



George Latimer
County Executive

June 1, 2021

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

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval is a bond act ("Bond Act") which, if adopted, would authorize the County of Westchester ("County") to issue bonds in the amount of \$3,311,000 to finance the following capital project:

RKL01 – Tarrytown Lighthouse Restoration ("RKL01").

The Bond Act, in the amount of \$3,311,000, would finance construction and construction management associated with the restoration of the County-owned Tarrytown Lighthouse.

The Department of Parks, Recreation and Conservation ("Department") has advised that this project will restore the Tarrytown Lighthouse, stabilize the structure and prevent further deterioration. The work will consist of, but not be limited to, repairs and repainting to the exterior cast iron, replacement of windows and doors, repair of cracks in the cellar/caisson area, cleaning and re-pointing of the foundation masonry, restoration of the interior plaster and painting finishes throughout, and repairs to and restoration of all the wood floors. The work will also include reconstruction of the intermediate landing between the bridge and gangway, a new security gate on the mainland, and new electric and exterior lighting. The Tarrytown Lighthouse, located just off the Kingsland Point Park shoreline, is listed on the National Register of Historic Places and is owned by Westchester County. The site is operated by the Village of Sleepy Hollow under an intermunicipal agreement with the County.

Design is currently underway and is expected to be completed by the 2nd Quarter of 2021 and is being performed by outside consultants. It is estimated that construction will take twelve (12) months to complete and will begin after award and execution of the construction contracts.

It should be noted that by Bond Act No. 69-2011, your Honorable Board previously authorized the County to issue bonds to finance design and construction of improvements to the Tarrytown Lighthouse in the amount of \$552,000. Those bonds have been partially sold.

The Planning Department has advised that based on its review, the above-referenced capital project has been 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 further environmental review is required. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

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

Sincerely,

A handwritten signature in black ink, appearing to read "George Latimer", written in a cursive style.

George Latimer
County Executive

GL/KOC/KU/jpg

**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 a bond act (“Bond Act”) in the amount of \$3,311,000 to finance capital project RKL01 – Tarrytown Lighthouse Restoration (“RKL01”). The Bond Act, which was prepared by the law firm of Hawkins, Delafield & Wood, LLP, will finance the rehabilitation of the County-owned Tarrytown Lighthouse.

The Department of Parks, Recreation and Conservation (“Department”) has advised that this project will restore the Tarrytown Lighthouse, stabilize the structure and prevent further deterioration. The work will consist of, but not be limited to, repairs and repainting to the exterior cast iron, replacement of windows and doors, repair of cracks in the cellar/caisson area, cleaning and re-pointing of the foundation masonry, restoration of the interior plaster and painting finishes throughout, and repairs to and restoration of all the wood floors. The work will also include reconstruction of the intermediate landing between the bridge and gangway, a new security gate on the mainland, and new electric and exterior lighting. The Tarrytown Lighthouse, located just off the Kingsland Point Park shoreline, is listed on the National Register of Historic Places and is owned by Westchester County. The site is operated by the Village of Sleepy Hollow under an intermunicipal agreement with the County.

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The Planning Department has advised your Committee that based on its review, the above-referenced capital project has been 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 further environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this conclusion.

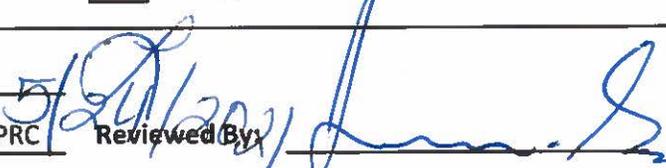
It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act. Your Committee recommends the adoption of the proposed Bond Act.

Dated: _____, 2021
White Plains, New York

COMMITTEE ON

c/jpg/4-22-21

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: <u>RKL01</u>		<input type="checkbox"/> NO FISCAL IMPACT PROJECTED		
SECTION A - CAPITAL BUDGET IMPACT To Be Completed by Budget				
<input checked="" type="checkbox"/> GENERAL FUND	<input type="checkbox"/> AIRPORT FUND	<input type="checkbox"/> SPECIAL DISTRICTS FUND		
Source of County Funds (check one):		<input checked="" type="checkbox"/> Current Appropriations		
		<input type="checkbox"/> Capital Budget Amendment		
SECTION B - BONDING AUTHORIZATIONS To Be Completed by Finance				
Total Principal \$	3,311,000	PPU 15	Anticipated Interest Rate	0.97%
Anticipated Annual Cost (Principal and Interest):		\$	3,568,271	
Total Debt Service (Annual Cost x Term):		\$	53,524,065	
Finance Department:	MA 5-20-21			
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:	36			
SECTION E - EXPECTED DESIGN WORK PROVIDER				
<input type="checkbox"/> County Staff	<input checked="" type="checkbox"/> Consultant	<input type="checkbox"/> Not Applicable		
Prepared by:	<u>Ken Uhle</u>			
Title:	<u>Program Coord. Capital Planning PRC</u>	Reviewed By:		
Department:	<u>DPW&T</u>	Budget Director		
Date:	<u>5/24/21</u>	Date:	<u>5/24/21</u>	

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

FROM: David S. Kvinge, AICP, RLA, CFM 
Director of Environmental Planning

DATE: May 11, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RKL01 TARRYTOWN LIGHTHOUSE RESTORATION**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 04/19/2021 (Unique ID: 1667)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further 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.
-

COMMENTS: None.

DSK/dvw

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Gideon Grande, Deputy Budget Director
Lorraine Yazzetta, Associate Budget Director
Anthony Zaino, Assistant Commissioner
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

ACT NO. -20____

BOND ACT AUTHORIZING THE ISSUANCE OF \$3,311,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REHABILITATION OF THE COUNTY-OWNED TARRYTOWN LIGHTHOUSE, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,311,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,311,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted _____, 20____)

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

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, and to the provisions of other laws applicable thereto, \$3,311,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the rehabilitation of the County-owned Tarrytown Lighthouse, located just off of the Kingsland Point Park shoreline, 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 \$3,311,000. The plan of financing includes the issuance of \$3,311,000 bonds herein authorized and

any bond anticipation notes issued in anticipation of the sale of such bonds, 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. 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 maximum amount of \$3,311,000. 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 \$3,311,000 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.

* * *

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

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

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 \$3,311,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REHABILITATION OF THE COUNTY-OWNED TARRYTOWN LIGHTHOUSE, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,311,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,311,000 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 rehabilitation of the County-owned Tarrytown Lighthouse, located just off of the Kingsland Point Park shoreline, as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued
and period of probable usefulness: \$3,311,000; fifteen (15) years

Dated: _____, 20____
White Plains, New York

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



CAPITAL PROJECT FACT SHEET

Project ID:* RKL01	<input type="checkbox"/> CBA	Fact Sheet Date:* 04-06-2021
Fact Sheet Year:* 2021	Project Title:* TARRYTOWN LIGHTHOUSE RESTORATION	Legislative District ID: 8,
Category* RECREATION FACILITIES	Department:* PARKS, RECREATION & CONSERVATION	CP Unique ID: 1667

Overall Project Description

The Tarrytown Lighthouse, located just off the Kingsland Point Park Shoreline is listed on the National Register of Historic Places and is owned by Westchester County, and operated by the Village of Sleepy Hollow under an intermunicipal agreement (IMA). This project will restore the lighthouse and stabilize the structure from further deterioration.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input 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	2021	2022	2023	2024	2025	Under Review
Gross	3,652	3,652	0	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	3,652	3,652	0	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 210

Current Bond Description: This request will fund the construction and construction management for the restoration of the Tarrytown Lighthouse.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	3,311,000
Cash:	0
Total:	\$ 3,311,000

SEQR Classification:
TYPE II

Amount Requested:
3,311,000

Comments:
This request includes expired funds (\$211,000) from bond act 69-2011.

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2011	800,000	DESIGN & CONSTRUCTION
2017	800,000	ADDITIONAL CONSTRUCTION COSTS.
2019	52,000	COST ESCALATION OF \$310,000 AND A REDUCTION OF NCS OF \$248,000
2020	2,000,000	CONSTRUCTION

Total Appropriation History:
3,652,000

TARRYTOWN LIGHTHOUSE RESTORATION (RKL01)

User Department : Parks, Recreation & Conservation
Managing Department(s) : Parks, Recreation & Conservation ; 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	2021	2022	2023	2024	2025	Under Review
Gross	3,652	3,652	210						
Non County Share									
Total	3,652	3,652	210						

Project Description

The Tarrytown Lighthouse, located just off the Kingsland Point Park Shoreline is listed on the National Register of Historic Places and is owned by Westchester County, and operated by the Village of Sleepy Hollow under an intermunicipal agreement (IMA). This project will restore the lighthouse and stabilize the structure from further deterioration.

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
2011	800,000	Design & construction	DESIGN
2017	800,000	Additional construction costs.	AWAITING BOND AUTHORIZATION
2019	52,000	Cost escalation of \$310,000 and a reduction of NCS of \$248,000	AWAITING BOND AUTHORIZATION
2020	2,000,000	Construction	AWAITING BOND AUTHORIZATION
Total	3,652,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	3,652,000	340,285	3,311,715
Federal Funds	(248,000)		(248,000)
Others	248,000		248,000
Total	3,652,000	340,285	3,311,715

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
69 11	552,000	12/10/13	75,762	211,715
		12/10/13	9,238	
		12/10/13	260	
		11/19/15	12,564	
		11/19/15	2,436	
		11/19/15	25	
		12/10/18	240,000	
Total	552,000		340,285	211,715

CAPITAL PROJECT FACT SHEET

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Fact Sheet Year:* 2021	Project Title:* TARRYTOWN LIGHTHOUSE RESTORATION	Legislative District ID: 8,
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FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2021	2022	2023	2024	2025	Under Review
Gross	3,652	3,652	0	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
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Expended/Obligated Amount (in thousands) as of: 210

Current Bond Description: This request will fund the construction and construction management for the restoration of the Tarrytown Lighthouse.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	3,311,000
Cash:	0
Total:	\$ 3,311,000

SEQR Classification:
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2020	2,000,000	CONSTRUCTION

Total Appropriation History:
3,652,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
11	69	552,000	340,285	DESIGN & REHAB OF TARRYTOWN LIGHTHOUSE

Total Financing History:

552,000

Recommended By:

Department of Planning
WBB4

Date
04-19-2021

Department of Public Works
RJB4

Date
04-20-2021

Budget Department
LMYI

Date
04-22-2021

Requesting Department
KUU1

Date
04-22-2021

TARRYTOWN LIGHTHOUSE RESTORATION (RKL01)

User Department : Parks, Recreation & Conservation
Managing Department(s) : Parks, Recreation & Conservation ; Public Works ;
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