



Public Works & Transportation

BOL Meeting Minutes - Final

Committee Chair: Vedat Gashi

800 Michaelan Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Monday, September 27, 2021

10:00 AM

Committee Room

CALL TO ORDER

Meeting joint with the Committees on Budget & Appropriations, Public Safety, and Environment & Health

The County Board will meet pursuant to Chapter 417 of New York State Laws of 2021, allowing public bodies to meet and take action without permitting in-person public access to meetings and authorizes such meetings and public hearings to be held remotely by conference call or similar service, provided the public has the ability to view or listen and that such meetings are recorded and later transcribed. To access the meeting, please visit: <https://westchestercountyny.legistar.com>

With a quorum present, Chair Gashi called the meeting to order at 10:09 AM.

Others in attendance: BOL: Catherine Borgia, Damon Maher, Alessandra Restiano, James Silverberg, Yolanda Valencia BOL Remote: Margaret Cunzio, Alfreda Williams, Colin Smith, Nancy Barr, Melanie Montalto DOC Remote: Michael Gerard, William Fallon, Karl Vollmer DES Remote: Richard Wishnie, Susan Spear, Neil Caputo, Kathryn Napolitano DPW/T: Robert Abbamont PLANNING Remote; Anthony Zaino, Bill Brady, Michael Lipkin DOIT: Marguerite Beirne, Sam Wear BUDGET Remote: Gideon Grande WCC Remote: Stewart Glass, Terry Weisel LAW Remote: James Carpinello CE Remote: Chris Steers

Present: Legislator Boykin and Legislator Walter

Remote: Committee Chair Gashi, Legislator Covill, Legislator Johnson, Legislator Parker, Committee Vice-Chair Shimsky, Legislator Tubiolo and Legislator Woodson-Samuels

MINUTES APPROVAL

Wednesday, September 15, 2021 at 10:00 AM Minutes

On motion of Legislator Walter, seconded by Committee Vice-Chair Shimsky, the minutes were approved. The motion carried unanimously.

I. ITEMS FOR DISCUSSION

1. [ACT-2021-169](#) **BOND ACT(Amended)-BCR50-Infirmary-Suicide Prevention Area**

A BOND ACT (Amended) authorizing the issuance of an additional THREE HUNDRED FIFTY THOUSAND (\$350,000) DOLLARS in bonds of Westchester County to finance Capital Project BCR50 - Infirmary/Suicide Prevention Area.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS &

TRANSPORTATION, PUBLIC SAFETY AND ENVIRONMENT & HEALTH

Joint with B&A, PS, and E&H.

Guests: Deputy Commissioner Michael Gerald, Warden Karl Vollmer and William Fallon, Director of Admin. Services - Department of Correction

Deputy Commissioner Gerald, Assistant Warden Vollmer and William Fallon of the Department of Corrections appeared before the joint committees to discuss BCR50 - Infirmity/Suicide Prevention Area ("BCR50"). The Amended Bond Act, is being requested to increase the bonds by \$350,000 to bring the new total amount to \$950,000 which includes \$600,000 in previously authorized bonds. The (Amended) Bond Act would finance the cost of design in connection with renovations to the County Correctional Facility to provide for a staff-efficient suicide prevention watch area. The Department of Corrections has advised that additional financing is required because the scope of BCR50 has evolved from a stand-alone building to renovation of existing space in the jail. The Department seeks to use existing space in the Jail (J-Block) by retrofitting existing space to accommodate a suicide prevention area. The Department has advised that this will minimize construction costs and expedite completion of the project. Since design was already started on a stand-alone building, many internal specifications from that design will be used for this renovation project. Design will be scheduled and is anticipated to take nine months to complete. Design is being undertaken by a consultant. Construction is estimated to take twelve months to complete and will begin after award and execution of the construction contracts.

This renovation will allow one officer to be able to watch up to five residents within a 25 ft distance. This will facilitate better views and have larger accommodations for the residents; a more humane treatment.

Legislator Maher asked for the current resident count in which there are 706 total residents and 229 are federal inmates. The atmosphere itself will be more conducive to programming so we can give the residents more comprehensive treatment or programming.

Legislator Maher also asked for photos of the current area and photos or drawings once design is completed. Legislator Barr and Maher asked for photos and guidelines or standards of national and state requirements of suicide prevention areas. Legislator Walter asked if we had the numbers of self-harm cases and if it has increased over the last year? The Department will forward the information.

On motion of Legislator Walter, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Gashi, Legislator Covill, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Walter and Legislator Woodson-Samuels

Away: Legislator Tubiolo

2. [ACT-2021-173](#) CBA-BES14-Equipment Storage Building

AN ACT amending the 2021 County Capital Budget Appropriations for Capital Project BES14 - Equipment Storage Building.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PUBLIC SAFETY

Joint with B&A and PS.

Guests: Deputy Commissioner Susan Spear, Neil Caputo, Chief of Fire Prevention, Kathryn Napolitano, Grants Program Administrator - Department of Emergency Services
Department of Planning to discuss BES14-Equipment Storage Building. This is a Capital Budget Amendment (CBA) and related Bond Act that will authorized the County to finance this project. The CBA will increase the current-year appropriations by \$3,100,000. The additional funding is required to account for the increase in building size to accommodate the Department's future needs and allow for installation of solar phorovoltaic system . They also discussed that the increase also reflects inflation since the project was first budgeted in 2015. The Bond Act in the amount of \$9,708,000, which includes \$815,000 in previously authorized bonds would finance the cost of design, construction and construction management of equipment storage for the Department to house, clean and maintain deployable emergency equipment.

Deputy Commissioner Spear explained that this project is required to house all the additional equipment needed for the increased emergency responses they have been responsible for. She also explained that they are adding solar panels to the building.

Commissioner Wishnie and Deputy Commissioner Spear explained that this project is urgent for the Department because of the type of equipment they have and their current storage area which is out in the elements and not secure.

Chairwoman Borgia asked if this is a change in the scope of the original project designed in 2015. Deputy Commissioner Spear said its the same location just bigger square footage. Commissioner Wishnie stated it is an additional 5000 square feet.

Legislator Maher asked is there any way to quantify or estimate the savings over time? Mr. Caputo stated that it takes a lot of man hours to maintain these vehicles, and it is a big cost savings to have these vehicles inside. He noted that they recently had to replace over 100 tires costing approximately \$30,0000 on vehicles due to wear and tear.

Legislator Walter asked about the French drain, to handle storm water runoff. Mr. Abbamont explained its all a part of the Storm Water Management System. He explained that there is an underground storage tank to hold the water. He also stated that there will be a tree planting plan, a 1:1 replacement of native trees.

Assistant Commissioner Zaino from Planning shared a site plan of the project.

Legislator Barr asked if there was any plan to put up a temporary cover to cover the equipment while the construction is underway. Mr. Caputo explained they do not have the area to put up a temporary facility and reinforced the urgency of this project.

Legislator Covill had said she had been contacted by some environmentalist, they have concerns about the runoff, taking down the trees and construction close to the wetland. She asked is this the same location proposed in 2015? She stated she believes that these concerns were the same in 2015 and the reason the project was withdrawn. Legislator Covill would like to walk the site prior to full Board vote. Deputy Commissioner Spear said they

received a negative declaration and Planning Board approval. They do have a tree planting program in place and feel these issues have been addressed and this is the best way to approach the situation and that the environmental issues will be resolved. Mr. Abbamont added the existing site is storing some of the equipment now and it is currently a gravel lot. He explained that this project will take the gravel lot and build a building on the footprint of that lot for storage and better protection of the equipment, include underground storm storage to improve the storm water. Mr. Abbamont explained that in 2015/2016 the design was started and was completed to about 60-70%. Design is now complete and are before the committees for construction funding. Legislator Covill asked why the project was withdrawn. Mr. Abbamont said the project was not withdrawn but slowed down. Commissioner Wishnie explained that in previous years, under previous Administration the capital program was not funded.

Mr. Abbamont and Mr. Zaino shared maps of the area so the Legislators could view the footprint of the building and the tree removals. Mr. Zaino said they are removing 10 trees but replacing 17 new trees back. he also noted the building is a larger then the actual lot and the original plan. Mr. Zaino explained that was to take into account future needs.

Chair Borgia of the Budget & Appropriations Committee discussed with the members how to proceed. It was decided to vote the legislation out with the anticipation of having a site tour this week. Chair Gashi stated that he would like to vote it out without prejudice and if needed we can hold it over. Chair Smith of the Public Safety Committee said he would defer to the other members and is open to all of the options. All members agree that this project is important and they are all in favor. A tour will be scheduled.

On motion of Committee Chair Gashi, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

Aye: Legislator Johnson, Legislator Parker, Legislator Boykin and Legislator Woodson-Samuels

Away: Legislator Tubiolo

WO Prejudice: Committee Chair Gashi, Legislator Covill, Committee Vice-Chair Shimsky and Legislator Walter

3. [RES-2021-167](#) **ENV RES-BES14-Equipment Storage Building**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from Capital Project BES14 - Equipment Storage Building.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PUBLIC SAFETY

Joint with B&A and PS.

Guests: Deputy Commissioner Susan Spear, Neil Caputo, Chief of Fire Prevention, Kathryn Napolitano, Grants Program Administrator - Department of Emergency Services

Please refer to item #2.

On motion of Legislator Boykin, seconded by Legislator Woodson-Samuels, the above item was signed by committee. The motion carried by the following vote:

Aye: Legislator Johnson, Legislator Parker, Legislator Boykin and Legislator Woodson-Samuels

Away: Committee Chair Gashi and Legislator Tubiolo

WO Prejudice: Legislator Covill, Committee Vice-Chair Shimsky and Legislator Walter

4. [ACT-2021-174](#) **BOND ACT(Amended)-BES14-Equipment Storage Building**

A BOND ACT (Amended) authorizing the issuance of an additional EIGHT MILLION, EIGHT HUNDRED NINETY THREE THOUSAND (\$8,893,000) DOLLARS in bonds of Westchester County to finance Capital Project BES14 - Equipment Storage Building.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PUBLIC SAFETY

Joint with B&A and PS.

Guests: Deputy Commissioner Susan Spear, Neil Caputo, Chief of Fire Prevention, Kathryn Napolitano, Grants Program Administrator - Department of Emergency Services

Please refer to item #2.

On motion of Legislator Woodson-Samuels, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

Aye: Legislator Johnson, Legislator Parker, Legislator Boykin and Legislator Woodson-Samuels

Away: Committee Chair Gashi and Legislator Tubiolo

WO Prejudice: Legislator Covill, Committee Vice-Chair Shimsky and Legislator Walter

5. [ACT-2021-170](#) **BOND ACT-BIT24-County Real Estate One Stop**

A BOND ACT authorizing the issuance of TWO HUNDRED FORTY-FIVE THOUSAND (\$245,000) DOLLARS in bonds of Westchester County to finance Capital Project BIT24 - County Real Estate One Stop (CROS).

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION

Joint with B&A.

Guests: Marguerite Beirne, CIO, Sam Wear, Project Leader - Department of Information Technology; Chris Steers, Real Estate Director; Bill Brady, Chief Planner - Department of Planning

Chief Information Officer Marguerite Beirne and Project Leader Sam Wear, Real Estate Director Chris Steers, and Chief Planner Bill Brady appeared before the Committee to discuss item #2021-458-BOND ACT-BIT24-County Real Estate One Stop. This bond act in the amount of \$245,000 will authorize the County of Westchester to finance capital project BIT24, which would fund the purchase of necessary upgraded software, hardware and related services associated with the County Real Estate One Stop (CROS) application. This works will include integrating data, records, and filed maps currently in the County Archive system associated with the inventory of known County properties. Project Leader Sam Wear discussed that this will establish a comprehensive database of County-owned properties and real estate holdings. He noted that Westchester County is the only County in NYS that does not have its own Tax Map Tables. He added that there are 26 different Tax Maps within the

County. This application will be established with the conversion and scanning of property records, integration of floor plans and as-built drawings, and the design and development of a building asset data model. This project will be done using in-house staff working with vendors and will take approximately 24 to 30 months.

On motion of Committee Vice-Chair Shimsky, seconded by Legislator Woodson-Samuels, the above item was signed by committee. The motion carried by the following vote:

Aye: Legislator Covill, Legislator Johnson, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Walter and Legislator Woodson-Samuels

Away: Committee Chair Gashi and Legislator Tubiolo

6. [RES-2021-168](#) **PH-Amend Lease Agreement-Brooks Shopping Centers, LLC**

A Public Hearing on "A LOCAL LAW authorizing the County of Westchester, acting by and through the Westchester Community College ("WCC"), to amend the lease agreement (the "Lease"), with Brooks Shopping Centers, LLC (the "Landlord") for 12,165 square feet of space located at the Cross County Shopping Center, Yonkers (the "Leased Premises") for use by WCC's Yonkers Extension Center (the "Extension Center"), in order to provide terms for relocation of the Extension Center to a new, 39,093 square foot premises (the "New Premises") located at CCSC Space 1120, which was formerly occupied by the Sears department store, once the work necessary for WCC's occupancy is complete and WCC is able to relocate the Extension Center to the New Premises (the "Adjustment Date"), and to extend the term of the Lease for ten (10) years from the Adjustment Date." [Public Hearing set for October 18, 2021 at 7:30 p.m.]. LOCAL LAW INTRO 2021-516.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION

Joint with B&A.

Guests: Senior Assistant County Attorney James Carpieniello - LAW; Chris Steers, Real Estate Director; Stewart Glass, Director of Procurement - WCC

Item #2021-515-PH and #2021-516-Local Law-Amend Lease Agreement-Brooks Shopping Centers, LLC if adopted would authorize the County of Westchester, acting by and through the Westchester Community College to amend the lease agreement for 12,165 square feet of space located at the Cross County Shopping Center, Yonkers for use by WCC's Extension Center, in order to provide terms for relocation of the Extension Center to a new, 39,093 square foot premises located at CCSC Space 1120, which was formerly occupied by the Sears department store. Once the work necessary for WCC's occupancy is complete and WCC is able to relocate the Extension Center to the New Premises the term of the Lease will be extended for ten years from the Adjustment Date.

Director Steers noted that the Landlord will be responsible for the build out. He added that the final negotiations included cleaning contracts, signage, and noise protection for the classrooms. Monthly rent will remain at \$50 per square foot until the construction is done then there will be an additional \$6 increase per square foot. The overall cost of the project is about \$5.9 million and the County's portions is about \$2.3 million. Teresita Wisell from WCC discussed that this location at CCSC has existed for a while now and is currently at capacity, which is the second floor of the strip mall location. She noted that they are simultaneously

applying to the State University of New York to achieve Branch Campus status, which would allow them to offer full degrees in some areas of study at that location. This is the largest Extension Center by enrollment size.

Legislator Walter asked if the County has any obligation concerning the build out? Senior Assistant County Attorney James Carpinello responded that the landlord is going to pay for the build out up to the \$5.9 million, which is the expected cost of the project. Director Glass added that the negotiations started before all of the supply chain issues that we have been experiencing. The costs of materials has gone up significantly and we hope that the prices will come back down during the procurement of these supplies. Legislator Maher asked if this would be subject to the prevailing wage law? And, could there be/should there be a project labor agreement? James Carpinello responded that we are not going to own this property so therefore it is not a public project. Director Glass added that it is not subject to prevailing wage and that there is no reason to put a PLA into effect since the landlord is doing the construction.

On motion of Legislator Walter, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

Aye: Legislator Covill, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Walter and Legislator Woodson-Samuels

Away: Committee Chair Gashi, Legislator Johnson and Legislator Tubiolo

7. **LOCAL LAW-Amend Lease Agreement-Brooks Shopping Centers, LLC**

A LOCAL LAW authorizing the County of Westchester to amend its lease agreement with Brooks Shopping Centers. LLC for the lease of space located at the Cross County Shopping Center to provide terms for relocation to a new space and to increase the term thereof for an additional ten years.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION

Joint with B&A.

Guests: Senior Assistant County Attorney James Carpinello - LAW; Chris Steers, Real Estate Director; Stewart Glass, Director of Procurement - WCC

Please refer to item #6.

On motion of Legislator Walter, seconded by Legislator Covill, the above item was signed by committee. The motion carried by the following vote:

Aye: Legislator Covill, Legislator Parker, Legislator Boykin, Committee Vice-Chair Shimsky, Legislator Walter and Legislator Woodson-Samuels

Away: Committee Chair Gashi, Legislator Johnson and Legislator Tubiolo

II. OTHER BUSINESS

III. RECEIVE & FILE

1. [2021-489](#) **HON. CATHERINE PARKER - Removal of Parcel from Westchester County Sewer District - 3830 Purchase Street, Purchase**

Forwarding a Resolution from the Town of Harrison, Village of Harrison, requesting a parcel of property located at 3830 Purchase Street, Purchase, be removed from the Westchester County Sewer District.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND ENVIRONMENT & HEALTH

On motion of Legislator Woodson-Samuels, seconded by Legislator Boykin the above item was received and filed. The motion carried unanimously.

ADJOURNMENT

Moved by Legislator Covill, seconded by Committee Vice-Chair Shimsky, the Committee adjourned at 12:37 PM.