

**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 \$1,400,000.00 to finance capital project RML01 – MOUNTAIN LAKES PARK INFRASTRUCTURE PROJECT (“RML01”). The Bond Act, which was prepared by the law firm Hawkins, Delafield & Wood LLP, will finance the design, construction management and construction associated with the replacement of the roof and other building renovations and associated work to the dining hall at Camp Hemlock.

The Department of Parks, Recreation and Conservation (“Department”) has advised that the dining hall building roof at Camp Hemlock is in poor condition and in need of replacement. The existing roof shingles have exceeded their life expectancy and a portions of the roof decking and eaves are showing severe deterioration. This project will fund the complete roof replacement and underlayment including roof decking repairs, eaves, gutters and downspouts and all other associated building renovations and site work. The Department has advised that this infrastructure repair is critical to the safe operation of the park facility.

Following bonding authorization, design will be scheduled and is anticipated to take six (6) months to complete. It is anticipated that the design work will be completed by consultants. It is estimated that construction will take twelve (12) months to complete and will begin after award and execution of the construction contracts.

The Planning Department has advised your Committee that based on its review, the above referenced 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: July 24<sup>th</sup>, 2023  
White Plains, New York

<p>Colin Parker Mayor</p> <p>David J. Tubiolo</p> <p>James Bell</p> <p>J. W. [Signature]</p> <p>[Signature]</p> <p>W. N. M. [Signature]</p> <p>Ann [Signature]</p>	<p>Colin Parker Mayor</p> <p>David J. Tubiolo</p> <p>W. N. M. [Signature]</p>	<p>Colin Parker Mayor</p> <p>David J. Tubiolo</p> <p>J. W. [Signature]</p> <p>[Signature]</p>
<p><b>COMMITTEE ON</b></p>		

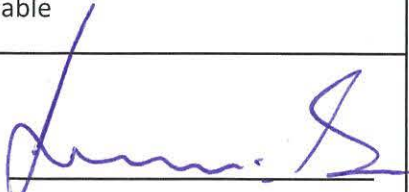
c/cmc/06.09.2023

Budget &  
Appropriations

Parks &  
Recreation

Public Works  
&  
Transportation

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: <u>RML01</u>		<input type="checkbox"/> NO FISCAL IMPACT PROJECTED	
<b>SECTION A - CAPITAL BUDGET IMPACT</b> 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
<b>SECTION B - BONDING AUTHORIZATIONS</b> To Be Completed by Finance			
Total Principal	\$ 1,400,000	PPU 10	Anticipated Interest Rate 2.74%
Anticipated Annual Cost (Principal and Interest):	\$ 162,961		
Total Debt Service (Annual Cost x Term):	\$ 1,629,610		
Finance Department:	Interest rates from June 22, 2023 Bond Buyer - ASBA		
<b>SECTION C - IMPACT ON OPERATING BUDGET</b> (exclusive of debt service) To Be Completed by Submitting Department and Reviewed by Budget			
Potential Related Expenses (Annual):	\$ -		
Potential Related Revenues (Annual):	\$ -		
<b>Anticipated savings to County and/or impact of department operations</b> (describe in detail for current and next four years):  _____  _____			
<b>SECTION D - EMPLOYMENT</b> As per federal guidelines, each \$92,000 of appropriation funds one FTE Job			
Number of Full Time Equivalent (FTE) Jobs Funded:	16		
<b>SECTION E - EXPECTED DESIGN WORK PROVIDER</b>			
<input type="checkbox"/> County Staff	<input checked="" type="checkbox"/> Consultant	<input type="checkbox"/> Not Applicable	
Prepared by:	<u>Robert C. Lopane</u>	Reviewed By:	
Title:	<u>Program Coordinator-Capital Planning</u>		<b>Budget Director</b>
Department:	<u>Public Works and Transportation</u>	Date:	<u>6/23/23</u>
Date:	<u>6/23/23</u>		

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: June 8, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
RML01 MOUNTAIN LAKES PARK INFRASTRUCTURE PROJECT**

---

**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on  
05-17-23 (Unique ID: 2216)

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;
- **617.5(c)(3):** retrofit of an existing structure and its appurtenant areas to incorporate green infrastructure.

---

**COMMENTS:** Best management practices will be incorporated into the design, including the utilization of at grade vegetative practices for the collection of storm water from the roof and leader drains in connection with the Mess Hall building renovation.

DSK/cnm

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Lawrence Soule, Budget Director  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation  
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation  
Robert Lopane, Program Coordinator, Department of Public Works & Transportation  
Dianne Vanadia, Associate Budget Director  
Kelly Sheehan, Assistant Commissioner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

ACT NO. -20\_\_\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,400,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REPLACEMENT OF THE ROOF AND OTHER BUILDING RENOVATIONS AND RELATED SITE WORK TO THE DINING HALL OF CAMP HEMLOCK, LOCATED AT MOUNTAIN LAKES PARK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,400,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,400,000 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, \$1,400,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the design, construction management and construction associated with the replacement of the roof and other building renovations and associated site work to the dining hall at Camp Hemlock, 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 \$1,400,000. The plan of financing includes the issuance of \$1,400,000 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. 12(a)(3) of the Law, is ten (10) 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 \$1,400,000. 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 \$1,400,000 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\_\_\_\_\_

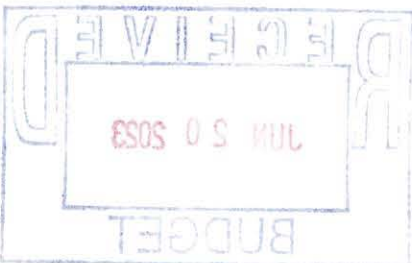
BOND ACT AUTHORIZING THE ISSUANCE OF \$1,400,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REPLACEMENT OF THE ROOF AND OTHER BUILDING RENOVATIONS AND RELATED SITE WORK TO THE DINING HALL OF CAMP HEMLOCK, LOCATED AT MOUNTAIN LAKES PARK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,400,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,400,000 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 design, construction management and construction associated with the replacement of the roof and other building renovations and associated site work to the dining hall at Camp Hemlock, as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued and period of probable usefulness: \$1,400,000; ten (10) 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:\***  CBA **Fact Sheet Date:\***  
04-27-2023  
**RML01**

**Fact Sheet Year:\*** **Project Title:\*** **Legislative District ID:**  
 2023 MOUNTAIN LAKES PARK 2,  
INFRASTRUCTURE PROJECT

**Category\*** **Department:\*** **CP Unique ID:**  
 RECREATION FACILITIES PARKS, RECREATION & 2216  
CONSERVATION

**Overall Project Description**

The project scope of work consists of implementing the master plan for the park. The goal is to adapt the existing camp facilities into a series of new camp areas, reserved areas, and group picnic and overnight camping areas.

- |   |  |  |
|---|--|--|
| <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	2023	2024	2025	2026	2027	Under Review
<b>Gross</b>	10,115	9,315	800	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	10,115	9,315	800	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 343

**Current Bond Description:** Funding is requested for design, construction management and construction associated with the replacement of the roof and other building renovations and associated site work to the dining hall at Camp Hemlock.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	1,400,000
Cash:	0
<b>Total:</b>	<b>\$ 1,400,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

1,400,000

**Comments:**

**Energy Efficiencies:**

**Appropriation History:**

<b>Year</b>	<b>Amount</b>	<b>Description</b>
2002	100,000	DESIGN & CONSTRUCTION MANAGEMENT OF POTABLE WATER SYSTEM
2003	615,000	CONSTRUCTION OF POTABLE WATER SYSTEM; EMERGENCY REPAIRS TO ELECTRICAL SERVICE
2012	400,000	DESIGN OF NEW ELECTRIC, WATER, AND SANITARY SERVICE
2015	2,800,000	CONSTRUCTION OF ELECTRICAL WORK
2017	2,000,000	DESIGN AND CONSTRUCTION.
2018	2,800,000	CONSTRUCTION.
2019	300,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT FOR ROOF REPLACEMENT ON CAMP HEMLOCK
2020	300,000	ROOF REPLACEMENT AT CAMP HEMLOCK
2023	800,000	REPAIR OF THE DINING HALL ROOF AT CAMP HEMLOCK IN MOUNTAIN LAKES PARK.

**Total Appropriation History:**

10,115,000

**Financing History:**

<b>Year</b>	<b>Bond Act #</b>	<b>Amount</b>	<b>Issued</b>	<b>Description</b>
02	E-132	-30,000	0	
02	132	100,000	70,252	PRELIMS: IMPROVMTS TO MOUNTAIN LAKE PARK
11	E-92	-399,083	0	
11	92	700,000	300,917	EMERGENCY ELECTRIC & POOL REHAB

**Total Financing History:**

370,917

**Recommended By:**

Department of Planning  
MLLL

Date  
05-17-2023

Department of Public Works  
RJB4

Date  
05-17-2023

Budget Department  
DEV9

Date  
05-22-2023

Requesting Department  
RCL3

Date  
06-01-2023

## MOUNTAIN LAKES PARK INFRASTRUCTURE PROJECT ( RML01 )

**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	2023	2024	2025	2026	2027	Under Review
<b>Gross</b>	10,115	9,315	343	800					
<b>Non County Share</b>									
<b>Total</b>	10,115	9,315	343	800					

### **Project Description**

The project scope of work consists of implementing the master plan for the park. The goal is to adapt the existing camp facilities into a series of new camp areas, reserved areas, and group picnic and overnight camping areas.

### **Current Year Description**

The current year request funds the repair of the dining hall roof at Camp Hemlock in Mountain Lakes Park.

### **Current Year Financing Plan**

Year	Bonds	Cash	Non County Shares	Total
2023	800,000			800,000

### **Impact on Operating Budget**

The impact on the Operating Budget will be the debt service associated with the issuance of debt.

### **Appropriation History**

Year	Amount	Description	Status
2002	100,000	Design & construction management of potable water system	COMPLETE
2003	615,000	Construction of potable water system; Emergency repairs to electrical service	\$315,000 - potable water - AWAITING BOND AUTHORIZATION; \$300,000 - electrical work - COMPLETE
2012	400,000	Design of new electric, water, and sanitary service	DESIGN
2015	2,800,000	Construction of electrical work	AWAITING BOND AUTHORIZATION
2017	2,000,000	Design and construction.	AWAITING BOND AUTHORIZATION
2018	2,800,000	Construction.	AWAITING BOND AUTHORIZATION
2019	300,000	Design, construction and construction management for roof replacement on Camp Hemlock	AWAITING BOND AUTHORIZATION
2020	300,000	Roof replacement at Camp Hemlock	AWAITING BOND AUTHORIZATION
<b>Total</b>	<b>9,315,000</b>		

**MOUNTAIN LAKES PARK INFRASTRUCTURE PROJECT  
( RML01 )**

**Prior Appropriations**

	Appropriated	Collected	Uncollected
Bond Proceeds	9,315,000	371,169	8,943,831
<b>Total</b>	<b>9,315,000</b>	<b>371,169</b>	<b>8,943,831</b>

**Bonds Authorized**

Bond Act	Amount	Date Sold	Amount Sold	Balance
132 02	100,000	12/15/17	70,000	29,748
		12/15/17	252	
92 11	700,000	12/10/13	267,395	399,083
		12/10/13	32,605	
		12/10/13	917	
E-132 02	(30,000)			(30,000)
<b>Total</b>	<b>770,000</b>		<b>371,169</b>	<b>398,831</b>