

**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 (the “County”) of an amended and restated bond act (the “Amended Bond Act”), which was prepared by the law firm of Harris Beach Murtha Cullina PLLC, to amend and restate Bond Act 263-2025 to expand the scope of services in connection with the capital project BIT32 – Radio System Replacement (“BIT32”) to include the construction of structures at the Montrose Station Road site located in Blue Mountain Reservation (the “Park”) at 110 Montrose Station Road, Cortland Manor, New York, as part of the County’s Voice Radio Communications Systems Replacement Project (the “Project”).

Your Committee is advised that the purpose of the Project is the replacement, expansion and evolution of the County’s vital public safety voice radio communication systems which are relied upon by the Department of Emergency Services (“DES”), the Department of Public Safety (“DPS”), and the Department of Public Works and Transportation (“DPWT”) Bee Line transit operations, and by municipal fire, emergency medical services (“EMS”), hospitals, and emergency management agencies. These communication systems operate 24 hours a day, seven days a week. Through the Project, the County is providing mission critical radio systems for first responders and transit personnel.

Your Committee is also advised that the Department of Information and Technology (“Department”) oversees the Project for the DES, DPS, and DPWT.

Your Committee is advised that your Honorable Board has previously authorized the County to issue bonds to finance prior components of BIT32, as follows:

Bond Act No. 203-2020 in the amount of \$22,338,183, which increased the total aggregate amount of funding under BIT32 by \$1,180,000 and consolidated the unsold debt under Bond Act Nos. 109-2018, 111-2018, 112-2018, 115-2018, 146-2019 (amending Bond Act No. 110-2018), 147-2019 (amended Bond Act No. 113-2018) and 148-2019 (amending Bond Act No. 114-2018) into one amended bond act for a total authorized amount, as amended, of \$22,338,183.

Bond Act No. 208-2021, which amended Bond Act No. 203-2020 to increase the total amount authorized by \$1,180,000, for a new total authorized amount, as amended, of \$23,518,183.

Bond Act No. 110-2022, which amended Bond Act No. 208-2021, to increase the total amount authorized by \$8,500,000 for the acquisition of equipment, assets, and services needed to complete the replacement and expansion of County emergency communications systems, for a new total authorized amount, as amended, of \$32,018,183, and expanded the scope of services to include design services associated with the Montrose Station Road site.

Bond Act No. 263-2025, which amended Bond Act No. 110-2022, to expand the scope of services to include additional stormwater management and tree removal work for the Sun Valley site.

As your Honorable Board may also recall, Bond Act Nos. 110-2018, 113-2018 and 114-2018 listed the anticipated locations for BIT32 as follows:

<b>SITE NAME</b>	<b>LOCATION</b>
Adams Lane	Pound Ridge
Airport Hangar E2	Harrison
Alpine (Rt 9w)	Alpine, NJ
Benefield Blvd	Peekskill
Courthouse	White Plains
Croton Point Park	Croton-on-Hudson
Fox Lane	Bedford
Grasslands	Mount Pleasant
Maryknoll	New Castle
Mountain Ave	Mount Kisco
Mountain Lakes	North Salem
Playland	Rye City
Putnam Valley (Rt 301)	Putnam Valley
Summit Ave	Port Chester
Winged Foot	Mamaroneck Town

Your Committee is advised that the scope of work authorized under Bond Act Nos. 110-2018, 113-2018 and 114-2018 was limited as follows: “installation of the equipment shall be limited to locations that are within or on existing structures.”

Your Committee is further advised that Bond Act Nos. 146-2019, 147-2019 and 148-2019 amended the scope of work of the existing bond authorization to authorize work, including any new or expanded structures, at the fifteen (15) sites listed above, as well as work including any new or expanded structures at the following eight (8) sites:

<b>SITE NAME</b>	<b>LOCATION</b>
Dunwoodie	Yonkers
Guard Hill	Bedford
Hardscrabble Rd	Mount Pleasant
Mohansic	Yorktown
Montrose VA Hospital	Cortlandt
Sun Valley Dr	North Salem
Wilmot Rd	New Rochelle
WHUD	Philipstown

Your Committee is further advised that the County was unable to acquire the necessary real property rights to install equipment or structures at the Montrose VA Hospital listed above and will be removing the Montrose VA Hospital site from the Project description and replacing it with the Montrose Station Road.

Accordingly, pursuant to Bond Act No. 110-2022, the Department, through its consultant, undertook the design of emergency communication system structures at the Montrose Station Road site as a possible alternate site to the Montrose VA Hospital site. The Department advises that the design has been completed and the Department has advised that it is in the best interest of the County to undertake construction at the Montrose Station Road site.

Your Committee is also advised that the Amended Bond Act would amend and restate Bond Act No. 263-2025 to expand the scope of services under the existing bonding authorization to include construction of certain emergency communication system structures at the Montrose Station Road site as part of the Project. No additional financing is requested at this time.

The Amended Bond Act, if approved by your Honorable Board, would, *inter alia*, finance the construction of emergency communication systems structures to be erected, operated and maintained at the Montrose Station Road site. These structures include, but are not limited to, a

180' radio tower, a 12' by 24' equipment shelter, a generator, a load bank, which will be constructed within a fenced enclosed compound off Montrose Station Road in the Town of Cortlandt (the "Radio Equipment").

Your Committee is advised that the Radio Equipment will operate as part of the County trunked and paging radio systems. The Radio Equipment will provide public safety radio communication services within the Park and the surrounding communities. Moreover, the Radio Equipment will provide reliable on-street portable (hand held) radio coverage and better in-building coverage (outdoor to indoor coverage) for first responders when performing their duties in the Park and surrounding communities.

DES has advised your Committee that its emergency communications center, commonly referred to as "60 Control", will use the Radio Equipment to provide dispatch and public safety communication services for fire departments and EMS agencies who respond to emergencies in the Park, as well as in the surrounding communities.

In addition, DES has further advised your Committee that it will use the Radio Equipment to manage mutual aid responses for fire departments and EMS agencies in the Park, as well as in the surrounding communities.

DES has further advised your Committee that it has dispatched municipal fire and EMS agencies to the Park in response to calls for advanced life support, basic life support, assistance with finding lost persons and rescue services, and alarms at County-owned buildings located at the Park.

DES also has dispatched municipal fire and EMS agencies to the Park in response to mutual aid fire and EMS events, alarms, hazards involving wires, prescribed burns and/or unintentional brush/wood fires.

DES has advised your Committee that reliable portable radio communications are critical to responder safety, incident command, and effective coordination during emergency operations,

during a wide range of incidents and planned events, including wildland and structure fires, technical rescues, mass casualty incidents, severe weather responses, and large public gatherings. Improved on-street portable and better in-building coverage within the Park will help ensure that first responders operating in remote areas, inside structures or at large-scale incidents maintain reliable communication with 60 Control.

DPS has further advised your Committee that it intends to utilize the trunked radio system operating through the Radio Equipment, in combination with the County F1/F3 radio system, for public safety communications for its officers and seasonal park rangers stationed in the Park, as well as to assist its officers who provide supplemental police patrol in the Town of Cortlandt. The trunked radio system has the advantage of providing DPS with on-street portable radio coverage and better in-building coverage for public safety communications.

Your Committee is advised that DPS, which is responsible for protecting County properties, including the County's vast parks system, has advised that it provides year-round public safety services within the Park, including routine inspections and patrols.

DPS has responded to calls for service in the Park, including, but not limited to, alarms, suspicious activity, packages or vehicles, people remaining in the Park after dark, animal complaints, lost or missing persons, illegal dumping, harassing or disorderly conduct, larceny, aiding persons in need of medical attention, aiding persons in crisis or suicidal, and fires at the Park.

Your Committee is also advised that DPS will also benefit from enhanced in-building coverage when responding to events in the Park, including the buildings at the Sportsman Center located at the Park.

Additionally, DPS has advised your Committee that its seasonal park rangers provide invaluable services for the Park and Park patrons, including being the first set of eyes and ears for the County police, assisting Park users, providing information on Park rules, performing basic first aid, and making regular security checks. For example, the Park has many soccer fields that are

used on Sundays, and a seasonal park ranger is typically stationed at the Park on Sundays to assist the Park patrons and be present in case there is an injury.

Your Committee is also advised that DPS intends to utilize the trunked radio system operating through the Radio Equipment, in combination with the County F1/F3 system, for its seasonal park rangers stationed in the Park who are only equipped with a portable radio.

In addition, having the Radio Site Equipment in the Park will benefit the Park and Park patrons because the closer the first responders are to the Radio Site Equipment, the better the signal quality and reliability they will have on their radios and pagers, and the better the response they will be able to provide to calls and emergencies within the Park, thus keeping the Park, its buildings, facilities and patrons safe and secure, ensuring a safe and enjoyable experience to all Park patrons while at the Park.

It is anticipated that construction will take approximately eight (8) months to complete and will begin after award and execution of the construction contracts.

The Department of Planning has advised your Committee that based on its review, the approval of the Amended Bond Act may be classified as an “Unlisted” action, under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQR”). A Resolution and Full Environmental Assessment Form (“EAF”), prepared by the Department of Planning, are attached to assist your Honorable Board in complying with SEQR. For the reasons set forth in the attached EAF, your Committee believes that this proposed action will not have any significant adverse impact on the environment and accordingly recommends passage of the annexed Resolution.

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 Amended Bond Act. Your Committee recommends the

adoption of the proposed Amended Bond Act.

Dated: \_\_\_\_\_, 2026  
White Plains, New York

**COMMITTEE ON**

/:rncmc.05.29.2026

## **RESOLUTION**

**WHEREAS**, there is pending before this Honorable Board an amended bond act (the “Amended Bond Act”), which, if adopted, would authorize the County of Westchester (the “County”) to expand the scope of services in connection with BIT32-Radio System Replacement (“BIT32”) to include the construction of structures at the Montrose Station Road site (the “Site”) located in Blue Mountain Reservation as part of the County’s Voice Radio Communications Systems Replacement Project (the ‘Project’); and

**WHEREAS**, this Honorable Board has determined that the proposed Amended Bond Act would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State Environmental Quality Review Act (“SEQRA”); and

**WHEREAS**, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), the construction of structures at the Site for this Project is classified as an “Unlisted action,” which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

**WHEREAS**, the County of Westchester is conducting is conducting uncoordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations for the environmental review of this project; and

**WHEREAS**, in accordance with SEQRA and its implementing regulations, a Full Environmental Assessment Form has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

**WHEREAS**, this Honorable Board has carefully considered the proposed action and has reviewed the attached Full Environmental Assessment Form and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of

environmental concern, as described in the attached Full Environmental Assessment Form, to determine if this proposed action will have a significant impact on the environment.

**NOW, THEREFORE**, be it resolved by the County Board of Legislators of the County of Westchester, State of New York, as follows:

**RESOLVED**, that based upon the Honorable Board's review of the Full Environmental Assessment Form and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the approval of an amended and restate bond act (the "Amended Bond Act"), to amend and restate prior Bond Act No. 263-2025 to expand the scope of services authorized thereunder for BIT32-Radio System Replacement as part of the County's Voice Radio Communications Systems Replacement Project (the "Project") for the construction of structures at the County's Montrose Station Road site located at 110 Montrose Station Road, Cortlandt Manor, New York in a portion of Blue Mountain Reservation; and be it further

**RESOLVED**, that the Clerk of the Board of Legislators is authorized and directed to sign the "Determination of Significance" in the Full Environmental Assessment Form, which is attached hereto and made a part hereof, as the "Responsible Officer in Lead Agency"; to issue this "Negative Declaration" on behalf of this Board in satisfaction of SEQRA and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of Part 617 of 6 NYCRR; and be it further

**RESOLVED**, that the Resolution shall take effect immediately.



TO: Rachel Noe, Associate County Attorney  
Department of Law

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

DATE: May 26, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR PROPOSED RADIO  
TOWER AT MONTROSE STATION ROAD, TOWN OF CORTLANDT**

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In response to a request by the Department of Information Technology for an environmental review of the above referenced project, the Planning Department has prepared the attached documentation.

The project, which involves the construction of a new radio tower facility at Montrose Station Road in the Town of Cortlandt on County-owned parkland within a portion of Blue Mountain Reservation, may be classified as an Unlisted action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR). To assist the County in complying with SEQR, an Environmental Assessment Form was prepared for the project.

As is permitted by SEQR for Unlisted Actions, no coordinated review was performed. Attached is the Full Environmental Assessment Form that was prepared for this project along with Parts 2 and 3 for consideration by the Board of Legislators. Please note that a new SEQR form, with additional categories of environmental review, will go into effect by mid-June. While the final version of the new SEQR form has not been officially released by NYSDEC, staff are nevertheless preparing a version of this environmental review on what we understand that form will be.

Please contact me if you require any additional information regarding this document.

Att.

cc: Emily Saltzman, Director of Operations  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Blanca P. Lopez, Commissioner of Planning  
Marguerite Beirne, Chief Information Officer  
Morris Cross, Project Manager, Department of Information Technology  
Matt Castro, Chief Planner  
Claudia Maxwell, Principal Environmental Planner