

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

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

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

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

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

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

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

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

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

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

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

Dated: March 17th, 2025
White Plains, New York

James Ziller John
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James Ziller John
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COMMITTEE ON

c.jpg 01.31.2025

Budget & Appropriations
3/17/2025

Public works &
Transportation
3/17/2025

Public Safety
3/18/2025

Dated: March 18th, 2025
White Plains, New York

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

Public Safety

Margaret A. Cunzio

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BES24

NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

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

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

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

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

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

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations

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

SECTION D - EMPLOYMENT

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

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

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 2/26/25

Reviewed By:

RV 2/26/25

Date:

[Signature]

Budget Director

2/27/25

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

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



DATE: February 10, 2025

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

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

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

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

COMMENTS: None.

DSK/oav

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



Memorandum

Department of Planning

432 Michaelian Office Building
White Plains, NY 10601

To: The Westchester County Planning Board

From: Susan Darling, Chief Planner 

Date: February 12, 2025

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

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

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

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

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

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

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

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

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

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

II. METHOD OF
 FINANCING

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

Section 3. The ACT shall take effect immediately.

ACT NO. -20__

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING BOND ACT NO. 172-2023 ADOPTED SEPTEMBER 18, 2023 AND BOND ACT NO. 207-2024 ADOPTED OCTOBER 7, 2024 CONSOLIDATING PREVIOUSLY ADOPTED BOND ACTS FOR CAPITAL PROJECT BES24 FOR THE REPLACEMENT OF A SMOKE HOUSE FIRE PROP BUILDING LOCATED ON THE VALHALLA GRASSLANDS CAMPUS, AND AUTHORIZING ADDITIONAL BONDS FOR SUCH PROJECT; AT THE TOTAL ESTIMATED COST OF \$8,210,000. (Adopted , 20__)

Recitals

WHEREAS, this Board has heretofore duly authorized the issuance of bonds to finance various elements of Capital Project BES24 (the “Project”), at the total estimated maximum cost of \$2,810,000, pursuant to Act No. 172-2023 adopted September 18, 2023 and Bond Act No. 207-2024 adopted October 7, 2024 (collectively, the “Previous Bond Acts”), and it has now been determined that the Previous Bond Acts should be consolidated into one bond act so that the aggregate proceeds of authorized but unissued amounts of bonds pursuant to the Previous Bond Acts may be expended as required on any respective element of the Project; and the period of probable usefulness of the Project shall be amended and restated as set forth herein;

WHEREAS, in addition to such consolidation, due to additional costs of the Project, it is necessary to increase the appropriation for such Project by \$5,400,000; and

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), TO AMEND AND RESTATE BOND ACT NOS. 172-2023 and 207-2024 IN THERE ENTIRETY AS FOLLOWS:

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING BOND ACT NO. 172-2023 ADOPTED SEPTEMBER 18, 2023 AND BOND ACT NO. 207-2024 ADOPTED OCTOBER 7, 2024 CONSOLIDATING PREVIOUSLY ADOPTED BOND ACTS FOR CAPITAL PROJECT BES24 FOR THE REPLACEMENT OF A SMOKE HOUSE FIRE PROP BUILDING LOCATED ON THE VALHALLA GRASSLANDS CAMPUS, AND AUTHORIZING ADDITIONAL BONDS FOR SUCH PROJECT; AT THE TOTAL ESTIMATED COST OF \$8,210,000. (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, to the provisions of other laws applicable thereto, \$8,210,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the replacement of a Smoke House Fire Prop Building located on the Valhalla Grasslands Campus; all as collectively set forth in section 1 of each of the Previous Bond Acts and the County's current year Capital Budget, as amended. To the extent that the County has previously issued bonds pursuant to each of the Previous Bond Acts, the proceeds of such previously issued bonds shall only be expended for the scope of the project as set forth in the respective bond act, from which such proceeds are derived, when originally adopted and/or amended. The total estimated

maximum cost of said objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$8,210,000. The plan of financing includes the issuance of \$8,210,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds.

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

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$8,210,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. 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 5. 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 6. 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 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

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

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

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

(SEAL)

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

LEGAL NOTICE

An amended and restated Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on September 18, 2023 and October 7, 2024 and amended on _____, 20__ and approved, as amended, by the County Executive on _____, 20__ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

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

ACT NO. _____-20__

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING BOND ACT NO. 172-2023 ADOPTED SEPTEMBER 18, 2023 AND BOND ACT NO. 207-2024 ADOPTED OCTOBER 7, 2024 CONSOLIDATING PREVIOUSLY ADOPTED BOND ACTS FOR CAPITAL PROJECT BES24 FOR THE REPLACEMENT OF A SMOKE HOUSE FIRE PROP BUILDING LOCATED ON THE VALHALLA GRASSLANDS CAMPUS, AND AUTHORIZING ADDITIONAL BONDS FOR SUCH PROJECT; AT THE TOTAL ESTIMATED COST OF \$8,210,000. (Adopted _____, 20__)

object or purpose: to finance the cost for replacement of a Smoke House Fire Prop Building located on the Valhalla Grasslands Campus; all as set forth in the County's 20__ Capital Budget, as amended

amount of obligations to be issued: and period of probable usefulness: \$8,210,000; 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

CAPITAL PROJECT FACT SHEET

Project ID:* BES24	<input checked="" type="checkbox"/> CBA	Fact Sheet Date:* 01-23-2025
Fact Sheet Year:* 2025	Project Title:* REPLACEMENT OF SMOKE HOUSE BUILDING	Legislative District ID: 3,
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* EMERGENCY SERVICES	CP Unique ID: 2828

Overall Project Description

This project funds a new Smoke House Building fire training prop located in the fire training yard on the Valhalla Grasslands campus.

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

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	8,210	6,310	0	0	0	0	0	1,900
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	8,210	6,310	0	0	0	0	0	1,900

Expended/Obligated Amount (in thousands) as of : 1,942

Current Bond Description: Bonding authorization is requested to complete construction to replace the current 50 year old "prop" building located at the Westchester County Department of Emergency Service Training Center and used by local fire Depis and other first responders to train in a variety of fire response conditions, including live fire. The current building doesn't meet NFPA standards and failed inspection so is out of services. DES needs to replace the building in order to meet our responsibilities as a county training facility. The bond request includes a Capital Budget amendment increase of \$1.9M due to higher than anticipated construction cost estimates. The new building is prefabricated construction, and replaces the current building, in a similar, but slightly larger and angled footprint on an already paved surface. The building allows us to replicate different types of fire situations for training purposes.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	5,400,000
Cash:	0
Total:	\$ 5,400,000

SEQR Classification:

TYPE II

Amount Requested:

5,400,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> County Staff | <input checked="" type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|---------------------------------------|--|---|

Comments:

The current request includes a 2025 CBA in the amount of \$1.9m. These funds are shown above in "Under Review".

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2023	810,000	DESIGN
2024	5,500,000	CONSTRUCTION

Total Appropriation History:

6,310,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
23	172	810,000	0	REPLACEMENT OF SMOKE HOUSE BUILDING
24	207	2,000,000	0	

Total Financing History:

2,810,000

Recommended By:

Department of Planning
MLLL

Date
01-28-2025

Department of Public Works
RJB4

Date
01-29-2025

Budget Department
DEV9

Date
01-30-2025

Requesting Department
TCH1

Date
01-30-2025

REPLACEMENT OF SMOKE HOUSE BUILDING (BES24)

User Department : Emergency Services
Managing Department(s) : Emergency Services ; Public Works ;
Estimated Completion Date: TBD
Planning Board Recommendation: Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)									
	Est Ult Cost	Appropriated	Exp / Obl	2025	2026	2027	2028	2029	Under Review
Gross	6,310	6,310	1,942						
Non County Share									
Total	6,310	6,310	1,942						

Project Description

This project funds a new Smoke House Building fire training prop located in the fire training yard on the Valhalla Grasslands campus.

Current Year Description

There is no current year request.

Impact on Operating Budget

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

Appropriation History			
Year	Amount	Description	Status
2023	810,000	Design	DESIGN
2024	5,500,000	Construction	\$2,000,000 IN PROGRESS; \$3,500,000 AWAITING BOND AUTHORIZATION
Total	6,310,000		

Prior Appropriations			
	Appropriated	Collected	Uncollected
Bond Proceeds	6,310,000		6,310,000
Total	6,310,000		6,310,000

Bonds Authorized				
Bond Act	Amount	Date Sold	Amount Sold	Balance
172 23	810,000			810,000
207 24	2,000,000			2,000,000
Total	2,810,000			2,810,000