

ACT 130 - 2025
(BOND) ACT 131 - 2025

Reference B0130

**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 an act, which, if adopted, will amend the County's current-year capital budget ("Capital Budget Amendment"), as well as a related bond act ("Bond Act") in the amount of \$3,600,000 in bonds of the County to finance capital project B0130 Health Department Consolidation 11 Martine Avenue, White Plains ("B0130").

Your Committee is advised that the Capital Budget Amendment will amend the County's current-year capital budget by adding capital project B0130 in the amount of \$3,600,000.

The Bond Act, in the amount of \$3,600,000, would finance alterations of building interiors and infrastructure to accommodate the consolidation of Department of Health offices into a single location at 11 Martine Avenue, White Plains. The offices are currently in leased space at 145 Huguenot Avenue, New Rochelle, and 10 County Center, White Plains, as well as County owned space at 112 East Post Road, White Plains, 25 Moore Avenue, Mount Kisco, and Building 2 at the Westchester County Airport. The work includes the acquisition and installation of open office systems, office furniture and equipment and data, telecommunication, and security equipment and related work.

Your Committee is advised that following bonding authorization, it is estimated that acquisition and installation of the open office systems, office furniture and equipment, and data, telecommunication, and security equipment will take four (4) months to complete.

The Department of Planning has advised your Committee that based on its review, the authorization of the proposed capital project 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.

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. Accordingly, the necessary Planning Board report for the Capital Budget Amendment is annexed.

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 may only be enacted following adoption of the Capital Budget Amendment. It should also be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required to adopt both Acts.

Dated: June 23rd, 2025
White Plains, New York

James J. Bell
John J. Smith
Yvonne B. Smith
Debra J. Smith
Michael J. Smith

Stgr
James J. Bell
Yvonne B. Smith
Debra J. Smith
Michael J. Smith

Yvonne B. Smith
James J. Bell
Debra J. Smith

C:cmc/06.04.2025

Budget & Appropriations

Public Works &
Transportation

Human Services

Dated: June 23, 2025
White Plains, New York

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

Committee(s) on:

Budget & Appropriations

A handwritten signature in black ink, appearing to read "Colin J. Smith". The signature is written in a cursive, flowing style with a large, stylized "S" at the end.

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: B0130

☐ 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 \$ 3,600,000 PPU 5 Anticipated Interest Rate 2.80%

Anticipated Annual Cost (Principal and Interest): \$ 782,320

Total Debt Service (Annual Cost x Term): \$ 3,911,600

Finance Department:

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

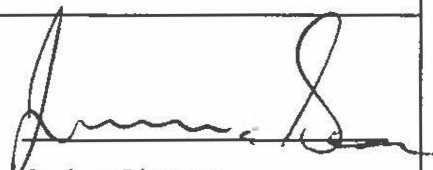
Number of Full Time Equivalent (FTE) Jobs Funded: 39

Prepared by: Robert Abbamont

Title: Director of Operations (Capital)

Department: Public Works/Transportation

Date: 6/6/25

Reviewed By: 

du 6/6/25
CP 6.6.25
Date:

Budget Director

6/8/25

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: April 23, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
B0130 Health Department Consolidation, 11 Martine Avenue, White Plains**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 04/21/2025 (Unique ID: 2924)

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; and
- **617.5(c)(31):** purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials.

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

RESOLUTION 25- 07
WESTCHESTER COUNTY PLANNING BOARD

**B0130 Health Department Consolidation, 11 Martine Avenue, White Plains
Capital Budget Amendment to the 2025 Capital Program**

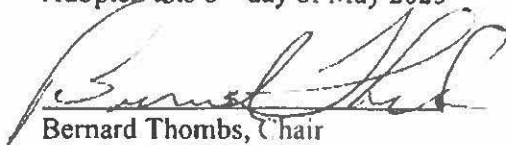
WHEREAS, the County Executive will submit legislation to the County Board of Legislators which would authorize the addition of a new project, **B0130 Health Department Consolidation, 11 Martine Avenue, White Plains** and add funding to the 2025 Capital Budget in the amount of \$3,600,000; and

WHEREAS, **B0130 Health Department Consolidation, 11 Martine Avenue, White Plains** will provide funding for alterations of building interiors and infrastructure to accommodate the consolidation of Department of Health offices and utilize office space at 11 Martine Avenue, White Plains NY. Project costs will include space improvements, acquisition and installation of data and telecommunication equipment, office furnishings and moving expenses; and

WHEREAS, the project is consistent with the policies of Westchester 2025, the County Planning Board's long-range land use policies, in that it is a capital improvement to keep physical equipment and facilities in good condition and extend their useful life; be it

RESOLVED, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its report on the 2025 Capital Budget for a new capital appropriation of \$3,600,000 for **B0130 Health Department Consolidation, 11 Martine Avenue, White Plains**.

Adopted this 6th day of May 2025


Bernard Thombs, Chair

B0130 Health Department Consolidation, 11 Martine Avenue, White Plains

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2025	2026	2027	2028	2039	Under Review
Gross	3,600							3,600
Less Non- County Shares								
Net	3,600							3,600

Project Description

This project provides for funding for interior office improvements and infrastructure to accommodate the consolidation of Westchester County Department of Health offices into a single location utilizing office space at 11 Martine Avenue, White Plains NY. The offices are currently in leased space at 145 Huguenot Avenue, New Rochelle, and 10 County Center, White Plains, as well as county space at 112 East Post Road, White Plains, 25 Moore Avenue, Mount Kisco, and Building 2 at the Westchester County Airport. The work includes the acquisition and installation of open office systems; office furniture and equipment; data, telecommunication, and security equipment; and related work.

Appropriations/Requests

Under Review: \$3,600,000 for equipment and construction (to be appropriated in 2025 upon BOL approval)

Justification

In order for the mission of the Westchester County Department of Health to be fulfilled, it is essential that staff have adequate working space accessible in the White Plains government center. As part of the move to this location, the most up to date technology, equipment and furnishing will be installed to allow for a seamless transition.

Consistency with Programs or Plans:

The project is generally consistent with the policies of "*Westchester 2025*", the County Planning Board's long-range land use policies, in that it is a capital improvement to keep physical equipment and facilities in good condition and extend their useful life.

Planning Board Analysis:

PL1: This is a project without physical planning aspects of concern to the Planning Board.

An Act amending the 2025 County
Capital Budget Appropriations for
Capital Project B0130 HEALTH
DEPARTMENT CONSOLIDATION,
11 MARTINE AVENUE, WHITE
PLAINS

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	\$0	\$3,600,000	\$3,600,000

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	\$0	\$3,600,000	\$3,600,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$0	\$3,600,000	\$3,600,000

Section 3. The ACT shall take effect immediately.

ACT NO. 131 2025

BOND ACT AUTHORIZING THE ISSUANCE OF \$3,600,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF ALTERATIONS TO BUILDING INTERIORS AND INFRASTRUCTURE TO ACCOMMODATE THE CONSOLIDATION OF DEPARTMENT OF HEALTH OFFICES INTO A SINGLE LOCATION AT 11 MARTINE AVENUE, WHITE PLAINS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,600,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,600,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted 06/30 , 2025)

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, \$3,600,000 bonds of the County of Westchester (the "County"), or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of alterations to building interiors and infrastructure to accommodate the consolidation of Department of Health offices into a single location at 11 Martine Avenue, White Plains, all as set forth in the County's Current Year Capital Budget, as amended. The estimated maximum cost of said objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$3,600,000. The plan of financing includes the issuance of \$3,600,000 bonds herein authorized and

any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness applicable to the objects or purposes for which the bonds authorized by this Act are to be issued within the limitations of Section 11.00 a. 32. 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 \$3,600,000. 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 \$3,600,000 as the estimated total cost of the aforesaid 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, 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.

* * *

CAPITAL PROJECT FACT SHEET

Project ID:* B0130	☒ CBA	Fact Sheet Date:* 04-18-2025
Fact Sheet Year:* 2025	Project Title:* HEALTH DEPARTMENT CONSOLIDATION, 11 MARTINE AVENUE, WHITE PLAINS	Legislative District ID: 8,
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* PUBLIC WORKS	CP Unique ID: 2924

Overall Project Description

This project provides for the alterations of building interiors and infrastructure to accommodate the consolidation of Department of Health offices into a single location at 11 Martine Avenue, White Plains. The offices are currently in leased space at 145 Huguenot Avenue, New Rochelle, and 10 County Center, White Plains, as well as county space at 112 East Post Road, White Plains, 25 Moore Avenue, Mount Kisco, and Building 2 at the Westchester County Airport. The work includes the acquisition and installation of open office systems; office furniture and equipment; data, telecommunication, and security equipment; and related work.

☒ Best Management Practices	☐ Energy Efficiencies	☒ Infrastructure
☐ Life Safety	☐ Project Labor Agreement	☐ Revenue
☐ Security	☐ Other	

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	3,600	0	0	0	0	0	0	3,600
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	3,600	0	0	0	0	0	0	3,600

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

Current Bond Description: Funding is requested for the alterations of building interiors and infrastructure to accommodate the consolidation of Department of Health offices into a single location at 11 Martine Avenue, White Plains. The offices are currently in leased space at 145 Huguenot Avenue, New Rochelle, and 10 County Center, White Plains, as well as county space at 112 East Post Road, White Plains, 25 Moore Avenue, Mount Kisco, and Building 2 at the Westchester County Airport. The work includes the acquisition and installation of open office systems; office furniture and equipment; data, telecommunication, and security equipment; and related work.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	3,600,000
Cash:	0
Total:	\$ 3,600,000

SEQR Classification:

TYPE II

Amount Requested:

3,600,000

Comments:

The County of Westchester has entered into a lease for approximately 57,266 square feet of space located at 11 Martine Avenue in White Plains to consolidate the Department of Health offices into a single location. A capital budget amendment (CBA) in the amount of \$3,600,000 (shown under review) is requested to provide for the open office systems; office furniture and equipment; and data, telecommunication, and security equipment necessary to support the consolidation.

Energy Efficiencies:

Total Financing History:

0

Recommended By:

Department of Planning

DSK2

Date

04-21-2025

Department of Public Works

RJB4

Date

04-21-2025

Budget Department

DEV9

Date

04-22-2025

Requesting Department

RJB4

Date

04-22-2025

430 STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, the undersigned Clerk of the Board of Legislators of the County of Westchester, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Board of Legislators of said County, including the Bond Act contained therein, held on June 30, 2025 with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media

Date Given
June 26, 2025

News Channel 12
The Journal News
Hometown Media
CBS2NY
The Examiner News
WABCTV News

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s)
of posted notice

Date of Posting
June 26, 2025

www.westchesterlegislators.com

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on July 1, 2025.





Malika Vanderberg, Clerk
Westchester County Board of Legislators

The foregoing Bond Act was duly put to a vote which resulted as follows:

AYES:

Legislator Nancy Barr
Legislator Benjamin Boykin
Legislator Terry Clements
Legislator Margaret Cunzio
Legislator Vedat Gashi
Legislator Judah Holstein
Legislator David Imamura
Legislator James Nolan
Legislator Catherine Parker
Legislator Erika Pierce
Legislator Colin Smith
Legislator David Tubiolo
Legislator Emiljana Ula
Legislator Shanae Williams
Legislator Jewel Williams-Johnson
Legislator Tyrae Woodson-Samuels

NOES:

ABSENT: Legislator Jose Alvarado

EXCUSED:

The Bond Act was thereupon declared duly adopted.

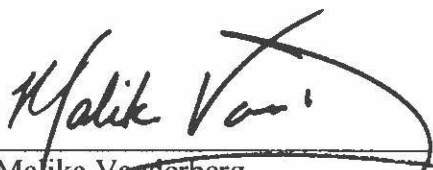
* * * * *
APPROVED BY THE COUNTY EXECUTIVE

Date:  7/1/25

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

I HEREBY CERTIFY that I have compared the foregoing Act No. 130 - 2025, and (Bond) Act No. 131 - 2025, with the originals on file in my office, and that the same are correct transcripts therefrom, and of the whole, of said original Act, and (Bond) Act, which were duly adopted by the Westchester County Board of Legislators, of the County of Westchester on June 30, 2025, and approved by the County Executive on July 1, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 1st day of July, 2025.



Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

