

## LOCAL LAW INTRO NO. 16 - 2026

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

Your Committee is in receipt of a communication from the County Executive transmitting a proposed Local Law that would authorize the County of Westchester (the "County") to enter into a second amendment of its sublease of a portion of Cedarwood Hall from the Westchester County Health Care Corporation ("WCHCC") and also enter into a second amendment of its sublease to Westchester Institute for Human Development ("WIHD") for the same space. As you may recall, on December 13, 2004, your Honorable Board approved Local Law No. 22-2004 which authorized the County to enter into subleases with WCHCC and WIHD (respectively the "WCHCC Sublease" and the "WIHD Sublease"). As Cedarwood Hall is included in the Premises as defined by the Restated and Amended Lease Agreement between the County and WCHCC dated December 30, 1998, WCHCC subleased that portion of Cedarwood Hall used by WIHD to the County and the County in turn subleased the same space to WIHD. Thereafter, in 2015, your Honorable Board approved Local Law No. 2015-13 on November 9, 2015 which authorized the County to amend the WCHCC Sublease and WIHD Sublease in order to extend the term of the subleases, with options, through March 31, 2025.

The proposed Local Law allows this arrangement to continue uninterrupted and enables WIHD to get the best possible Medicaid reimbursement rates. The term of both proposed second amendments shall be retroactive to April 1, 2025 and continue through December 31, 2026. The proposed second amendment to the WCHCC Sublease will require the County to pay WCHCC \$966,455 annually (representing base rent and additional rent). The County and WIHD will simultaneously enter into a second amendment to the WIHD Sublease, and WIHD will be required to pay the County fair market value rent of \$32.32 per square foot, for 72,796 square feet, for a base annual rent of \$2,352,766.72, plus additional rent of \$4,560.00 representing the cost of medical waste

removal, for a total rent of \$2,357,326.72. WIHD will also be required to pay its proportionate share of any increases in operating costs (taxes, heat, electric, maintenance, common area maintenance, etc.) The rent payable under both second amendments to the subleases for 2025 shall be prorated to account for the partial year.

WIHD has entered into a new lease with a private landlord and it is anticipated that the space will be ready for WIHD to occupy on or before December 31, 2026. In the event that space is ready beforehand, however, WIHD has requested an option to terminate the second amendment to the WIHD Sublease on sixty (60) days written notice to the County. The County would likewise have an option to terminate the second amendment to the WCHCC Sublease on sixty (60) days written notice to WCHCC. All other terms and conditions of the WCHCC Sublease and the WIHD Sublease shall remain in full force and effect.

The County will also enter into a separate agreement with WIHD for services relating to clinical programs, training, education, technical assistance and applied research related to individuals with disabilities and their families which agreement will be submitted by the Department of Social Services to the County Board of Acquisition and Contract for its consideration and approval.

The Planning Department has advised that based on its review, the above second amendments to the subleases, may be classified as a "Type II" action under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 ("SEQRA"). 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 concurs with this recommendation.

Your Committee has been advised that the New York Public Authorities Law Section 3307(4) requires the approval of your Honorable Board for the second amendment to the WCHCC Sublease.

In addition, the second amendment to the WCHCC Sublease is subject to Section 104.11(e) of the Laws of Westchester County and the second amendment to the WIHD Sublease is subject to Section 104.11(b). Also attached is a Resolution authorizing a Public Hearing as required by §209.141(4) of the Laws of Westchester County. Your Committee has been informed that passage of the aforementioned Local Law requires an affirmative vote of two-thirds of the voting strength of your Honorable Board.

Because of the importance of the services provided by WIHD, your Committee urges that your Honorable Board adopt the annexed Local Law authorizing the above transaction.

Dated: February 25, 2026  
 White Plains, New York

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 Vedat Gashi  
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 Vedat Gashi

Budget & Appropriations

Infrastructure & Housing

Social Services, Disabilities & Human Rights

COMMITTEE ON

Dated: February 25, 2026  
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:

**SOCIAL SERVICES, DISABILITIES &  
HUMAN RIGHTS COMMITTEE**

A handwritten signature in cursive script, appearing to read "Jenn Pujar".

# FISCAL IMPACT STATEMENT

SUBJECT: Lease- Cedarwood Hall  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 \$ 966,455

Total Current Year Revenue \$ 2,357,327

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

Additional Appropriations  Other (explain)

Identify Accounts: WCHCC Rent Expense: 101-46-3300-4320

WIHD Rental Income: 101-46-3300-9274

Potential Related Operating Budget Expenses: Annual Amount \$966,455

Describe: Renewal of WCHCC Sublease for a term commencing retroactively on

April 1, 2025 through December 31, 2026

Potential Related Operating Budget Revenues: Annual Amount \$2,357,327

Describe: Renewal of WIHD Sublease for a term commencing retroactively on

April 1, 2025 through December 31, 2026

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

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

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

Prepared by: Ugochukwu Chibuikem

Title: Asst. Budget Analyst

Department: Budget


Date: January 7, 2026

Reviewed By:

Budget Director

Date: 1/8/26

TO: David Vutera, Associate County Attorney  
Department of Law

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

DATE: January 15, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR  
WESTCHESTER INSTITUTE FOR HUMAN DEVELOPMENT  
SUBLEASE OF CEDARWOOD HALL**

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**PROJECT/ACTION:** Authorization of a second amendment to the County's sublease of a portion of Cedarwood Hall from the Westchester County Health Care Corporation, as well as a second amendment of the County's sublease of the same space to Westchester Institute for Human Development (WIHD) to allow WHID to continue use of the space through December 31, 2026 for ongoing services to individuals with disabilities. WHID has been operating in the space since 2005. The subleases, however, have expired. The term of the second amendments will be retroactive to the expiration date.

**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)(32):** license, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities.
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**COMMENTS:** None.

DSK/cnm

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Blanca P. Lopez, Commissioner of Planning  
Claudia Maxwell, Principal Environmental Planner

**LOCAL LAW INTRO NO. 16 - 2026**

**A LOCAL LAW** authorizing the County of Westchester to enter into a second amendment to the sublease with the Westchester County Health Care Corporation for space at Cedarwood Hall and to enter into a second amendment to the sublease for the space at Cedarwood Hall to the Westchester Institute for Human Development.

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

**Section 1.** The County of Westchester (the "County") is authorized to enter into a second amendment to its sublease agreement with Westchester County Health Care Corporation ("WCHCC") for a portion of Cedarwood Hall (the "Premises"), which sublease was duly executed in 2005 ("WCHCC Sublease"), for a term commencing retroactively on April 1, 2025 and continuing through December 31, 2026. The County will pay WCHCC \$966,455 annually (representing base rent and additional rent).

**§2.** The County is further authorized to enter into a second amendment to its sublease agreement to Westchester Institute for Human Development ("WIHD"), which sublease was duly executed in 2005 ("WIHD Sublease"). WIHD will pay the County fair market value rent of \$32.32 per square foot, for 72,796 square feet, for a base annual rent of \$2,352,766.72, plus additional rent of \$4,560.00 representing the cost of medical waste removal, for a total rent of \$2,357,326.72. WIHD will also be required to pay its proportionate share of any increases in operating costs (taxes, heat, electric, maintenance, common area maintenance, etc.)

**§3.** The rent payable under both second amendments to the subleases for 2025 shall be prorated to account for the partial year.

**§4.** All other terms and conditions of the WCHCC Sublease and the WIHD Sublease, both as previously amended, shall remain in full force and effect.

**§5.** The County Executive or his 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 Local Law shall take effect immediately.

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

I HEREBY CERTIFY that I have compared the foregoing Local Law, Local Law Intro No. 16 - 2026, 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 Local Law, which was duly adopted by the County Board of Legislators, of the County of Westchester on March 23, 2026, and approved by the County Executive on March 24, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 25<sup>th</sup> day of March, 2026.



Malika Vanderberg

The Clerk of the Westchester County  
Board of Legislators

County of Westchester, New York

