



Kenneth W. Jenkins
County Executive

Date: August 3, 2026

To: The Honorable Members of the Board of Legislators

From: Kenneth W. Jenkins, County Executive

RE: Bond act for capital project B0122 – Electrical Substation SE-21, Valhalla Campus

Transmitted herewith for your review and approval is an act which, if adopted, would authorize the County of Westchester (the “County”) to amend its current year Capital Budget (the “Capital Budget Amendment”), as well as a related amended bond act (the “Amended Bond Act”), to finance the following capital project:

B0122 – Electrical Substation SE-21, Valhalla Campus (“B0122”).

The proposed Capital Budget Amendment will amend the County’s capital budget to increase the County share for B0122 by \$750,000.00. The Department of Public Works and Transportation (the “Department”) has advised that the additional funds are needed to cover increased equipment costs, along with the costs of fencing, landscaping, and enclosing the equipment in a utility shed.

The Amended Bond Act, in the total amount of \$1,650,000.00, which includes \$900,000.00 in previously authorized bonds of the County, would finance design, construction management, and construction costs associated with the replacement of the existing 15 KV high voltage transfer switch and transformer currently in the basement of Sunshine Cottage (which is leased to the New York Medical College for its Administration Building) with a new outside 15 KV high voltage transfer switch, transformer, and associated work.

The Department has advised that the existing switch and transformer is approximately fifty years old and has exceeded its useful life. Over the last ten years, the switch has experienced operational problems. The replacement of the switch will restore redundancy to the building(s) connected to these electrical feeders. The new outside switch and transformer will provide full accessibility for the maintenance and operation of the new equipment.

I have been advised that design is currently underway by a consultant and is expected to be completed by the third quarter of 2026. Construction is estimated to take approximately twelve months to complete and will begin after award and execution of the construction contract(s).

It should be noted that your Honorable Board has authorized the County to issue bonds for B0122 as follows: Bond Act No. 157-2021 in the amount of \$900,000.00 to finance design, construction, and construction management costs associated with the project (the “2021 Bond Act”). Of this amount, \$124,108.00 in previously authorized bonds have been issued, leaving \$775,892.00

unissued under the 2021 Bond Act. Accordingly, it is now requested that Bond Act No. 157-2021 be amended to increase the amount authorized by \$750,000.00, for a total authorized amount, as amended, of \$1,650,000.00.

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 B0122 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.

Based on the importance of this project to the County, favorable action on the proposed Capital Budget Amendment and Amended Bond Act is respectfully requested.

KWJ/HG/RA/mcz
Attachments

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

Your Committee is in receipt of a communication from the County Executive recommending approval by the County of Westchester (the “County”) of an act which, if adopted, would amend the County’s current-year capital budget (“Capital Budget Amendment”), as well as a related amended bond act (the “Amended Bond Act”), prepared by the law firm Hawkins, Delafield and Wood LLP, which would authorize the County to issue up to \$1,650,000.00 in bonds of the County to finance capital project B0122 – Electrical Substation SE-21, Valhalla Campus (“B0122”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s capital budget to increase the County share for B0122 by \$750,000.00. The Department of Public Works and Transportation (the “Department”) has advised your Committee that the additional funds are needed to cover increased equipment costs, along with the costs of fencing, landscaping, and enclosing the equipment in a utility shed.

The Amended Bond Act, in the total amount of \$1,650,000.00, which includes \$900,000.00 in previously authorized bonds of the County, would finance design, construction management, and construction costs associated with the replacement of the existing 15 KV high voltage transfer switch and transformer currently in the basement of Sunshine Cottage (which is leased to the New York Medical College for its Administration Building) with a new outside 15 KV high voltage transfer switch, transformer, and associated work.

The Department has advised that the existing switch and transformer is approximately fifty years old and has exceeded its useful life. Over the last ten years, the switch has experienced operational problems. The replacement of the switch will restore redundancy to the building(s) connected to these electrical feeders. The new outside switch and transformer will provide full accessibility for the maintenance and operation of the new equipment.

Your Committee is advised that design is currently underway by a consultant and is expected to be completed by the third quarter of 2026. Construction is estimated to take approximately twelve months to complete and will begin after award and execution of the construction contract(s).

It should be noted that your Honorable Board has authorized the County to issue bonds for B0122 as follows: Bond Act No. 157-2021 in the amount of \$900,000.00 to finance design, construction, and construction management costs associated with the project (the “2021 Bond Act”). Of this amount, \$124,108.00 in previously authorized bonds have been issued, leaving \$775,892.00 unissued under the 2021 Bond Act. Accordingly, it is now requested that Bond Act No. 157-2021 be amended to increase the amount authorized by \$750,000.00, for a total authorized amount, as amended, of \$1,650,000.00.

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The Planning Department has advised your Committee that the Planning Board has previously reviewed B0122 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 Planning Department has further advised that based on its review, B0122 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.

It should be 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, as well as to adopt the Amended Bond Act.

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

Dated: _____, 2026.
White Plains, New York

COMMITTEE ON

TO: 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: June 26, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT
B0122 ELECTRICAL SUBSTATION SE-21, VALHALLA CAMPUS**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on
06/24/2026 (Unique ID: 3187)

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

- **617.5(c)(9):** construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities
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COMMENTS: None.

DSK/oav

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
Matthew Castro, Chief Planner
Claudia Maxwell, Principal Environmental Planner

An Act amending the 2026 County
Capital Budget Appropriations for
Capital Project **B0122 ELECTRICAL
SUBSTATION SE-21, VALHALLA
CAMPUS**

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:

	Previous 2026 Appropriation	Change	Revised 2026 Appropriation
I. APPROPRIATION	_____	_____	_____

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.