

LOCAL LAW INTRO NO. 561 - 2024

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

DRAFT  
LEASE AGREEMENT  
ON FILE

Your Committee is in receipt of a communication from the County Executive recommending approval of a Local Law which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County") to continue in possession of its state of the art emergency operations center ("EOC") at 200 Bradhurst Avenue, Hawthorne, New York. The EOC is located within the secure building known as the Hudson Valley Transportation Management Center (the "HVTMC"), which is owned and operated by the State of New York, acting by and through its Office of General Services ("OGS"). Space will also continue to be provided for the County's backup data center and the County's Department of Emergency Services.

The EOC facility is critical to the emergency response of County government to major emergencies and disasters. The HVTMC also houses various State agencies, including the State Department of Transportation Management Center, the State Emergency Management Office and the State Police.

As you will recall, on November 10, 2014, your Honorable Board approved Local Law No. 2014-6, which authorized the County to enter into a lease with OGS for the above described premises for a period of five (5) years with a County option to renew for one additional five-year term. The lease commenced on January 1, 2015, was renewed in 2019, and expires this December 31, 2024.

In the event of a natural or man-made disaster here in Westchester County, County government would play a vital role in responding to the emergency situation. The ability to quickly and accurately assess the situation and to formulate effective strategies to deal with these emergencies is of the utmost importance. In addition, it is critical that there be seamless coordination among the Federal, State and local government agencies in their response to such disasters. The EOC is equipped with communication and computer equipment utilizing the latest technology, which enables the County to react in an effective manner should an emergency situation arise.

From an operational standpoint, the location of the EOC at the same site as the State Department of Transportation and State Police helps foster cooperation between the County and the State in dealing with any emergency that may arise. Resilient and redundant systems will be able to be shared and duplication of resources can be avoided.

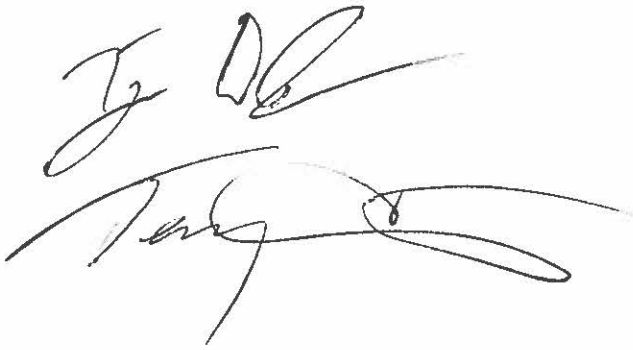
The County will lease a total of approximately 10,176 square feet of space in the HVTMC. The EOC will occupy 8,048 square feet, the data center and offices for the Department of Emergency Services will take up the remaining 2,128 square feet.

Your Committee has been advised that pursuant to Section 104.11(5)(d) of the Laws of Westchester County, authorization of this lease agreement requires passage of a Local Law. Also attached is a Resolution authorizing a Public Hearing as required by §209.141(4) of the Laws of Westchester County.

The Planning Department has advised your Committee that based on its review the proposed lease may be classified as a "Type II" action pursuant to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617 ("SEQR"). 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 a majority of the voting strength of your Honorable Board is required in order to adopt the proposed Local Law . Based upon the foregoing, your Committee believes that the proposed lease agreement is in the best interest of the County. Therefore, your Committee recommends the favorable action of your Honorable Board on the annexed proposed legislation.

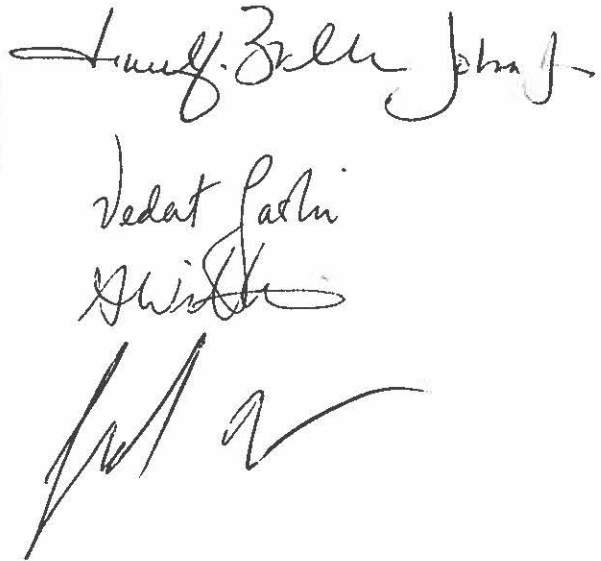
Dated: October 29<sup>th</sup>, 2024  
White Plains, New York



**COMMITTEE ON**

k:ran 10.15.24

Public safety



Budget & Appropriations  
November 12<sup>th</sup>, 2024

Dated: October 29th, 2024  
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.***

**Public Safety**

*Colin J. Amato*

*Benjamin Bosfina II*

*Margaret A. Cunzio*

Dated: November 12, 2024  
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:

**Budget & Appropriations**

Handwritten signature of Colin J. Smith in cursive.Handwritten signature of Jeff Rein in cursive.Handwritten signature of Nancy E. Pan in cursive.

# FISCAL IMPACT STATEMENT

SUBJECT: EOC Lease

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 \$ 400,000

Total Current Year Revenue \_\_\_\_\_

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

Additional Appropriations

Other (explain)

Identify Accounts: Fund 101, Dept 46, Unit 3300, Object 4320

Potential Related Operating Budget Expenses: Annual Amount \$420,000

Describe: This is a 5 year lease (1/1/2025 - 12/31/2029) for the Department of Emergency

Services Emergency Operations Center (EOC) at 200 Bradhurst Avenue, Hawthorne, New York.

Total 5 year impact \$2,320,765.

Potential Related Operating Budget Revenues: Annual Amount \_\_\_\_\_

Describe: \_\_\_\_\_

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

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

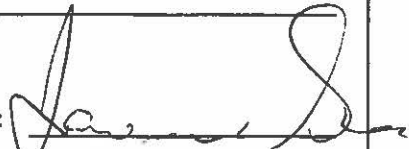
Next Four Years: \_\_\_\_\_

Prepared by: Christina Rampata

Title: Deputy Budget Director

Department: Budget


Date: October 18, 2024

Reviewed By: 

Budget Director

Date: 10/21/24

TO: Rachel Noe, Associate County Attorney  
Department of Law

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

DATE: September 30, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR LEASE OF  
200 BRADHURST AVENUE, HAWTHORNE**

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**PROJECT/ACTION:** A new 5-year lease agreement, with an option to renew for an additional 5-year term, for approximately 10,176 square feet of building space located at 200 Bradhurst Avenue in the Town of Mount Pleasant for use by the County as an emergency operations center and backup data center. Known as the Hudson Valley Transportation Management Center, the building is owned and operated by the State of New York, acting by and through its Office of General Services. The County has been using this space for the aforementioned purposes since 2004 and the current lease is due to expire.

**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  
Claudia Maxwell, Principal Environmental Planner

**LOCAL LAW INTRO NO. 2024 - 561**

**A LOCAL LAW** authorizing the County of Westchester to enter into a lease agreement with the State of New York, acting by and through the Office of General Services (“OGS”), for a portion of a State-owned building located in Hawthorne, New York, for a period of five (5) years with the County having an option to renew for one additional five (5) year term.

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

**Section 1.** The County of Westchester (the “County”) is hereby authorized to enter into a lease agreement with the State of New York, acting by and through its Office of General Services (“OGS”), for a portion of a State-owned building located in Hawthorne, New York, for a period of five (5) years, with the County having the option to renew for one additional five (5) year term.

**§2.** Pursuant to the terms of the lease, the County will lease a total of approximately 10,176 square feet of space in the Hudson Valley Transportation Management Center (“Leased Premises”). The County’s emergency operations center (the “EOC”) will occupy 8,048 square feet, and the data center and offices for the Department of Emergency Services will take up the remaining 2,128 square feet. The County will reimburse OGS for the County’s proportionate share of the operating expenses incurred in connection with the maintenance and repair of the Leased Premises.

**§3.** The County Executive or his authorized designee is hereby authorized and empowered to execute all instruments and to take all actions necessary and appropriate to effectuate the purposes hereof

**§4.** This Local Law shall take effect immediately.



