landscaping and stormwater management—to support this development.

The project is an Unlisted action under SEQR. Pursuant to SEQR, the Village of Croton-On-Hudson Board of Trustees sent out a notice of intent to serve as lead agency, along with Part 1 of a Full Environmental Assessment Form, in July and September of 2024. On December 18, 2024, the Village Board issued a Negative Declaration for the project. Since the Village undertook coordinated review and the County of Westchester was included in the coordinated review process, then, in accordance with section 617.6(b)(3), no further environmental review is required by the County.

Please do not hesitate to contact me if you have any questions regarding this matter.

DSK/cnm

cc: Blanca Lopez, Commissioner  
Susan Darling, Chief Planner  
Claudia Maxwell, Principal Environmental Planner

TO: Honorable Kenneth W. Jenkins  
County Executive

FROM: Blanca P. Lopez  
Commissioner

DATE: August 10, 2026

SUBJECT: Acquisition of Real Property – 1-3 Croton Point Avenue – Village of Croton-on-Hudson

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed acquisition and subsequent conveyance of +/- 1.76 acres of real property located at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson, identified on the Village tax maps as Section 79.17 Block 1 Lots: 3, 4 and 5 (the “Property”) for the purpose of creating 100 affordable homeownership units (the “Affordable AFFH Units”), that will affirmatively further fair housing (“AFFH”). The development will also provide approximately 105 parking spaces for residents.

The County of Westchester (“the County”) intends to finance the purchase of the Property from the current owner in an amount not to exceed \$5,725,000 as a part of Capital Project BPL37 New Homes Land Acquisition III. Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units are marketed and sold in accordance with an approved affirmative fair housing marketing plan and will remain available to eligible households for a period of not less than 50 years. The County will then convey ownership of the Property to WBP Development LLC (the “Developer”), its successors or assigns, for One (\$1.00) Dollar.

The Developer proposes to construct one building of five-stories on the Property that will include a mix of affordable one and two-bedroom condominium ownership housing units that will be sold to households who earn at or below 100% with the sales price set at 80% of the area median income (“AMI”) (collectively the “Development”).

Historically, County policy has been to assist affordable homeownership developments serving households earning up to 80% of the AMI. However, with the release of a new subsidy program known as the Affordable Homeownership Opportunity Program (“AHOP”) by the State of New York Homes and Community Renewal (“HCR”), HCR is now permitting their subsidy to assist homeowners with incomes of up to 100% of the AMI. In order to match this program and to be able to utilize this funding source to develop affordable homeownership units in the County, the County policy will be modified only for AHOP developments to a maximum of 100% of AMI.

I recommend funding for acquisition and conveyance of the Property for the following reasons:

1. The acquisition of this Property will advance the County’s efforts to provide fair and

- affordable housing;
2. The acquisition and subsequent conveyance of the Property to develop fair and affordable housing is consistent with development policies adopted by the County Planning Board as set forth in *Westchester 2025 - Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*, adopted May 6, 2008, and amended January 5, 2010, and the recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995;
  3. The Development is proposed to include green technology, such as energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operating and maintenance costs, minimize energy consumption and conserve natural resources. The Development will provide all electric, high-performance heating/cooling/domestic hot water equipment. A solar array will be installed on the roof that will help to offset electric costs. The Development is designed to meet the sustainability guidelines of HCR and will seek Energy Star Multi Family Certification;
  4. The Development is consistent with the land use policies and regulations of the Village of Croton-on-Hudson; and
  5. On March 3, 2026, the County Planning Board adopted a resolution to recommend County financing towards the purchase the Property to support the Development.

BPL/lg

cc: Joan McDonald, Deputy County Executive  
Emily Saltzman, Director of Operations  
John M. Nonna, County Attorney  
Westchester County Planning Board

## Westchester County BPL37 New Homes Land Acquisition III (2024-33)

### FIVE YEAR CAPITAL PROGRAM (in thousands)

	Total	Appropriated	Expended	2026	2027	2028	2029	2030	Under Review
Gross	175,000	50,000	0	25,000	25,000	25,000	25,000	25,000	70,000
Less Non-County Shares	0	0	0	0	0	0	0	0	0
Net	175,000	50,000	0	25,000	25,000	25,000	25,000	25,000	70,000

#### Project Description

New Homes Land Acquisition (NHLA) provides funds to acquire property for the construction of fair and affordable housing. The purpose of the Fund is to increase the inventory of available properties for fair and affordable housing development.

In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Demolition may be particularly critical in the County's urban areas where existing structures need to be removed to allow construction of fair and affordable units. Funds can be used in all municipalities.

Between 2019 and 2024, 2,569 units of fair and affordable housing have been completed, are under construction or approved for funding by the Board of Legislators on property acquired through the New Homes Land Acquisition program.

**This 2026 Capital Budget Amendment to BPL37 New Homes Land Acquisition III for \$5,765,000 is to fund affordable housing at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson. For more information, please see Executive Summary for this project attached to this report.**

#### APPROPRIATION HISTORY

Year	Amount	Description
2024	25,000	Funds this project
2025	25,000	Continuation of this project
Total	50,000	

#### PROJECT JUSTIFICATION

The New Homes Land Acquisition Fund III will provide the County with funding to acquire land that is suitable for fair and affordable housing and needed to assist with meeting the County's goals of developing of fair and affordable housing units in Westchester County. Further, the funds are instrumental in leveraging funding for the construction of fair and affordable housing county-wide, thus creating new jobs and related economic benefits in the county.

The New Homes Land Acquisition Fund addresses the need to supplement fair and affordable housing resources and to provide new housing units. Together with BPL01 Housing Implementation Fund, BPL1A Housing Implementation Fund II and BPL50 Fair and Affordable Housing, this funding provides a significant mechanism to fulfill the affordable housing goals of Westchester County.

#### CONSISTENCY WITH PLANS AND PROGRAMS

The project is consistent with the policies of "*Westchester 2025*", the County's long-range land use policies, in that it supports the development of fair and affordable housing.

**PLANNING BOARD RECOMMENDATIONS**

The Planning Board recommends this 2026 Capital Budget Amendment for affordable housing at 1-3 Croton Point Avenue, Village of Croton-on-Hudson per resolution number 26-06 signed on the following date:3/3/2026. The Planning Board designates this project as PL2.

**Comments**

The Planning Board strongly supports the continuation of this program which helps reduce infrastructure costs of new housing, making it more affordable. The program is a partnership between the County and local governments to provide affordable housing throughout Westchester. The Planning Department will continue to take the lead in reviewing funding applications and ensuring that the goals of “Westchester 2025” continue to be met.

ACT NO. -20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$5,765,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED AT 1-3 CROTON POINT AVENUE, IN THE VILLAGE OF CROTON-ON-HUDSON, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,765,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,765,000 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 other laws applicable thereto, bonds of the County in the aggregate amount of \$5,765,000, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the purchase of approximately 1.76 acres of real property located at 1-3 Croton Point Avenue, in the Village of Croton-on-Hudson and identified on the tax maps as Section 79.17: Block 1: Lots 3, 4, and 5 (the “AFFH Property”) from the current owner(s) of record at a cost of \$5,765,000, including acquisition and settlement costs, in order to make available 100 affordable housing units that will affirmatively further fair housing (“AFFH”). The County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk’s office requiring that the housing units on the AFFH Property remain affordable for a period of not less than 50 years. The

funding requested herein is to make available 100 affordable AFFH homeownership and 105 parking spaces for residents, at the aggregate estimated maximum cost of \$5,765,000 for the acquisition of the AFFH Property. The AFFH Property shall be acquired by the County, subjected to said Declaration of Restrictive Covenants and subsequently conveyed to WBP Development LLC (the “Developer”), its successors or assigns. The County’s acquisition of the AFFH Property is 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 and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended. The estimated maximum cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof, is \$5,765,000. The plan of financing includes the issuance of \$5,765,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy and collection of a tax on taxable real property in the County to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness for which said \$5,765,000 bonds are authorized to be issued, within the limitations of Section 11.00 a. 21 of the Law, is thirty (30) years.

Section 3. The County intends to finance, on an interim basis, the costs or a portion of the costs of said object or purpose 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 Bond Act, in the maximum amount of \$5,765,000. 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 \$5,765,000 as the estimated maximum cost of the aforesaid 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 section 30.00 relative to the authorization of the issuance of bond anticipation notes and the renewals thereof, and of sections 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, and 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 bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds and 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 section 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 and 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.

\* \* \*

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 \$5,765,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED AT 1-3 CROTON POINT AVENUE, IN THE VILLAGE OF CROTON-ON-HUDSON, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,765,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,765,000 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 cost of the purchase of approximately 1.76 acres of real property located at 1-3 Croton Point Avenue, in the Village of Croton-on-Hudson and identified on the tax maps as Section 79.17: Block 1: Lots 3, 4, and 5 (the “AFFH Property”) from the current owner(s) of record at a cost of \$5,765,000, including acquisition and settlement costs, in order to make available 100 affordable housing units that will affirmatively further fair housing (“AFFH”). The County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk’s office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is to make available 100 affordable AFFH homeownership and 105 parking spaces for residents, at the aggregate estimated maximum cost of \$5,765,000 for the acquisition of the AFFH Property. The AFFH Property shall be acquired by the County, subjected to said Declaration of Restrictive Covenants and subsequently conveyed to WBP Development LLC (the “Developer”), its successors or assigns. The County’s acquisition of the AFFH Property is set forth in the County’s Current Year Capital Budget, as amended.

Amount of obligations to be issued  
and period of probable usefulness:

\$5,765,000 - thirty (30) years

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

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

**ACT NO. - 2026**

**AN ACT** authorizing the County of Westchester to purchase approximately +/- 1.76 acres of real property located at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson 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 constructing a new five-story building with 100 affordable homeownership units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

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

**Section 1.** The County of Westchester (the “County”) is hereby authorized to purchase from the current owner(s) of record approximately +/- 1.76 acres of real property located at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson, (the “Property”) to construct a new five-story building with 100 affordable homeownership housing units that will affirmatively further fair housing (the “Affordable AFFH Units”) as set forth in 42 U.S.C. Section 5304(b)(2).

**§2.** The County is hereby authorized to purchase the Property from the current owner(s) of record for an amount not to exceed FIVE MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND (\$5,725,000) DOLLARS.

**§3.** The County is hereby authorized to convey the Property to WBP Development LLC, its successors or assigns or any entity created to carry out the purposes of the transaction, for One (\$1.00) Dollar to construct the Affordable AFFH Units that will be marketed to households with an income at or below 100% of the Westchester County area median income (“AMI”), and sold at a sales price set at 80% of AMI, that will remain affordable for a period of not less than fifty (50) years, and will be marketed and sold in accordance with an approved affirmative fair housing marketing plan, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

**§4.** The County is hereby authorized to file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk's office, which will run with the land and bind the Property and any successor(s) in interest, requiring that the Affordable AFFH Units be maintained, marketed and sold in accordance thereto for a period of not less than fifty (50) years.

**§5.** The period of affordability of the Affordable AFFH Units shall be a minimum of fifty (50) years.

**§6.** The County is hereby authorized to grant and accept any and all property rights necessary in furtherance hereof.

**§7.** The transfers of the Property shall be by such deeds as approved by the County Attorney.

**§8.** The County Executive or his duly authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

**§9.** This Act shall take effect immediately.

ACT NO. -20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$6,150,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF AFFORDABLE HOUSING UNITS ON PROPERTY LOCATED AT 1-3 CROTON POINT AVENUE, IN THE VILLAGE OF CROTON-ON-HUDSON, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”) PURSUANT TO THE COUNTY’S HOUSING IMPLEMENTATION FUND II CAPITAL PROJECT; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$6,150,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$6,150,000 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 other laws applicable thereto, bonds of the County in the aggregate amount of \$6,150,000, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of infrastructure improvements associated with the construction of affordable housing units on property located at 1-3 Croton Point Avenue, in the Village of Croton-on-Hudson, identified on tax maps as Section 79.17, Block 1, Lots 3, 4, and 5 (the “AFFH Property”) at a cost to the County of \$6,150,000, including related costs incurred by the County, which may include construction management and engineering costs, and staff and legal fees, in order to support the construction of affordable

housing units that will affirmatively further fair housing (“AFFH”). The infrastructure improvements may include, but shall not be limited to, new parking, drainage, stormwater detention, water lines, signage, retaining walls, landscaping lighting, sidewalks, curbing and construction management and County administrative costs. The funding requested herein, at the aggregate estimated maximum cost of \$6,150,000, is in support of the construction of 100 Affordable AFFH units and 105 on-site parking spaces for residents. The County shall enter into an Inter-municipal/Developer Agreement (“IMDA”) with the Village of Croton-on-Hudson and WBP Development, LLC (the “Developer”), its successors or assigns, to finance eligible infrastructure improvements associated with the construction of said affordable AFFH units (the “Development”). The County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk’s office requiring that the housing units on the AFFH Property remain affordable for a period of not less than 50 years. The cost of said infrastructure improvements for the AFFH Property is 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 and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended. The estimated maximum cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof, is \$6,150,000. The plan of financing includes the issuance of \$6,150,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy and collection of a tax on taxable real property in the County to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness for which said \$6,150,000 bonds are authorized to be issued, within the limitations of Section 11.00 a. 91 of the Law, is fifteen (15) years.

Section 3. The County intends to finance, on an interim basis, the costs or a portion

of the costs of said object or purpose 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 Bond Act, in the maximum amount of \$6,150,000. 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 \$6,150,000 as the estimated maximum cost of the aforesaid 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 section 30.00 relative to the authorization of the issuance of bond anticipation notes and the renewals thereof, and of sections 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, and 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 bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds and 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 section 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 and 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.

\* \* \*

## 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 \$6,150,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF AFFORDABLE HOUSING UNITS ON PROPERTY LOCATED AT 1-3 CROTON POINT AVENUE, IN THE VILLAGE OF CROTON-ON-HUDSON, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”) PURSUANT TO THE COUNTY’S HOUSING IMPLEMENTATION FUND II CAPITAL PROJECT; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$6,150,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$6,150,000 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 cost of infrastructure improvements associated with the construction of affordable housing units on property located at 1-3 Croton Point Avenue, in the Village of Croton-on-Hudson, identified on tax maps as Section 79.17, Block 1, Lots 3, 4, and 5 (the “AFFH Property”) at a cost to the County of \$6,150,000, including related costs incurred by the County, which may include construction management and engineering costs, and staff and legal fees, in order to support the construction of affordable housing units that will affirmatively further fair housing (“AFFH”). The infrastructure improvements may include, but shall not be limited to, new parking, drainage, stormwater detention, water lines, signage, retaining walls, landscaping lighting, sidewalks, curbing and construction management and County administrative costs. The funding requested herein, at the aggregate estimated maximum cost of \$6,150,000, is in support of the construction of 100 Affordable AFFH units and 105 on-site parking spaces for residents. The County shall enter into an Inter-municipal/Developer Agreement (“IMDA”) with the Village of Croton-on-Hudson and WBP Development, LLC (the “Developer”), its successors or assigns, to

finance eligible infrastructure improvements associated with the construction of said affordable AFFH units (the “Development”). A Declaration of Restrictive Covenants will be filed against the AFFH Property to require that the AFFH units will remain affordable for a period of not less than 50 years. The cost of said infrastructure improvements for the AFFH Property is set forth in the County’s Current Year Capital Budget, as amended.

Amount of obligations to be issued  
and period of probable usefulness: \$6,150,000 - fifteen (15) years

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

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

# Westchester County Planning Board Report

## BPL1A Housing Implementation Fund II

### FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2023	2024	2025	2026	2027	Under Review
Gross Non-County Share	86,060	71,060	15,000					
County Share	86,060	71,060	15,000					

### Project Description

This project continues the funding for the Westchester County Housing Implementation Fund (HIF) previously funded under BPL01 Housing Implementation Fund. HIF is a unique housing incentive program established to provide municipalities with funds for public infrastructure and improvements such as water, sanitary and storm sewer, road, and site improvements needed to facilitate the construction or rehabilitation of fair and affordable housing. Through the end of 2021, 1,132 units of fair and affordable housing funded under HIF (BPL1A) are under construction, completed or have been approved for funding by the Board of Legislators.

**This 2026 Capital Budget Amendment to BPL1A Housing Implementation Fund II for \$6,150,000 is to fund affordable housing at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson. For more information, please see Executive Summary for this project attached to this report.**

### Appropriation Requests

- 2016: Funding for public infrastructure and other improvements for fair and affordable housing.
- 2017: Funding for additional sites.
- 2018: Funding for additional sites.
- 2019: Funding for additional sites.
- 2020: Funding for additional sites.
- 2021: Funding for additional sites as well as broadband infrastructure at fair and affordable housing sites throughout Westchester County.
- 2022: Funding for additional sites.
- 2023: Funding for additional sites.

### Justification

The provision of design and construction financing for public infrastructure associated with a housing development reduces the overall cost of development thereby facilitating the creation of affordable housing. Funds are available to all Westchester County municipalities as set forth in Chapter 298 of the Westchester County Administrative Code. Together with BPL10 New Homes Land Acquisition/ BPL30 New Homes Land Acquisition II and BPL50 Fair and Affordable Housing, this funding provides an important mechanism to implement the goals of the Westchester County Housing Implementation Plan providing for the development of 750 fair and affordable housing units in connection with the settlement of the lawsuit titled “U.S. ex rel Anti-Discrimination Center of Metro New York v. Westchester County.” Further, these funds also are instrumental in leveraging funding for construction of fair and affordable housing county- wide, thus creating new jobs and related economic benefits in the County.

## Consistency with Programs or Plans

The project is consistent with the policies of “*Westchester 2025*”, the County’s long-range land use policies, in that it supports the development of fair and affordable housing.

## Planning Board Recommendations

The Planning Board recommends this 2026 Capital Budget Amendment for affordable housing at **1-3 Croton Point Avenue in the Village of Croton-on-Hudson** per resolution number 26-07 signed on the following date: 3/3/2026. The Planning Board designates this project as **PL2**.

## Comments

The Planning Board strongly supports the continuation of this program which helps reduce infrastructure costs of new housing, making it more affordable. The program is a partnership between the County and local governments to provide affordable housing throughout Westchester. The Planning Department will continue to take the lead in reviewing funding applications and ensuring that the goals of “Westchester 2025” continue to be met.

# FISCAL IMPACT STATEMENT

<b>CAPITAL PROJECT #:</b> _____	<b>NO FISCAL IMPACT PROJECTED</b>	
<b>SECTION A - CAPITAL BUDGET IMPACT</b> To be completed by Budget		
GENERAL FUND	AIRPORT FUND	SPECIAL DISTRICTS FUND
<b>Source of County Funds (check one):</b>		CURRENT APPROPRIATIONS
		CAPITAL BUDGET AMENDMENT
<b>SECTION B - BONDING AUTHORIZATIONS</b> To be completed by Finance		
<b>Total Principal:</b>	<b>PPU:</b>	<b>Anticipated Interest Rate:</b>
<b>Anticipated Annual Cost (Principal and Interest):</b>		
<b>Total Debt Service (Annual cost x Term):</b>		
<b>Finance Department:</b>		
<b>SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)</b> 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):		
_____		
_____		
<b>SECTION D - Employment</b> As per federal guidelines, each \$92,000 of appropriation funds one FTE Job		
<b>Number of Full Time Equivalent (FTE) Jobs Funded:</b> _____		
<b>Prepared by:</b> _____	<b>Approved By:</b> _____	
<b>Title:</b> _____	<b>Budget Director</b>	
<b>Department:</b> _____	<b>Date:</b> _____	
<b>Date:</b> _____		

**ACT NO. - 2026**

**AN ACT** authorizing the County of Westchester (the "County") to enter into an inter-municipal developer agreement with the Village of Croton-on-Hudson and WBP Development LLC, its successors or assigns, or any entity created to carry out the purposes of the transaction in order to fund certain infrastructure improvements and authorizing the County to grant and accept any property rights necessary in furtherance thereof, all for the purpose of constructing 100 affordable homeownership units that will affirmatively further fair housing at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson and remain affordable for a period of not less than 50 years.

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

**Section 1.** The County of Westchester (the "County") is hereby authorized to enter into an inter-municipal developer agreement (the "IMDA") with the Village of Croton-on-Hudson and WBP Development LLC (the "Developer"), its successors or assigns or any entity created to carry out the purposes of the transaction in order to finance the construction of a portion of the infrastructure improvements including, but not be limited to, construction of new parking, drainage, storm water detention, water lines, signage, retaining walls, landscaping, lighting, sidewalks, curbing and construction management (the "Infrastructure Improvements") in support of 100 affordable homeownership units (the "Affordable AFFH Units") which will affirmatively further fair housing ("AFFH") at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson, as part of the County's program to ensure the development of new affordable housing. The term of the IMDA will be fifteen (15) years and the County will contribute an amount not to exceed SIX MILLION ONE HUNDRED FIFTY THOUSAND (\$6,150,000) DOLLARS to finance a portion of the Infrastructure Improvements including \$150,000 in County Administrative costs. The County will have an ownership interest in the Infrastructure Improvements through an easement for a term of fifteen (15) years and will provide that the Village of Croton-on-Hudson, the Developer, its successors or assigns, will be responsible for any and all costs of operation and maintenance of the Infrastructure Improvements.

**§2.** The IMDA shall require the Developer, its successors or assigns, or any entity created to carry out the purposes of the transaction, as a condition of the County's financing a portion of the Infrastructure Improvements, to record a declaration of restrictive covenants, approved and enforceable by the County, which shall run with the land and bind the property and any successor(s) in interest and will require that the Affordable AFFH Units be maintained, marketed and sold in accordance thereto for a period of not less than fifty (50) years.

**§3.** The period of affordability of the Affordable AFFH Units shall be a minimum of fifty (50) years.

**§4.** The County is hereby authorized to grant and accept any property rights necessary in furtherance of the IMDA and the Affordable AFFH Units.

**§5.** The County Executive or his duly authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

**§6.** This Act shall take effect immediately.



To: The Honorable Members of the Board of Legislators

From: Hon. Kenneth W. Jenkins, Westchester County Executive

Date: April 24, 2026

Re: Legislation consenting to the conveyance of 3.1 acres containing three hundred forty-three (343) affordable rental units that affirmatively further fair housing, located at 47 Riverdale Avenue a/k/a 30 Hawthorne Avenue, City of Yonkers, and to amend the Declaration of Restrictive Covenants, in order to reflect the County's consent to the conveyance and extend the period of affordability for an additional fifty (50) years.

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Transmitted herewith is an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County") to consent to the conveyance of real property that contains three hundred forty-three (343) affordable rental units that affirmatively further fair housing located at 47 Riverdale Avenue a/k/a 30 Hawthorne Avenue, in the City of Yonkers and to amend that certain Declaration of Restrictive Covenants ("DRC") dated August 20, 2009, and filed against the real property, in order to reflect the County's consent to the conveyance and extend the period of affordability for an additional fifty (50) years.

On March 5, 2009, your Honorable Board enacted legislation in connection with "Capital Project BPL10 New Homes Land Acquisition" ("NHLA" or "Capital Project BPL10") to provide acquisition funding in support of the purchase, subsequent conveyance, and rehabilitation of approximately 3.1 acres of real property located at 47 Riverdale Avenue a/k/a 30 Hawthorne Avenue, in the City of Yonkers and designated on the Tax Map as Section 1, Block 505, Lot 200 (the "Property"). The Property is improved by a building with three hundred forty-three (343) affordable rental units that affirmatively further fair housing (the "Affordable AFFH Units"), as well as parking and recreational areas ("Improvements" and together with the Property, and the Affordable Housing Units, collectively, the "Development"). All three hundred forty-three (343) Affordable AFFH Units are available to eligible households that earn at or below sixty percent (60%) of the Westchester County area median income ("AMI"). The Development also includes street level retail space.

In particular, your Honorable Board approved Act No. 35-2009, which authorized the County to acquire and subsequently convey the Development to Vark Street Houses, Inc. ("Vark"), and Bond Act No. 36-2009 which authorized the issuance of bonds of the County in an amount not-to-exceed \$4,800,000 as part of Capital Project BPL10 to finance a portion of the acquisition costs. The Development is a Mitchell-Lama property originally financed and constructed in 1975 with funding from the New York State Homes and Community Renewal ("HCR"). The Development was moderately renovated in 2009 in connection with the NHLA funding.

The Department of Planning (“Planning”) has advised that in addition to the County funds, the Development was financed through the award of tax exempt bonds, an allocation of 4% Low Income Housing Tax Credits and subsidy funding from HCR, and financial contributions made by Vark.

Pursuant to that certain Declaration of Restrictive Covenants, dated August 20, 2009, and recorded in the Westchester County Clerk’s Office (the “DRC”), the Development is to remain affordable for a period of not less than forty (40) years terminating December 31, 2049 (the “Period of Affordability”). Currently, the Development is approximately 57.5% through the Period of Affordability.

Vark is the fee title owner of the Development, and Riverview II Preservation, LP, a limited partnership existing under the laws of the State of New York, has the beneficial ownership interest of, and is responsible for, the operation of the Development (“Beneficial Owner”) pursuant to a recorded Assignment and Amendment of Nominee Declaration.

Planning has advised that the Beneficial Owner desires to convey the Development and has entered into a three-party purchase and sale agreement by and among the Beneficial Owner (“Seller”) and 686 Fern, LLC, which is the 100% stockholder (“Stockholder”) of Vark, the fee title owner, and Riverview Preservation LLC (“RP” and “Purchaser”). Vark will remain the owner of the fee title, with the Stockholder selling its 100% interest in Vark to the Purchaser or the Purchaser’s designee, and the Seller transferring all of its beneficial interest in the Development to RP. Vark will enter into a new Nominee Agreement with the Purchaser or its designee. In order to comply with the terms of the DRC, Vark and the Beneficial Owner have requested the County’s approval for the sale of the Development.

Planning has also advised that RP will be an entity created by and controlled by People Restoring Communities (“PRC”). PRC is a “for profit” developer, contractor and owner/manager with over 55 years of experience, owning and managing in excess of 9,800 affordable housing units in the City of New York and surrounding areas. PRC also participated in the conversion/rehabilitation of public housing units with the New York City Housing Authority (1,673 units), Municipal Housing Authority for the City of Yonkers (279 units) and the New Rochelle Municipal Housing Authority (203 units). Following acquisition of the Development, Planning has been informed that PRC will seek HCR Tax Exempt Bond Financing along with 4% Federal Low Income Housing Tax Credits, Federal and State Historic Tax Credits and HCR subsidy funds to complete various improvements to the Development costing approximately \$278,000 per unit.

Planning has further advised that PRC has determined that the Development is in need of significant capital improvements which are anticipated to include: (i) all new stainless-steel appliances, kitchen countertops, cabinetry, flooring, and updated bathroom fixtures and cabinets, (ii) the implementation of low-flow water fixtures and energy efficient appliances in all units and common areas to help increase the overall building efficiency and reduce utility costs, and (iii) leak detection, roof replacement and boiler replacement, in addition to any other repair work deemed necessary. PRC has stated that it is working with HCR to determine the full capital improvements scope, which will be further refined after RP takes ownership and begins management of the Development. For the period before the full capital improvement scope can be financed in partnership with HCR, PRC expects to obtain a loan from Wells Fargo Bank, N.A. (the “Bridge Lender”), in the approximate amount of Forty Million, Six Hundred Thousand Dollars (\$40,600,000) (the “Bridge Loan”) with

a term of twenty-four (24) months plus one, additional six (6) month extension option to address certain immediate repairs, required to maintain quality of life for residents and prepare for the larger rehabilitation scope discussed above. The immediate repairs scope is expected to include: (i) electrical repairs, including the installation of voltage drop meters, infrared scanning and related base building electrical repairs, (ii) plumbing work including the installation of riser shut-off valves, leak detection equipment and jetting internal plumbing lines, (iii) mechanical work including a mockup of a heat pump, and (iv) façade repairs to address building brick conditions and associated sidewalk shed rentals and sidewalk repairs.

Planning has further advised that, in consideration of the County's consent to the sale of the Development and amendment to the DRC, PRC and RP have agreed to extend the Period of Affordability. The extended Period of Affordability will commence on the day RP takes ownership of the Development and will continue for a period of not less than fifty (50) years.

I am advised that Planning believes it is in the best interests of the County to consent to the conveyance of the Development, and the amendment to the DRC, in order to start a new Period of Affordability and preserve the Affordable AFFH Units.

Based on the foregoing, I respectfully recommend the adoption of the aforementioned Act.

**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive recommending the adoption of an Act, which, if adopted by your Honorable Board, would authorize the County of Westchester (the “County”) to consent to the conveyance of real property that contains three hundred forty-three (343) affordable rental units that affirmatively further fair housing located at 47 Riverdale Avenue a/k/a 30 Hawthorne Avenue, in the City of Yonkers and to amend that certain Declaration of Restrictive Covenants (“DRC”) dated August 20, 2009, and filed against the real property, in order to reflect the County’s consent to the conveyance and extend the period of affordability for an additional fifty (50) years.

Your Committee is advised that on March 5, 2009, your Honorable Board enacted legislation in connection with “Capital Project BPL10 New Homes Land Acquisition” (“NHLA” or “Capital Project BPL10”) to provide acquisition funding in support of the purchase, subsequent conveyance, and rehabilitation of approximately 3.1 acres of real property located at 47 Riverdale Avenue a/k/a 30 Hawthorne Avenue, in the City of Yonkers and designated on the Tax Map as Section 1, Block 505, Lot 200 (the “Property”). The Property is improved by a building with three hundred forty-three (343) affordable rental units that affirmatively further fair housing (the “Affordable AFFH Units”), as well as parking and recreational areas (“Improvements” and together with the Property, and the Affordable Housing Units, collectively, the “Development”). All three hundred forty-three (343) Affordable AFFH Units are available to eligible households that earn at or below sixty percent (60%) of the Westchester County area median income (“AMI”). The Development also includes street level retail space.

In particular, your Honorable Board approved Act No. 35-2009, which authorized the County to acquire and subsequently convey the Development to Vark Street Houses, Inc. (“Vark”), and Bond Act No. 36-2009 which authorized the issuance of bonds of the County in an amount not-to-exceed \$4,800,000 as part of Capital Project BPL10 to finance a portion of the acquisition costs. The Development is a Mitchell-Lama property originally financed and constructed in 1975 with funding from the New York State Homes and Community Renewal (“HCR”). The Development was moderately renovated in 2009 in connection with the NHLA funding.

Your Committee is informed that the Department of Planning (“Planning”) has advised that in addition to the County funds, the Development was financed through the award of tax

exempt bonds, an allocation of 4% Low Income Housing Tax Credits and subsidy funding from HCR, and financial contributions made by Vark.

Pursuant to that certain Declaration of Restrictive Covenants, dated August 20, 2009, and recorded in the Westchester County Clerk's Office (the "DRC"), the Development is to remain affordable for a period of not less than forty (40) years terminating December 31, 2049 (the "Period of Affordability"). Currently, the Development is approximately 57.5% through the Period of Affordability.

Your Committee is further advised that Vark is the fee title owner of the Development, and Riverview II Preservation, LP, a limited partnership existing under the laws of the State of New York, has the beneficial ownership interest of, and is responsible for, the operation of the Development ("Beneficial Owner") pursuant to a recorded Assignment and Amendment of Nominee Declaration.

Planning has advised that the Beneficial Owner desires to convey the Development and has entered into a three-party purchase and sale agreement by and among the Beneficial Owner ("Seller") and 686 Fern, LLC, which is the 100% stockholder ("Stockholder") of Vark, the fee title owner, and Riverview Preservation LLC ("RP" and "Purchaser"). Vark will remain the owner of the fee title, with the Stockholder selling its 100% interest in Vark to the Purchaser or the Purchaser's designee, and the Seller transferring all of its interest in the Development to RP. Vark will enter into a new Nominee Agreement with the Purchaser or its designee. In order to comply with the terms of the DRC, Vark and the Beneficial Owner have requested the County's approval for the sale of the Development.

Planning has also advised that RP will be an entity created by and controlled by People Restoring Communities ("PRC"). PRC is a "for profit" developer, contractor and owner/manager with over 55 years of experience, owning and managing in excess of 9,800 affordable housing units in the City of New York and surrounding areas. PRC also participated in the conversion/rehabilitation of public housing units with the New York City Housing Authority (1,673 units), Municipal Housing Authority for the City of Yonkers (279 units) and the New Rochelle Municipal Housing Authority (203 units). Following acquisition of the Development, Planning has been informed that PRC will seek HCR Tax Exempt Bond Financing along with 4% Federal Low Income Housing Tax Credits, Federal and State Historic Tax Credits and HCR subsidy funds to complete various improvements to the Development costing approximately \$278,000 per unit.

Your Committee is further advised that PRC has determined that the Development is in need of significant capital improvements which are anticipated to include: (i) all new stainless-steel appliances, kitchen countertops, cabinetry, flooring, and updated bathroom fixtures and cabinets, (ii) the implementation of low-flow water fixtures and energy efficient appliances in all units and common areas to help increase the overall building efficiency and reduce utility costs, and (iii) leak detection, roof replacement and boiler replacement, in addition to any other repair work deemed necessary. PRC has stated that it is working with HCR to determine the full capital improvements scope, which will be further refined after RP takes ownership and begins management of the Property. For the period before the full capital improvement scope can be financed in partnership with HCR, PRC expects to obtain a loan from Wells Fargo Bank, N.A. (the “Bridge Lender”), in the approximate amount of Forty Million, Six Hundred Thousand Dollars (\$40,600,000) (the “Bridge Loan”) with a term of twenty-four (24) months plus one, additional six (6) month extension option to address certain immediate repairs, required to maintain quality of life for residents and prepare for the larger rehabilitation scope discussed above. The immediate repairs scope is expected to include: (i) electrical repairs, including the installation of voltage drop meters, infrared scanning and related base building electrical repairs, (ii) plumbing work including the installation of riser shut-off valves, leak detection equipment and jetting internal plumbing lines, (iii) mechanical work including a mockup of a heat pump, and (iv) façade repairs to address building brick conditions and associated sidewalk shed rentals and sidewalk repairs.

Planning has further advised that, in consideration of the County’s consent to the sale of the Development and amendment to the DRC, PRC and RP have agreed to extend the Period of Affordability for the Development. The extended Period of Affordability will commence on the day RP takes ownership of the Development and will continue for a period of not less than fifty (50) years.

As your Honorable Board is aware, no action may be taken with regard to the proposed legislation until the requirements of the State Environmental Quality Review (“SEQR”) Act and its implementing regulations 6NYCRR Part 617 have been met. Planning has advised your Committee that based on its review, the consent to the conveyance of the Development and subsequent amendment to the DRC may be classified as a Type “II” action as defined in section 617.2(b) of 6NYCRR Part 617. Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

After careful review, your Committee believes that the Act is in the best interest of the County and therefore recommends its adoption, noting that it requires no more than an affirmative vote of the majority of your Honorable Board.

Dated: \_\_\_\_\_, 2026  
White Plains, New York

**COMMITTEE ON**  
c/lac/4/21/26

**FISCAL IMPACT STATEMENT**

<b>CAPITAL PROJECT #:</b> _____	<b>NO FISCAL IMPACT PROJECTED</b>	
<b>SECTION A - CAPITAL BUDGET IMPACT</b> To be completed by Budget		
GENERAL FUND	AIRPORT FUND	SPECIAL DISTRICTS FUND
<b>Source of County Funds (check one):</b>		CURRENT APPROPRIATIONS
		CAPITAL BUDGET AMENDMENT
<b>SECTION B - BONDING AUTHORIZATIONS</b> To be completed by Finance		
<b>Total Principal:</b>	<b>PPU:</b>	<b>Anticipated Interest Rate:</b>
<b>Anticipated Annual Cost (Principal and Interest):</b>		
<b>Total Debt Service (Annual cost x Term):</b>		
<b>Finance Department:</b>		
<b>SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)</b> 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):		
_____		
_____		
<b>SECTION D - Employment</b> As per federal guidelines, each \$92,000 of appropriation funds one FTE Job		
<b>Number of Full Time Equivalent (FTE) Jobs Funded:</b> _____		
<b>Prepared by:</b> _____	<b>Approved By:</b> _____	
<b>Title:</b> _____	<b>Budget Director</b>	
<b>Department:</b> _____	<b>Date:</b> _____	
<b>Date:</b> _____		

TO: Leonard Gruenfeld, Program Administrator  
Division of Housing & Community Development

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



DATE: April 27, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR OWNERSHIP  
TRANSFER OF 47 RIVERDALE AVENUE, YONKERS**

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Pursuant to your request, Environmental Planning staff has reviewed the above referenced action and has determined that no environmental review is necessary.

In 2009, the County authorized funding under Capital Project BPL10 - New Homes Land Acquisition to assist in the acquisition of approximately 3.1 acres of real property, located at 47 Riverdale Avenue in the City of Yonkers, in order to facilitate the rehabilitation of a 343-unit affordable rental housing complex that was built on the premises in 1975 with funding from the New York State Homes and Community Renewal. In connection with the County funding agreement, a Declaration of Restrictive Covenants was recorded to ensure that the units would remain affordable for a period of not less than 40 years.

At this time, the current owner wishes to transfer the property to a new owner, who intends to retain the units as affordable housing and provide some needed renovations. The new owner has agreed to extend the period of affordability for a period of not less than 50 years from the date of ownership. County approval is needed to (1) consent to the transfer of ownership and (2) to ratify and amend the Declaration of Restrictive Covenant to reflect the consent to the transfer of ownership and to extend the period of affordability for a 50-year period.

Since the County's action merely allows for a change in ownership with a renewed commitment to continue the same use, with respect to the State Environmental Quality Review (SEQR) Act, this does not constitute an action as defined in section 617.2(b) of 6NYCRR Part 617 and no environmental review is required.

DSK/cnm

cc: Blanca P. Lopez, Commissioner  
Lynne Colavita, Associate County Attorney  
Claudia Maxwell, Principal Environmental Planner

AN ACT authorizing the County of Westchester to consent to the conveyance of real property and improvements located at 47 Riverdale Avenue a/k/a 30 Hawthorne Avenue, in the City of Yonkers and to enter into an amendment to the County Declaration of Restrictive Covenants for three hundred forty-three affordable rental units that affirmatively further fair housing located thereon, in order to reflect the consent to the transfer, and extend the period of affordability for fifty (50) years.

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

**Section 1.** The County of Westchester (the "County") is hereby authorized to consent to the conveyance of real property and improvements thereon, located at 47 Riverdale Avenue a/k/a 30 Hawthorne Avenue, in the City of Yonkers ("Development") currently containing three hundred forty-three (343) affordable rental housing units that affirmatively further fair housing, from Riverview II Preservation, LP, and 686 Fern, LLC as the one hundred percent stockholder of Vark Street Houses, Inc., the fee title owner of the Development, to Riverview Preservation LLC, its successors and/or assigns, or any entity created to carry out the purposes of the conveyance.

§2. The County is hereby further authorized to enter into an amendment to that certain County Declaration of Restrictive Covenants (the "DRC"), dated August 20, 2009, and previously authorized on March 5, 2009, by Act Nos. 35-2009 and 36-2009, in order to reflect the County's consent to the conveyance of the Development, and to extend the period of affordability for an additional fifty (50) year period.

§2. All of the remaining terms and conditions of the DRC, except as amended herein, shall remain in full force and effect.

§3. The County Executive or his duly authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§4. This Act shall take effect immediately.

**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive forwarding for your Honorable Board’s consideration an Act which, if approved, would authorize the County of Westchester (“County”), acting by and through its Departments of Emergency Services (“DES”) and Parks, Recreation and Conservation (“PRC”) to enter into an inter-municipal agreement (“Agreement”) with the Pound Ridge Fire District (“District”), pursuant to which the District will provide fire protection services to the County for the property located in the northern portion of the Ward Pound Ridge Reservation (“Property”), which lies within the boundaries of the Town of Lewisboro. The Agreement will be for a term commencing retroactively on January 1, 2025 and expiring on December 31, 2029. The County's prior agreement with the District for these same services expired on December 31, 2024.

Your Committee is advised that in consideration for the fire suppression services to be provided by the District under the proposed Agreement, the County will, at its own cost and expense, install and maintain a storage facility, with the height, dimensions and specifications designated by the County (“Storage Facility”) in a location at the Property approved by the County near the Kimberly Bridge, which will be used by the District for the pre-positioning and storage of its trailer, an all-terrain vehicle or any other vehicle approved by the County (“Vehicles”). In addition, the County will also install and maintain all necessary electrical equipment and appurtenant connections in order to supply electricity to the Storage Facility. The County will maintain the Storage Facility in good repair and condition.

Your Committee is advised that the District will be responsible for the operation and maintenance of the Vehicles and supply all other equipment and supplies in order to perform the fire protection services, as required under the Agreement.

Your Committee is further advised that the proposed Agreement is exempt from the Westchester County Procurement Policy and Procedures pursuant to Section 3(a)iii thereof, which exempts transactions or contracts with the United States of America, any State, and any political subdivision, agency or instrumentality thereof.

In addition, the Planning Department has advised that based on its review, the proposed Agreement may be classified as a “Type II” action under the State Environmental Quality

Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQR”). Type II actions are those actions determined not to have a significant effect on the environment and therefore do not require further environmental review. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation

It should be noted that an affirmative vote of a majority of the members of your Honorable Board is required to adopt the attached Act. Accordingly, your Committee recommends the annexed proposed Act for adoption.

Dated: \_\_\_\_\_, 2026  
White Plains, New York

**COMMITTEE ON**

K:SJC 4/8/2026

# FISCAL IMPACT STATEMENT

SUBJECT: Pound Ridge Fire District  NO FISCAL IMPACT PROJECTED

## OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

### SECTION A - FUND

GENERAL FUND  AIRPORT FUND  SPECIAL DISTRICTS FUND

### SECTION B - EXPENSES AND REVENUES

Total Current Year Expense TBD

Total Current Year Revenue \$ -

Source of Funds (check one):  Current Appropriations  Transfer of Existing Appropriations

Additional Appropriations  Other (explain)

Identify Accounts: 165\_42\_1100\_1100\_4310 - for concrete pad and materials to connect to electricity  
165\_42\_4350\_4350\_4200 annual upkeep and electricity -approximately \$2K per year

Potential Related Operating Budget Expenses: Annual Amount TBD

Describe: An act authorizing the County of Westchester to enter into an inter-municipal agreement with the Pound Ridge Fire District for the provision of fire protection services, for a term commencing retroactively on January 1, 2025 and expiring on December 31, 2029.

Potential Related Operating Budget Revenues: Annual Amount N/A

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Anticipated Savings to County and/or Impact on Department Operations:

Current Year: N/A


Next Four Years: N/A

Prepared by: Patricia Haggerty

Title: Sr, Budget Analyst

Department: Budget

Date: April 23, 2026

Reviewed By:   
PH  
Budget Director  
Date: 4/23/26

TO: Sean Curtin, Assistant County Attorney  
Department of Law

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



DATE: April 23, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR WARD POUND  
RIDGE RESERVATION FIRE PROTECTION SERVICES**

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**PROJECT/ACTION:** Agreement with Pound Ridge Fire District pursuant to which the District will provide fire protection services to the County for the property located in the northern portion of the Ward Pound Ridge Reservation, which lies within the boundaries of the Town of Lewisboro, for a term commencing retroactively on January 1, 2025 and expiring on December 31, 2029. The County's prior agreement with the District for these services expired on December 31, 2024. In consideration for the fire suppression services to be provided by the District under the proposed Agreement, the County will install and maintain a storage facility with electricity for use by the District. This will replace a license agreement with the District, which also expired on December 31, 2024, that provided space on the Reservation for the District to maintain a trailer and an all-terrain vehicle at the park. The proposed storage facility will be a single-story shed, approximately 24 ft wide x 20 ft long, that will be located at an existing campsite parking area on the north side of Reservation Road, east of Kimberly Bridge, in the same vicinity where the District trailer and vehicle were licensed to locate.

**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 because the project/action 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;
- **617.5(c)(13):** extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions or in connection with any action on this list.

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**Comments:** The provision of fire protection services, alone, would not be an action that would be subject to SEQR. The proposed improvements, however, have been identified as a Type II action. It is noted that the proposed storage facility will be located within existing disturbed area and will

not require any tree removals and that the electricity will be supplied by tapping into an existing underground electrical line running across the parking area from the residence located east of the parking area to the restroom located on the west side of the parking area. As such, the proposed improvements will result in no additional impact on the environment.

DSK/cnm

cc: Emily Saltzman, Director of Operations  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Susan Spear, Department of Emergency Services  
Claudia Maxwell, Principal Environmental Planner

**ACT NO. 2026 – \_\_\_\_\_**

**AN ACT** authorizing the County of Westchester to enter into an inter-municipal agreement with the Pound Ridge Fire District for the provision of fire protection services, for a term commencing retroactively on January 1, 2025 and expiring on December 31, 2029.

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

**Section 1.** The County of Westchester (“County”), acting by and through its Departments of Emergency Services and Parks, Recreation and Conservation, is hereby authorized to enter inter-municipal agreement (“Agreement”) with the Pound Ridge Fire District (“District”), pursuant to which the District shall provide fire protection services to the County for the property located in the northern portion of the Ward Pound Ridge Reservation (“Property”), which lies within the boundaries of the Town of Lewisboro, for a term commencing retroactively on January 1, 2025 and expiring on December 31, 2029.

**§2.** In consideration for the fire suppression services to be provided by the District, the County shall, at its own cost and expense, install and maintain a storage facility, with the height, dimensions and specifications designated by the County (“Storage Facility”) in a location at the Property designated by the County near the Kimberly Bridge, to be used by the District for the pre-positioning and storage of its trailer, an all-terrain vehicle or any other vehicle approved by the County (“Vehicles”).

**§3.** The County shall also install and maintain all necessary electrical equipment and appurtenant connections in order to supply electricity to the Storage Facility and shall maintain the Storage Facility in good repair and condition.

**§4.** The District shall be responsible for the operation and maintenance of the Vehicles and supply all other equipment and supplies in order to perform the fire protection services, as required under the Agreement.

**§5.** The County Executive or his authorized designee be and hereby is authorized and empowered to execute instruments and take all action necessary and appropriate to accomplish the purposes hereof.

**§6.** This Act shall take effect immediately.

**DRAFT**

**THIS AGREEMENT** (“Agreement”), made \_\_\_\_\_, by and between:

**THE COUNTY OF WESTCHESTER**, a municipal corporation of the State of New York, having an office and place of business in the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601 (hereinafter referred to as the “County”)

and

**THE POUND RIDGE FIRE DISTRICT**, a political subdivision of the State of New York and a district corporation existing pursuant to the Laws of the State of New York, having an office and principal place of business at 80 Westchester Avenue, PO Box 468, Pound Ridge, NY 10576 (hereinafter referred to as the “Fire District” or “District”)

**WITNESSETH:**

**WHEREAS**, the County owns certain real property commonly known as the Ward Pound Ridge Reservation, which consists of over 4,000 acres located off of Route 121, in the Town of Lewisboro, County of Westchester; and

**WHEREAS**, since 1992 the District has provided fire protection services to the County facilities located in the northern portion of the Ward Pound Ridge Reservation which lies outside the coverage area of the District; and

**WHEREAS**, the County, in support of the fire protect services, entered into a license agreement with the District, dated on or about October 18, 2019, whereby the County granted the District a license to utilize certain space at the Ward Pound Ridge Reservation for the installation, operation and maintenance of its trailer and all-terrain vehicle, for a term commencing on or about October 18, 2019 and expiring on December 31, 2024; and

**WHEREAS**, the County entered into a separate agreement, dated February 26, 2020, with the District, for the continued provision of fire protection services to the County, for a term commencing on January 1, 2020 and expiring on December 31, 2024; and

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**WHEREAS** the parties now desire to have one agreement in place that covers both concepts of the prior expired agreements, namely fire protection services and a license.

**NOW, THEREFORE**, in consideration of the terms and conditions herein contained, the parties agree as follows:

**FIRST**: The County, acting by and through its Department of Emergency Services (the "Department"), desires to enter into this Agreement wherein the District will provide fire protection services (the "Services") to the County for the property located in the northern portion of Ward Pound Ridge Reservation which lies within the boundaries of the Town of Lewisboro located in the County of Westchester ("Property") outside the coverage area of the District. A map showing the location of the northern portion of the Property is attached hereto as Schedule "A" and made a part hereof.

The Services shall be provided to the County in the same manner and degree and in accordance with all rules, regulations and standards applicable to any property located within the boundaries of the District.

**SECOND**: The term of this Agreement shall commence retroactively on January 1, 2025 ("Commencement Date") and terminate on December 31, 2029, (the "Term"), unless terminated sooner as hereinafter provided.

**THIRD**: In consideration for the Services to be performed by the District pursuant to this Agreement, the County shall, at its sole cost and expense, install and maintain a storage facility with the height, dimensions and specifications designated by the County, in a location at the Property approved by the County near the Kimberly Bridge, as more particularly shown on Schedule "B" (the "Storage Facility") which is attached hereto and made a part hereof. The County shall also install and maintain all necessary electrical equipment and appurtenant connections in order to supply electricity to the Storage Facility, and be responsible for the payment of all utility costs associated therewith.. The District, in order to carry out the Services, shall be responsible for the operation and maintenance of its trailer, an all-terrain vehicle or other vehicle previously approved for storage at the Storage Facility by the County ("Vehicles"). No Vehicles, shall be stored at the Storage Facility or elsewhere on the Property, without the prior

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approval of the Commissioner of the Department or his/her authorized designee (the “Commissioner”), who shall consult with a representative of the District prior to making a final determination. The District will also supply all other equipment and supplies (hereinafter, together with the Vehicles, collectively referred to as the “Fire District Equipment”),

The Storage Facility shall be used by the District to pre-position and store the Fire District Equipment in order to perform the Services for the primary benefit of the County and for no other purpose.

**FOURTH:** The County shall maintain the Storage Facility in good repair and condition. The County shall also keep the area immediately surrounding the Storage Facility clear of any obstructions that limit the Fire District’s access to the Storage Facility and the operation of the Fire District Equipment. The Fire District shall keep the interior of the Storage Facility clean, safe and in good order and condition to the reasonable satisfaction of the Commissioner, except for reasonable wear and tear. The County may conduct regular inspections to ensure that the interior of the Storage Facility is adequately clean, safe and in good order and condition, in compliance with applicable New York State property codes, rules and regulations and only operational Fire District Equipment is stored therein.

The County shall be entitled to enter the Storage Facility for the purpose of inspecting, maintaining and/or making repairs to the Storage Facility. Upon reasonable advance notice from the County, the County may inform the District of any access to the Storage Facility by the County employees, officers or agents within the month prior to such notice.

**FIFTH:** The Fire District’s use and operation of the Fire District Equipment shall be subject to all of the terms, conditions and covenants herein contained, including, without limitation, the following:

- (i) The Fire District shall retain sole ownership of the Fire District Equipment during the Term of this Agreement.
- (ii) The Fire District shall keep the Fire District Equipment inside the Storage Facility and keep the Storage Facility locked at all times, even when the Vehicles are in use.
- (iii) The Fire District shall take all necessary and appropriate measures to ensure that only “Approved” firefighters or operators operate the Vehicles. “Approved” firefighters or operators shall mean those firefighters or operators that are qualified

to operate the Vehicles, pursuant to the District's policies. The District shall maintain a list of approved Vehicle firefighter operators and shall furnish such lists to the County upon request.

- (iv) Practice sessions for use by the District firefighters of the Vehicles for trail system reconnaissance, must be approved in advance by the Commissioner. The Commissioner reserves the right, in his/her sole discretion, to deny any such request if it is deemed that the use of the Vehicles for said practice sessions would damage oversaturated trails, interfere with the operation of the Property or any public programming occurring thereon.
- (v) While operating a Vehicle on the Property, Fire District personnel shall wear attire that clearly identifies them as affiliated with the Fire District, in order to avoid public confusion regarding the presence and use of the Vehicles on trails.

**SIXTH:** Except as otherwise expressly stated in this Agreement, no payment shall be made by the County to the Fire District for out-of-pocket expenses or disbursements made in connection with the Services to be performed during the term of this current agreement.

The Fire District shall, at no additional charge, furnish all labor, services, materials, tools, equipment and other appliances necessary to provide the Services, unless specific additional charges are expressly permitted under this Agreement.

**SEVENTH:** The Fire District will notify the Commissioner within forty-eight (48) hours after the call has closed of any call outs or emergency responses that take place on the Property. The Fire District will also provide the Commissioner with copies of State mandated reports of all fire activities within thirty (30) days of their submission to the State, in accordance with and pursuant to applicable state law and/or applicable state and municipal requirements.

**EIGHTH:** To encourage knowledge of, and familiarity with, the Property, its trails, structures, areas and environs, members of the Fire District and their accompanying family members, shall have free access to the Ward Pound Ridge Reservation and the overnight shelters upon presentation of proper Fire District identification, noting that it will be necessary to display a valid identification card in each vehicle upon arrival. Use of overnight shelters will be scheduled upon the presentation of a valid Fire District identification card and is based on availability. The use of more than one shelter on any given date must be scheduled in advance and subject to the prior approval of the Commissioner. The Commissioner reserves the right, in his/her sole discretion, to deny any such requests made by the Fire District.

**NINTH:** In the event the District determines that there has been a material breach by the County of any of the terms of the Agreement and such breach remains uncured for twenty (20) days after service on the County of written notice thereof, the District, in addition to any other right or remedy it might have, may terminate this Agreement, such termination being effective on the day after the twenty (20) day cure period. Upon termination, the District shall have no further obligation to provide the Services hereunder.

In the event the County determines that there has been a material breach by the District of any of the terms of the Agreement and such breach remains uncured for twenty (20) days after service on the District of written notice thereof, the County, in addition to any other right or remedy it might have, may terminate this Agreement, such termination being effective on the day after the twenty (20) day cure period.

**TENTH:** Any purported delegation of duties or assignment of rights under this Agreement without the prior express written consent of the County is void. The Fire District shall not subcontract any part of the work without the written consent of the County. All subcontracts shall provide that subcontractors are subject to all terms and conditions set forth in the contract documents. All work performed by a subcontractor shall be deemed work performed by the Fire District.

**ELEVENTH:** Nothing in this Agreement shall be misconstrued to diminish or affect the right of the Fire District to summon “Mutual Aid” when necessary in the judgment of the District Officer in charge.

**TWELFTH:** The Fire District shall comply, at its own expense, with the provisions of all applicable state and municipal requirements and with all state and federal laws applicable to the Fire District, including, without limitation, those applicable to the Fire District for the related activities and rescue operations.

**THIRTEENTH:** The Fire District agrees to maintain insurance as set forth in the insurance requirements contained in Schedule “C” entitled “Standard Insurance Provisions”, attached hereto and made a part hereof. Furthermore, in addition to and not in limitation of the insurance requirements contained in Schedule “C”, the Fire District agrees that it will maintain insurance on each of the Vehicles throughout the duration of this Agreement. The County, at its sole cost and expense, shall procure and maintain, throughout the term of this Agreement, property insurance for “all risks”, as its interests may appear, on the structure and its improvements to the extent of one hundred percent (100%) of the insurable replacement value. The District, at its sole cost and expense, shall be responsible for insuring its own contents in the structure for their full replacement value.

**FOURTEENTH:** All notices of any nature referred to in this Agreement shall be in writing and sent by registered or certified mail postage pre-paid, or overnight courier, to the respective addresses set forth below or to such other addresses as the respective parties hereto may designate in writing:

To the County:

Commissioner of Emergency Services  
County of Westchester  
4 Dana Road  
Valhalla, New York 10595

with a copy to:

County Attorney  
Michaelian Office Building, Room 600  
148 Martine Avenue  
White Plains, New York 10601

To the Fire District:

Pound Ridge Fire District  
Attn: Chief  
PO Box 468, 80 Westchester Avenue  
Pound Ridge, New York 10576

With a copy to:

Pound Ridge Fire District  
Attn: Chair of the Board  
PO Box 468, 80 Westchester Avenue  
Pound Ridge, New York 10576

Notice shall be effective on the date of receipt.

**FIFTEENTH**: The Fire District expressly agrees that neither it nor any consultant, subconsultant, employee, or any other person acting on its behalf shall discriminate against or intimidate any employee or other individual on the basis of race, creed, religion, color, gender, age, national origin, ethnicity, alienage or citizenship status, disability, marital status, sexual orientation, familial status, genetic predisposition or carrier status during the term of or in connection with this Agreement, as those terms may be defined in Chapter 700 of the Laws of Westchester County. The Fire District acknowledges and understands that the County maintains a zero tolerance policy prohibiting all forms of harassment or discrimination against its employees by co-workers, supervisors, vendors, contractors, or others.

**SIXTEENTH**: All records or recorded data of any kind compiled by the Fire District in completing the Services described in this Agreement, including but not limited to written reports such as call outs or emergency response reports, studies, drawings, computer printouts, graphs, charts, and all other similar recorded data, shall become and remain the property of the County. The Fire District may retain copies of such records for its own use and shall not disclose any such information without the express written consent of the Commissioner. The County shall have the right, at no additional cost to the County, to reproduce and publish such records, if it so desires.

**SEVENTEENTH**: Failure of the County to insist, in any one or more instances, upon strict performance of any term or condition herein contained shall not be deemed a waiver or relinquishment of such term or condition, but the same shall remain in full force and effect. Acceptance by the County of any services or the payment of any fee or reimbursement due hereunder with knowledge of a breach of any term or condition hereof, shall not be deemed a waiver of any such breach and no waiver by the County of any provision hereof shall be implied.

**EIGHTEENTH**: It is expressly understood and agreed that no building, structure, equipment or space is leased to the Fire District, and no greater privilege for the use of the Storage Facility is granted by the County, except as expressly set forth herein. The Fire District's privilege to use and occupy any space assigned to it shall continue only so long as the Fire District shall

comply with each and every term and condition of this Agreement and the County does not elect to terminate this Agreement earlier.

**NINETEENTH:** Within twenty (20) days of the expiration or earlier termination of this Agreement, the Fire District shall remove the Fire District Equipment from the Storage Facility.

**TWENTIETH:** The Fire District shall not do or permit to be done any practice or activity at the Property which may pose a hazard to persons, the Property, or the areas adjoining the Property. The Fire District shall not use, spill, release, or store, or allow others to use, spill, release, or store materials deemed toxic or hazardous by any government agency having jurisdiction over the Property, except that, the Fire District shall be permitted to fill up and store each Vehicle's tank with either gasoline or diesel fuel, and maintain or store up to thirty (30) gallons of fuel, in accordance with and pursuant to the most recent version of the New York State Fire Code, and other state rules and regulations.. The Fire District agrees to fully cooperate with County at all times both during the Term and at termination, in regard to any applicable environmental regulations.

**TWENTY-FIRST:** This Agreement and its attachments constitute the entire Agreement between the parties with respect to the subject matter hereof and shall supersede all previous negotiations, commitments and writings. It shall not be assigned, released, discharged, changed or modified except by an instrument in writing signed by a duly authorized representative of each of the parties.

In the event of any conflict between the terms of this Agreement and the terms of any schedule or attachment hereto, it is understood that the terms of this Agreement shall be controlling with respect to any interpretation of the meaning and intent of the parties.

**TWENTY-SECOND:** The Fire District assumes all risks of its operations at the Property including all risk of loss in connection with their Fire District Equipment and/or their use of the Storage Facility. It is hereby understood that in no event shall the County be construed to be responsible, as a bailee or otherwise, for any loss or damage to Fire District Equipment. The Fire District expressly releases the County from any and all liability relating to any loss, injury or

damage which may happen to any person or property of the Fire District, or of the Fire District's employees, invitees, or of persons claiming under the Fire District, while on or about the Property.

**TWENTY-THIRD:** This Agreement may be executed simultaneously in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. This Agreement and any disputes hereunder shall be construed and enforced in accordance with the laws of the State of New York. In addition, the parties hereby agree that any cause of action arising out of this Agreement shall be brought in the County of Westchester.

If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of the terms and provisions of this Agreement shall in no way be affected, impaired, or invalidated, and to the extent permitted by applicable law, any such term, or provision shall be restricted in applicability or reformed to the minimum extent required for such to be enforceable. This provision shall be interpreted and enforced to give effect to the original written intent of the parties prior to the determination of such invalidity or unenforceability.

**TWENTY-FOURTH:** The County will install a Knox Box on the Fire Tower to assure access by the PRFD.

**TWENTY-FIFTH:** This Agreement shall not be enforceable until signed by all parties and approved by the Office of the County Attorney.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

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**IN WITNESS WHEREOF**, the County of Westchester and the Fire District have caused this Agreement to be executed.

**THE COUNTY OF WESTCHESTER**

By: \_\_\_\_\_  
Susan Spear, Commissioner  
Department of Emergency Services

By: \_\_\_\_\_  
Kathleen M. O'Connor, Commissioner  
Department of Parks, Recreation and  
Conservation

**POUND RIDGE FIRE DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Approved by the Board of Legislators of the County of Westchester at a meeting duly held on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 by Act No. 2026 - \_\_\_\_\_.

Approved:

\_\_\_\_\_  
Assistant County Attorney  
The County of Westchester  
*k/sjc/des/Pound Ridge Fire District CON 136710*

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**FIRE DISTRICT ACKNOWLEDGMENT**

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

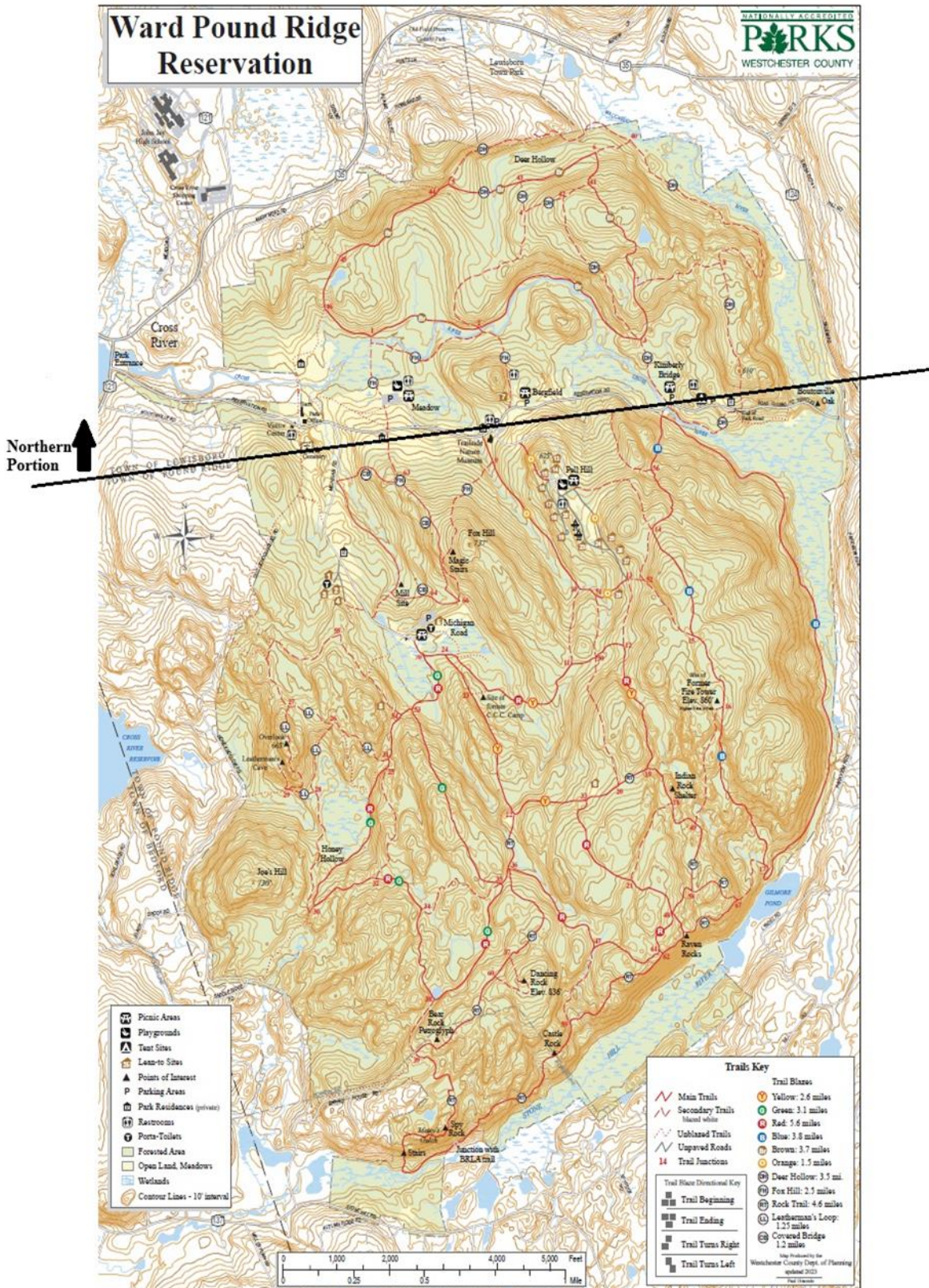
On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2026,  
\_\_\_\_\_, known to me, or proven on the basis of satisfactory evidence,  
to be the individual who has subscribed to the within instrument, personally appeared before me  
and acknowledged to me that she/he executed the same in his/her duly authorized capacity, and  
that by his/her signature on the instrument, the individual, or the person on whose behalf the  
individual acted, executed the instrument and acknowledged, if operating under a trade name, that  
the certificate required by the New York State General Business Law, Section 130 has been filed  
as required therein.

\_\_\_\_\_  
Notary Public



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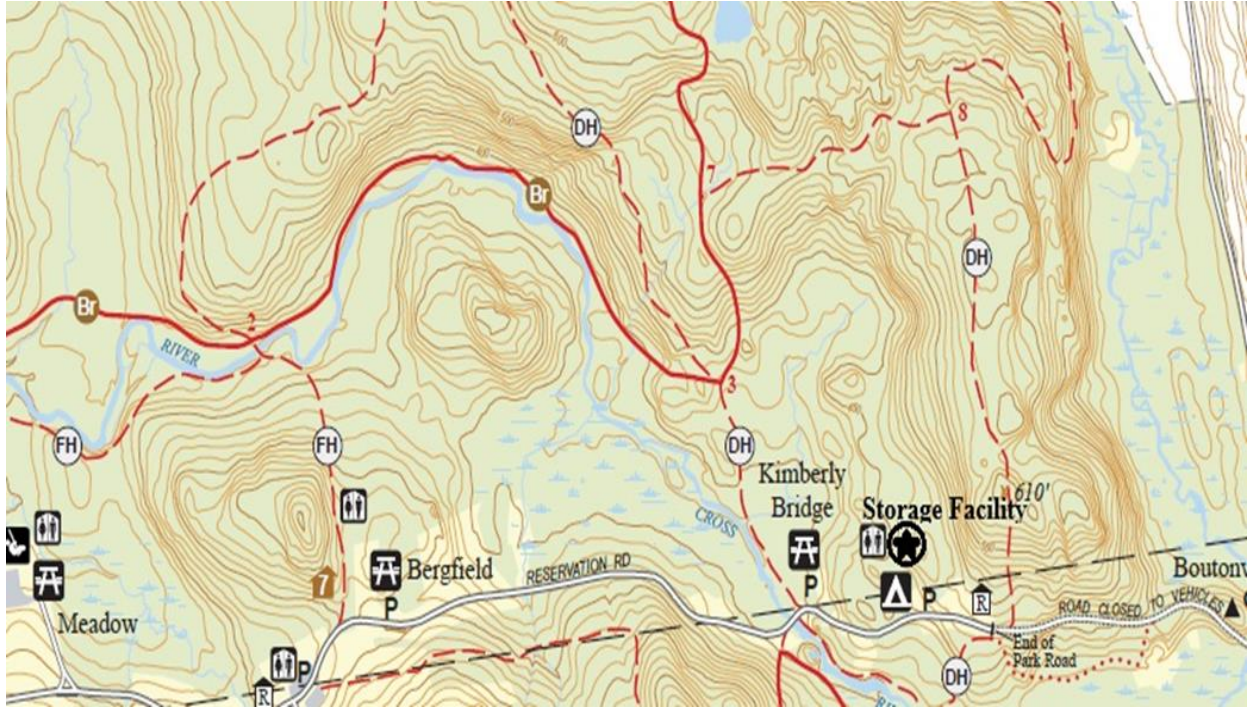
SCHEDULE "A"



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**SCHEDULE "B"**



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## **SCHEDULE “C”** **STANDARD INSURANCE SCHEDULE** **(Ward Pound Ridge Reservation – Inter-Municipal Agreement)**

1. Prior to commencing the services, and through the term of the Agreement, the Fire District shall obtain at its own cost and expense the required insurance as delineated below. Except for the Workers’ Compensation coverage required pursuant to Section 2(a) of this Schedule, the Fire District shall obtain the required insurance from insurance companies licensed in the State of New York, carrying a Best’s financial rating of A or better. Fire District shall provide evidence of insurance to the County of Westchester (“County”), either by providing a copy of policies and/or certificates as may be required and approved by the Director of Risk Management of the County (“Director”). All notices shall name the Fire District and identify the Agreement.

If at any time any of the policies required herein shall be or become unsatisfactory to the County, as to form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Director as it relates to the agreed upon terms and conditions of the Agreement, the Fire District shall upon notice to that effect from the County, promptly obtain a new policy, and submit the policy or the certificate as requested by the Director to the Office of Risk Management of the County of Westchester for approval by the Director. Upon failure of the Fire District to furnish, deliver and maintain such insurance, the Agreement, at the election of the County, may be declared suspended, discontinued or terminated.

Failure of the Fire District to take out, maintain, or the taking out or maintenance of any required insurance, shall not relieve the Fire District from any liability under the Agreement, nor shall the insurance requirements be construed to conflict with or otherwise limit the contractual obligations of the Fire District concerning indemnification.

All property losses shall be made payable to the “County of Westchester” and adjusted with the appropriate County personnel.

In the event of any loss, if the Fire District maintains broader coverage and/or higher limits than the minimums identified herein, the County shall be entitled to the broader coverage and/or higher limits maintained by the Fire District. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the County.

2. The Fire District shall provide proof of the following coverage (if additional coverage is required for a specific agreement, those requirements will be described in the Agreement):

- (a) Workers' Compensation coverage that complies with the New York State Workers' Compensation Law, providing mandatory coverage for paid staff and Volunteer Firefighters' Benefits Law (VFBL) for volunteers injured in the line of duty.
- (b) Commercial General Liability Insurance with a combined single limit of \$1,000,000 (c.s.1) per occurrence and a \$2,000,000 aggregate limit naming the “County of Westchester” as an additional insured on a primary and non-contributory basis. This insurance shall include the following coverages:

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- (i) Premises - Operations.
- (ii) Broad Form Contractual.
- (iii) Independent Contractor and Sub-Contractor
- (iv) Products and Completed Operations.

(c) Commercial Umbrella/Excess Insurance: \$2,000,000 each Occurrence and Aggregate naming the “County of Westchester” as additional insured, written on a “follow the form” basis.

NOTE: Additional insured status shall be provided by standard or other endorsement that extends coverage to the County for both on-going and completed operations.

(d) Automobile Liability Insurance with a minimum limit of liability per occurrence of \$1,000,000 for bodily injury and a minimum limit of \$100,000 per occurrence for property damage or a combined single limit of \$1,000,000 unless otherwise indicated in the contract specifications. This insurance shall include for bodily injury and property damage the following coverages and name the “County of Westchester” as additional insured:

- (i) Owned automobiles.
- (ii) Hired automobiles.
- (iii) Non-owned automobiles.

3. Unless otherwise indicated, all policies of the Fire District shall be endorsed to contain the following clauses:

(a) Insurers shall have no right to recovery or subrogation against the County (including its employees and other agents and agencies), it being the intention of the parties that the insurance policies so effected shall protect both parties and be primary coverage for any and all losses covered by the above-described insurance.

NOTE: The Fire District’s Workers’ Compensation policy shall not be required to contain the clause set forth in Section 3(a).

(b) The insurance companies issuing the policy or policies shall have no recourse against the County (including its agents and agencies as aforesaid) for payment of any premiums or for assessments under any form of policy.

(c) Any and all deductibles in the above described insurance policies shall be assumed by and be for the account of, and at the sole risk of, the Fire District.

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Kenneth W. Jenkins  
County Executive

May 4, 2026

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

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval are the following three acts in connection with capital project RGI11 (3163) General Infrastructure-Parks Dams (“RGI11”):

(1) an act, which, if adopted, would authorize the County of Westchester (“County”) to rescind, in part, prior Bond Act No. 94-2011, which authorized financing in the amount of \$500,000.00 for design of improvements to the dam at Woodlands Lake at V.E. Macy Park in Irvington (“94-2011 Rescinding Bond Act”). The 94-2011 Rescinding Bond Act is required to rescind \$5,380.64 in unencumbered and unissued RGI11 funds, which are deemed repealed pursuant to Local Finance Law Section 41.00(3)(b). The 94-2011 Rescinding Bond Act will leave intact the remaining \$494,619.36 in previously encumbered funds, which will be re-authorized through a separate bond act to continue the project;

(2) an act, which, if adopted, would authorize the County to rescind, in part, prior Bond Act No. 196-2014, which authorized financing in the amount of \$300,000.00 for design of improvements to various dams in Westchester (“196-2014 Rescinding Bond Act”). The 196-2014 Rescinding Bond Act is required to rescind \$17.00 in unencumbered and unissued RGI11 funds, which are deemed repealed pursuant to Local Finance Law Section 41.00(3)(b). The 196-2014 Rescinding Bond Act will leave intact the remaining \$299,983.00 in previously encumbered funds, which will be re-authorized through a separate bond act to continue the project; and

(3) a bond act authorizing the issuance of bonds in the amount of \$1,194,602.36 to finance the cost of design in connection with improvements to various dams in the County park system (“Consolidated Bond Act”). This proposed Consolidated Bond Act includes, (i) the \$494,619.36 encumbered funds for RGI11 authorized by Bond Act No. 94-2011, (ii) the \$299,983.00 encumbered funds authorized by Bond Act No. 196-2014, and (iii) \$400,000.00 in additional design funding, bringing the total amount authorized for RGI11 to \$1,194,602.36.

The Consolidated Bond Act is necessary to consolidate the previously encumbered funds for RGI11 with the additional \$400,000.00 in design funding, thereby preserving the availability of such funds and giving the County the ability to amend the Consolidated Bond Act at the time of construction financing to secure a longer period of probable usefulness and amortization period for the project as a whole.

The Department of Parks, Recreation and Conservation (the “Department”) has advised that RGI11 provides funding to repair and reconstruct existing dams and structures throughout the park system. Maintaining dams is essential to protecting downstream properties. The operation and maintenance of the

Office of the County Executive  
Michaelian Office Building  
148 Martine Avenue,  
White Plains, New York 10601

Telephone: (914) 995-2900

County's dams is the Department's responsibility. Accordingly, the Department must comply with all applicable rules, regulations, and guidelines of the New York State Department of Environmental Conservation and RGI11 is essential to maintaining such compliance.

Following bonding authorization, design will be scheduled and it is estimated that design will take twelve months to complete. It is anticipated that the design work will be completed by a consultant. It is estimated that construction will take twelve months 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 to finance RGI11 as indicated in the annexed fact sheet.

Based on the importance of this project to the County, favorable action on the proposed Acts is respectfully requested.

Sincerely,

Kenneth W. Jenkins  
Westchester County Executive

KWJ/mcz  
Attachments

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (“County”) of the following three acts, which were prepared by the law firm Hawkins, Delafield & Wood LLP, in connection with capital project RGI11 (3163) General Infrastructure-Parks Dams (“RGI11”):

(1) an act, which, if adopted, would authorize the County of Westchester (“County”) to rescind, in part, prior Bond Act No. 94-2011, which authorized financing in the amount of \$500,000.00 for design of improvements to the dam at Woodlands Lake at V.E. Macy Park in Irvington (“94-2011 Rescinding Bond Act”). The 94-2011 Rescinding Bond Act is required to rescind \$5,380.64 in unencumbered and unissued RGI11 funds, which are deemed repealed pursuant to Local Finance Law Section 41.00(3)(b). The 94-2011 Rescinding Bond Act will leave intact the remaining \$494,619.36 in previously encumbered funds, which will be re-authorized through a separate bond act to continue the project;

(2) an act, which, if adopted, would authorize the County to rescind, in part, prior Bond Act No. 196-2014, which authorized financing in the amount of \$300,000.00 for design of improvements to various dams in Westchester (“196-2014 Rescinding Bond Act”). The 196-2014 Rescinding Bond Act is required to rescind \$17.00 in unencumbered and unissued RGI11 funds, which are deemed repealed pursuant to Local Finance Law Section 41.00(3)(b). The 196-2014 Rescinding Bond Act will leave intact the remaining \$299,983.00 in previously encumbered funds, which will be re-authorized through a separate bond act to continue the project; and

(3) a bond act authorizing the issuance of bonds in the amount of \$1,194,602.36 to finance the cost of design in connection with improvements to various dams in the County park system (“Consolidated Bond Act”). This proposed Consolidated Bond Act includes, (i) the \$494,619.36 encumbered funds for RGI11 authorized by Bond Act No. 94-2011, (ii) the \$299,983.00 encumbered funds authorized by Bond Act No. 196-2014, and (iii) \$400,000.00 in additional design funding, bringing the total amount authorized for RGI11 to \$1,194,602.36.

The Consolidated Bond Act is necessary to consolidate the previously encumbered funds for RGI11 with the additional \$400,000.00 in design funding, thereby preserving the availability of such funds and giving the County the ability to amend the Consolidated Bond Act at the time of construction financing to secure a longer period of probable usefulness and amortization period for the project as a whole.

The Department of Parks, Recreation and Conservation (the “Department”) has advised that RGI11 provides funding to repair and reconstruct existing dams and structures throughout the park system. Maintaining dams is essential to protecting downstream properties. The operation and maintenance of the County’s dams is the Department’s responsibility. Accordingly, the Department must comply with all applicable rules, regulations, and guidelines of the New York State Department of Environmental Conservation and RGI11 is essential to maintaining such compliance.

Following bonding authorization, design will be scheduled and it is estimated that design will take twelve months to complete. It is anticipated that the design work will be completed by a consultant. It is estimated that construction will take twelve months 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 to finance RGI11 as indicated in the annexed fact sheet.

The Planning Department has advised your Committee that based on its review, RGI11 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 proposed 94-2011 Rescinding Bond Act and 196-2014 Rescinding Bond Act, as well as the related Consolidated Bond Act, and recommends approval of all the proposed acts.

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 Amending Bond Act and Consolidated Bond Act.

Dated: \_\_\_\_\_, 20\_\_\_\_.

White Plains, New York

**COMMITTEE ON**

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

RESCINDING BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, PARTIALLY RESCINDING THE BOND ACT ADOPTED JULY 11, 2011 TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING IMPROVEMENTS TO THE DAM AT WOODLANDS LAKE AT V.E. MACY PARK IN THE VILLAGE OF IRVINGTON (Adopted \_\_\_\_\_, 20\_\_\_\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of \$500,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning improvements to the dam at Woodlands Lake at V.E. Macy Park in the Village of Irvington (the “Project”), pursuant to Act No. 94-2011 (the “Prior Bond Act”) duly adopted on July 11, 2011;

WHEREAS, pursuant to Local Finance Law Section 41.00, as of July 11, 2021 the authorization of County bonds for the Project, as described in the Prior Bond Act was deemed repealed except to the extent of the \$494,619.36 previously encumbered by the County under said Bond Act;

WHEREAS, this Board has now determined to rescind the Prior Bond Act, except to the extent of encumbrances made thereunder, and to reauthorize the \$494,619.36 in remaining bond authorization, which has been or shall be authorized in another Bond Act to continue the Project;

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

SECTION (A) The bond act duly adopted by this Board on July 11, 2011, entitled:

“ACT NO. 94-2011

BOND ACT AUTHORIZING THE ISSUANCE OF \$500,000 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 IMPROVEMENTS TO THE DAM AT WOODLANDS LAKE AT V.E. MACY PARK IN THE VILLAGE OF IRVINGTON; STATING THE ESTIMATED

MAXIMUM COST THEREOF IS \$500,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$500,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.”

is hereby rescinded to the extent of the \$5,380.64 not heretofore encumbered under said Bond Act.

SECTION (B) The rescission 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.

\* \* \*

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

RESCINDING BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, PARTIALLY RESCINDING THE BOND ACT ADOPTED OCTOBER 27, 2014 TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING IMPROVEMENTS TO VARIOUS DAMS (Adopted \_\_\_\_\_, 20\_\_\_\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of \$300,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning improvements to various existing dams at Saxon Woods Park, Willson’s Woods Park, Wampus Lake Park and Oscawana Park (the “Project”), pursuant to Act No. 196-2014 (the “Prior Bond Act”) duly adopted on October 27, 2014;

WHEREAS, pursuant to Local Finance Law Section 41.00, as of October 27, 2024 the authorization of County bonds for the Project, as described in the Prior Bond Act was deemed repealed except to the extent of the \$299,983 previously encumbered by the County under said Bond Act;

WHEREAS, this Board has now determined to rescind the Prior Bond Act, except to the extent of encumbrances made thereunder, and to reauthorize the \$299,983 in remaining bond authorization, which has been or shall be authorized in another Bond Act to continue the Project;

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

SECTION (A) The bond act duly adopted by this Board on October 27, 2014, entitled:

“ACT NO. 196-2014

BOND ACT AUTHORIZING THE ISSUANCE OF \$300,000 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 IMPROVEMENTS TO VARIOUS DAMS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$300,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$300,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.”

is hereby rescinded to the extent of the \$17 not heretofore encumbered under said Bond Act.

SECTION (B) The rescission 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.

\* \* \*

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

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,194,602.36 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE RECONSTRUCTION AND IMPROVEMENT TO VARIOUS DAMS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,194,602.36; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,194,602.36 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted \_\_\_\_\_, 20\_\_\_\_\_)

WHEREAS, this Board has heretofore duly authorized the issuance of \$500,000 bonds to the preparation of surveys, preliminary and detailed plans, specifications and estimates for planning improvements to the dam at Woodlands Lake at V.E. Macy Park in the Village of Irvington (the “2011 Project”), pursuant to Bond Act No. 94-2011 duly adopted on July 11, 2011;

WHEREAS, Bond Act No. 94-2011 has been deemed repealed pursuant to Section 41.00 of the Local Finance Law, except to the extent of the \$494,619.36 encumbered pursuant to such bond act;

WHEREAS, Bond Act No. 94-2011 has been rescinded to the extent of the remaining unencumbered \$5,380.64 portion, and the County wishes to continue the 2011 Project through the authorization of this Bond Act;

WHEREAS, this Board has heretofore duly authorized the issuance of \$300,000 bonds to the preparation of surveys, preliminary and detailed plans, specifications and estimates for planning improvements to various dams (the “2014 Project”), pursuant to Bond Act No. 196-2014 duly adopted on October 27, 2014;

WHEREAS, Bond Act No. 196-2014 has been deemed repealed pursuant to Section 41.00 of the Local Finance Law, except to the extent of the \$299,983.00 encumbered pursuant to such bond act; and

WHEREAS, Bond Act No. 196-2014 has been rescinded to the extent of the remaining unencumbered \$17.00 portion, and the County wishes to continue the 2014 Project through the authorization of this Bond Act;

WHEREAS, this Board now determines that it is necessary to consolidate the previously encumbered amount of \$494,619.36 authorized as part of Bond Act No. 94-2011 and the previously encumbered amount \$299,983.00 authorized as part of Bond Act No. 196-2014 together with \$400,000.00 in additional funding, bringing the total amount authorized for RGI11 to \$1,194,602.36.

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, \$1,194,602.36 bonds of the County, or so much thereof

as may be necessary, are hereby authorized to be issued to finance the preparation of surveys, preliminary and detailed plans, specifications and estimates for planning improvements to various dams in the County park system, 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 objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$1,194,602.36. The plan of financing includes the issuance of \$1,194,602.36 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 the specific objects or purposes for which said \$1,194,602.36 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 62 of the Law, is five (5) 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 \$1,194,602.36. 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 \$1,194,602.36 as the estimated maximum cost of the aforesaid specific 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.

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

\* \* \*

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 \$1,194,602.36 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE RECONSTRUCTION AND IMPROVEMENT TO VARIOUS DAMS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,194,602.36; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,194,602.36 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on \_\_\_\_\_, 20\_\_\_\_)

object or purpose: to finance the preparation of surveys, preliminary and detailed plans, specifications and estimates for planning improvements to various dams in the County park system, 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: \$1,194,602.36; five (5) 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

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (“County”) of the following acts, which were prepared by the law firm Hawkins, Delafield & Wood LLP, in connection with Capital Project RGC12 – Dunwoodie Golf Course Facility Improvements (“RGC12”):

(1) the proposed Capital Budget Amendment will amend the County’s current-year capital budget to increase the County share for Capital Project RGC12 – Dunwoodie Golf Course Facility Improvements (“RGC12”) by \$6,300,000.00 to \$12,320,000.00;

(2) a bond act amending, in part, prior Bond Act No. 140-2022 (“2022 Bond Act”) to remove \$4,148,803.00 attributable to RGC12 from the total amount authorized, thereby decreasing the estimated maximum amount of bonds authorized thereunder to \$12,371,197.00 (“Amending Bond Act”). It should be noted that \$251,197.00 in RGC12 bonds have already been issued, therefore the Amending Bond Act will only remove the unissued balance attributable to RGC12 from the 2022 Bond Act. Additionally, the Amending Bond Act is required to remove from the scope the planning, construction of, and construction management for a new maintenance facility for Dunwoodie Golf Course; and

(3) a bond act authorizing the issuance of bonds in the amount of \$10,448,803.00 to finance the cost of the construction of various improvements at Dunwoodie Golf Course, consisting of, (a) the construction and construction management for the maintenance building

complex, and (b) the design, construction, and construction management of reduced-pressure zone and backflow prevention systems and related water supply infrastructure for the golf course and related work in connection with RGC12 (“Consolidated Bond Act”). This proposed Consolidated Bond Act includes \$4,148,803.00 of previously authorized bonds for RGC12 by the 2022 Bond Act and adds \$6,300,000.00, bringing the total amount authorized for RGC12 to \$10,448,803.00.

The Department of Parks, Recreation and Conservation (“Department”) has advised that advised that the existing golf course maintenance building is outdated and inadequate to meet modern operational needs. Constructed more than 70 years ago, the facility has not undergone any significant physical upgrades since its original construction. The building’s current Master Plan identifies the maintenance building as inadequate in size and recommends expansion to accommodate existing and future uses. Due to insufficient indoor storage space, much of the larger equipment, including golf course mowers and turf maintenance equipment, is stored outdoors year-round, resulting in accelerated deterioration, reduced service life, and increased maintenance costs.

In addition, the golf course is connected to the public water supply at four separate locations. Existing backflow prevention systems are either lacking or inadequate, posing a potential risk to the public water supply and failing to meet local water supply regulations. Addressing these deficiencies is necessary to ensure regulatory compliance and protect public health and safety.

RGC12 will construct new golf course maintenance buildings and an associated storage yard, providing adequate space for safe, efficient, and modern maintenance operations. RGC12 will also include upgrades to the water supply infrastructure through the installation of compliant backflow prevention systems. Together, these improvements will support efficient equipment maintenance, extend the service life of vehicles and machinery, and ensure the safe and regulated distribution of water throughout the golf course.

Design is currently being undertaken by a consultant and is expected to be completed by the third quarter of 2026. It is estimated that construction will take eighteen months 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 to finance RGC12 as indicated in the annexed fact sheet.

Additionally, as your Honorable Board may know, Section 167.131 of the Laws of Westchester County 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 this project 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.

The Department of Planning has advised your Committee that RGC12 was classified as an “Unlisted” action under the State Environmental Quality Review Act (“SEQR”) and that your Honorable Board issued a Negative Declaration for the project pursuant to Resolution 192-2022. Planning further advised that changes were subsequently made to the project which necessitated additional review. As such, a revised Environmental Assessment Form (“EAF”), prepared by the Planning Department, is on file with the Clerk of the Board of Legislators. The EAF together with the attached SEQR Resolution and proposed amended Negative Declaration are provided to assist your Honorable Board in complying with SEQR. Upon review, your Committee concludes that the proposed action will not have any significant impact on the environment and recommends the adoption of the Resolution adopting an amended Negative Declaration. As you know, a determination of significance must be made prior to enacting the aforementioned Consolidated Bond Act.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Amending Bond Act and Consolidated Bond Act, and recommends approval of all the proposed acts, noting that the Amending Bond Act and Consolidated 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 Amending Bond Act and Consolidated Bond Act.

Dated: \_\_\_\_\_, 20\_\_\_\_.

White Plains, New York

**RESOLUTION \_\_ - 2026**

**WHEREAS**, there is pending before this Honorable Board an act to authorize the County of Westchester to issue bonds in connection with capital project RGC12 (“Bond Act”); and

**WHEREAS**, this Honorable Board has determined that the proposed Bond Act would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State Environmental Quality Review Act (“SEQRA”); and

**WHEREAS**, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this project is classified as an “Unlisted action,” which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

**WHEREAS**, the County of Westchester previously reviewed this project and, as the only involved agency with discretionary authority for this action, assumed the role of Lead Agency and issued a Negative Declaration for this project via Resolution 192-2022; and

**WHEREAS**, subsequent changes were made to the project necessitating additional environmental review; and

**WHEREAS**, a revised Short Environmental Assessment Form (“EAF”) has been prepared to assist this Honorable Board in its environmental assessment of the current proposed action and is on file with the Clerk of the Board of Legislators (the “Clerk”); and

**WHEREAS**, this Honorable Board has carefully considered the current proposed action and has reviewed the revised EAF on file with the Clerk and the criteria

set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the revised EAF, to determine if this proposed action will have a significant impact on the environment.

**NOW, THEREFORE**, be it resolved by the County Board of the County of Westchester, State of New York, as follows:

**RESOLVED**, that based upon this Honorable Board’s review of the revised EAF, which is on file with the Clerk, and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the Bond Act; and be it further

**RESOLVED**, that the Clerk is authorized and directed to sign the “Determination of Significance” in the revised EAF as the “Responsible Officer in Lead Agency”; to issue this amended “Negative Declaration” on behalf of this Board in satisfaction of SEQRA and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of Part 617 of 6 NYCRR; and be it further

**RESOLVED**, that the Resolution shall take effect immediately.

An Act amending the 2026 County  
Capital Budget Appropriations for  
Capital Project

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

Section 1. The Capital section of the 2026 County Budget is hereby amended as follows:

<b>Previous 2026 Appropriation</b>	<b>Change</b>	<b>Revised 2026 Appropriation</b>
_____	_____	_____

Section 2. The estimated method of financing in the Capital Section of the 2026 Westchester County Capital Budget is amended as follows:

II. METHOD OF FINANCING

Bonds and/or Notes

Non County Shares

Cash

Total

_____	_____	_____
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Section 3. The ACT shall take effect immediately.

REFERENCE RGC12  
RMUS3  
RMUS7  
RWPR4

ACT NO. -20\_\_

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED OCTOBER 17, 2022 IN RELATION TO FINANCING THE COST OF THE CONSTRUCTION OF RECREATIONAL AREA IMPROVEMENTS AT VARIOUS COUNTY-OWNED FACILITIES, AT THE TOTAL ESTIMATED COST OF \$12,371,197 (Adopted , 20\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of bonds to finance all or a portion of the costs of the construction of recreational area improvements at various County-owned facilities, to wit: (a) the planning, construction of and construction management for a new maintenance facility for Dunwoodie Golf Course, (b) the planning, construction and construction management of a new restroom building, new septic system, renovations to the existing restrooms and associated infrastructure and site work at Muscoot Farm, (c) the planning, construction and construction management of parking lot and pathway improvements, drainage improvements, pasture fencing and associated site work and landscaping throughout Muscoot Farm, and (d) the planning, construction and construction management for improvements to various dams, spillways and riverbanks at the Ward Pound Ridge Reservation, at the estimated maximum cost of \$16,250,000, pursuant to Act No. 140-2022 duly adopted on October 17, 2022, and

WHEREAS, the County has previously borrowed \$251,197 pursuant to Act No. 140-2022 for project RGC12; and

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WHEREAS, it has now been determined that such bond act shall be amended to revise said scope of work and decrease a portion the amount of bonds authorized; and

WHEREAS, \$4,148,803 in remaining bond authorization for project RGC12 for the planning, construction of and construction management for a new maintenance facility for Dunwoodie Golf Course has been or will be authorized pursuant to another Bond Act;

Now, therefore,

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 17, 2022, entitled:

“(BOND) ACT NO. 140-2022

BOND ACT AUTHORIZING THE ISSUANCE OF \$16,520,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF RECREATIONAL AREA IMPROVEMENTS AT VARIOUS COUNTY-OWNED FACILITIES; STATING THE ESTIMATED TOTAL COST THEREOF IS \$16,520,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$16,520,000 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 \$12,371,197 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF RECREATIONAL AREA IMPROVEMENTS AT VARIOUS COUNTY-OWNED FACILITIES; STATING THE ESTIMATED TOTAL COST THEREOF IS \$12,371,197; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$12,371,197 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (adopted on \_\_\_\_\_, 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, \$12,371,197 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance all or a portion of the costs of the construction of recreational area improvements at various County-owned facilities, to wit: (a) the planning, construction of and construction management for a new maintenance facility for Dunwoodie Golf Course, (b) the planning, construction and construction management of a new restroom building, new septic system, renovations to the existing restrooms and associated infrastructure and site work at Muscoot Farm, (c) the planning, construction and construction management of parking lot and pathway improvements, drainage improvements, pasture fencing and associated site work and landscaping throughout Muscoot Farm, and (d) the planning,

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construction and construction management for improvements to various dams, spillways and riverbanks at the Ward Pound Ridge Reservation; 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 total cost of said class of objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$12,371,197. The plan of financing includes the issuance of \$12,371,197 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.

Section 2. The period of probable usefulness of the class of objects or purposes for which said \$12,371,197 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 19(c) 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 total amount of \$12,371,197. 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 \$12,371,197 as the estimated total 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.

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.

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LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on October 17, 2022 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 \$12,371,197 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF RECREATIONAL AREA IMPROVEMENTS AT VARIOUS COUNTY-OWNED FACILITIES; STATING THE ESTIMATED TOTAL COST THEREOF IS \$12,371,197; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$12,371,197 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (adopted on October 17, 2022 and amended on \_\_\_\_\_, 20\_\_)

object or purpose: to finance all or a portion of the costs of the construction of recreational area improvements at various County-owned facilities, to wit: (a) the planning, construction of and construction management for a new maintenance facility for Dunwoodie Golf Course, (b) the planning, construction and construction management of a new restroom building, new septic system, renovations to the existing restrooms and associated infrastructure and site work at Muscoot Farm, (c) the planning, construction and construction management of parking lot and pathway improvements, drainage improvements, pasture fencing and associated site work and landscaping throughout Muscoot Farm, and (d) the planning, construction and construction management for improvements to various dams, spillways and riverbanks at the Ward Pound Ridge Reservation; all as set forth in the County’s Current Year Capital Budget, as amended.

amount of obligations to be issued: \$12,371,197; fifteen (15) years  
and period of probable usefulness:

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

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

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ACT NO. -20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$10,448,803 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF VARIOUS IMPROVEMENTS TO DUNWOODIE GOLF COURSE; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$10,448,803; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$10,448,803 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted \_\_\_\_\_, 20\_\_)

WHEREAS, this Board has heretofore duly authorized the issuance of \$4,400,000 bonds to finance the planning, construction of and construction management for a new maintenance facility for Dunwoodie Golf Course associated with capital project RGC12 (the "Project"), pursuant to Act No. 140-2022 duly adopted on October 17, 2022; and

WHEREAS, this Board has now determined that it is appropriate to expand the scope of the Project, including design and construction and construction management of reduced-pressure zone and backflow prevention systems and related water supply infrastructure at the Golf Course, and it is necessary to increase the amount of bonds to be issued and the appropriation for the Project for an estimated cost of such improvement; and

WHEREAS, Bond Act No. 140-2022 has been amended to remove the \$4,148,803 in remaining bond authorization for the Project;

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, to the provisions of other laws applicable thereto, \$10,448,803 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the construction of various improvements at Dunwoodie Golf Course, consisting of (a) the construction and construction management for the maintenance building complex, and (b) the design, construction, and construction management of reduced-pressure zone and backflow prevention systems and related water supply infrastructure for the Golf Course, 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 of purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$10,448,803. The plan of financing includes the issuance of \$10,448,803 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.

Section 2. The period of probable usefulness of said specific object or purpose, within the limitations of Section 11.00 a. 19(c) 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

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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 \$10,448,803. 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 \$10,448,803 as the estimated total 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.

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LEGAL NOTICE

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

BOND ACT AUTHORIZING THE ISSUANCE OF \$10,448,803 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF VARIOUS IMPROVEMENTS TO DUNWOODIE GOLF COURSE; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$10,448,803; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$10,448,803 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 cost of the construction of various improvements at Dunwoodie Golf Course, consisting of (a) the construction and construction management for the maintenance building complex, and (b) the design, construction, and construction management of reduced-pressure zone and backflow prevention systems and related water supply infrastructure for the Golf Course, 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: \$10,448,803; fifteen (15) 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