



# Public Works & Transportation Meeting Agenda

Committee Chair: Vedat Gashi

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

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**Monday, September 27, 2021**

**10:00 AM**

**Committee Room**

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## CALL TO ORDER

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

## MINUTES APPROVAL

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

## I. ITEMS FOR DISCUSSION

1. [2021-456](#) **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.

**COMMITTEE REFERRAL: 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

2. [2021-472](#) **CBA-BES14-Equipment Storage Building**

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

**COMMITTEE REFERRAL: 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

3. [2021-473](#) **ENV RES-BES14-Equipment Storage Building**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from Capital Project BES 14 - Equipment Storage Building.

**COMMITTEE REFERRAL: 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

4. [2021-474](#) **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.

**COMMITTEE REFERRAL: 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

5. [2021-458](#) **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).

**COMMITTEE REFERRAL: 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

**6. [2021-515](#) PH-Amend Lease Agreement-Brooks Shopping Centers, LLC**

A RESOLUTION to set 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 \_\_\_\_\_, 2021 at \_\_\_\_\_ .m.]. LOCAL LAW INTRO 2021-516.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A.

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

**7. [2021-516](#) 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.

**COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION**

Joint with B&A.

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

**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**

**ADJOURNMENT**





George Latimer  
County Executive

July 12, 2021

Westchester County Board of Legislators  
800 Michaelian Office Building  
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review and approval is an amended Bond Act (“Amended Bond Act”) which, if adopted, would authorize the County of Westchester (“County”) to issue additional bonds in the amount of \$350,000 to finance the following capital project:

BCR50 – Infirmary/Suicide Prevention Area (“BCR50”).

The Amended Bond Act, in the total amount of \$950,000 which includes \$600,000 in previously authorized bonds of the County, 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 (“Department”) 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.

Following bonding authorization, 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.

It should be noted that your Honorable Board has previously authorized the County to issue bonds to finance a portion of BCR50, as follows: Bond Act No. 85-2013 in the amount of \$600,000 to finance design in connection with BCR50. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 85-2013 be amended to increase the total amount authorized by \$350,000, for a total authorized amount, as amended, of \$950,000.

The Planning Department has advised that based on its review, the above-referenced capital 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. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

Office of the County Executive

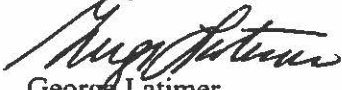
Michaelian Office Building  
118 Martine Avenue  
White Plains, New York 10601

Email: [CE@westchestergov.com](mailto:CE@westchestergov.com)  
Telephone: (914)995-2900

[westchestergov.com](http://westchestergov.com)

Based on the importance of this project to the County, favorable action on the proposed Amended Bond Act is respectfully requested.

Sincerely,

A handwritten signature in cursive script, appearing to read "George Latimer".

George Latimer  
County Executive

Attachments

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

Your Committee is in receipt of an amended bond act (“Amended Bond Act”) in the total amount of \$950,000 which includes \$600,000 in previously authorized bonds of the County of Westchester (“County”) to finance Capital Project BCR50 – Infirmery/Suicide Prevention Area (“BCR50”). The Amended Bond Act, which was prepared by the law firm Hawkins, Delafield, & Wood, is required to 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 (“Department”) 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.

Following bonding authorization, 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.

It should be noted that your Honorable Board has previously authorized the County to issue bonds to finance a portion of BCR50, as follows: Bond Act No. 85-2013 in the amount of \$600,000 to finance design in connection with BCR50. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 85-2013 be amended to increase the total amount authorized by \$350,000, for a total authorized amount, as amended, of \$950,000.

The Planning Department has advised your Committee that based on its review, the above-referenced capital 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 Amended Bond Act. Your Committee recommends the adoption of the proposed Amended Bond Act.

Dated: \_\_\_\_\_, 20\_\_\_\_.  
White Plains, New York

**COMMITTEE ON**

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BCR50

NO FISCAL IMPACT PROJECTED

## SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

## SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal    \$                    950,000            PPU    5            Anticipated Interest Rate    0.39%

Anticipated Annual Cost (Principal and Interest):                    \$    192,196

Total Debt Service (Annual Cost x Term):                                \$    960,980

Finance Department:            Interest rates from July 1, 2021 Bond Buyer - ASBA

## SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual):                    None

Potential Related Revenues (Annual):                    None

**Anticipated savings to County and/or impact of department operations**

(describe in detail for current and next four years):

Departmental operations will be improved by renovation of existing space to establish a suicide prevention area ensuring the health and safety of residents and staff.

## SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded:                    10

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: William Fallon

Title: Director of Administrative Services

Department: Correction


Date: 7/7/21

Reviewed By: 

Budget Director

Date: 7/5/21

TO: Michelle Greenbaum, Senior Assistant County Attorney  
Jeffrey Goldman, Senior Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM   
Director of Environmental Planning

DATE: June 30, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BCR50 INFIRMARY/SUICIDE PREVENTION AREA**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 05-19-2021 (Unique ID: 1691)

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)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.
- 

**COMMENTS:** The current request is for design only.

DSK/dvw

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Gideon Grande, Deputy Budget Director  
Lorraine Yazzetta, Associate Budget Director  
Anthony Zaino, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

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

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED MAY 20, 2013 TO FINANCE THE COST OF PLANNING AND DESIGN FOR THE RENOVATION OF THE WESTCHESTER CORRECTIONAL FACILITY TO PROVIDE FOR A SUICIDE PREVENTION AREA, AT THE MAXIMUM ESTIMATED COST OF \$950,000. (Adopted \_\_\_\_\_, 20\_\_\_\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of \$600,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the construction of a new infirmary at the Westchester County Correction Facility to provide for a suicide prevention area, pursuant to Act No. 85-2013 duly adopted on May 20, 2013; and

WHEREAS, it has been determined that there is existing available space at the Westchester County Correctional Facility for the construction of a suicide prevention area, thereby not necessitating the construction of a new infirmary, and it is necessary to revise the prior bond act and increase the amount of bonds to be issued and the appropriation for such project for estimated cost of such improvement;

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 (A) The bond act duly adopted by this Board on May 20, 2013, entitled:

“ACT NO. 85-2013

BOND ACT AUTHORIZING THE ISSUANCE OF \$600,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE

COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE CONSTRUCTION OF A NEW INFIRMARY AT THE WESTCHESTER COUNTY CORRECTIONAL FACILITY, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$600,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$600,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.”

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF \$950,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE RENOVATION OF THE WESTCHESTER COUNTY CORRECTIONAL FACILITY TO PROVIDE FOR A SUICIDE PREVENTION AREA, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$950,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$950,000 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, \$950,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of preparation of surveys,



preliminary and detailed plans, specifications and estimates necessary for planning the renovation of the Westchester County Correctional Facility to provide for a staff-efficient suicide prevention watch area; all 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 \$950,000. The plan of financing includes the issuance of \$950,000 bonds herein authorized; and any bond anticipation notes issued in anticipation of the sale of such bonds and 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. 62(2<sup>nd</sup>) of the Law, is five (5) 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 \$950,000. 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 \$950,000 as the estimated maximum 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.

SECTION (B) The amendment of the bond act set forth in Section (A) of this act shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond act, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond act, as so amended.

SECTION (C) This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

\* \* \*

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

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\_\_\_\_.

The Clerk and Chief Administrative Office of the County Board of Legislators County of Westchester, New York

(SEAL)

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on May 20, 2013 and amended on \_\_\_\_\_, 20\_\_\_\_ and approved, as amended, 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 amended 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 \$950,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE RENOVATION OF THE WESTCHESTER COUNTY CORRECTIONAL FACILITY TO PROVIDE FOR A SUICIDE PREVENTION AREA, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$950,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$950,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on May 20, 2013 and amended on \_\_\_\_\_, 20\_\_\_\_)

object or purpose: to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the renovation of the Westchester County Correctional Facility to provide for a staff-efficient suicide prevention watch area; all as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued:

and period of probable usefulness: \$950,000; five (5) years

Dated: \_\_\_\_\_, 20\_\_\_\_  
White Plains, New York

\_\_\_\_\_  
Clerk and Chief Administrative Officer of the County Board  
of Legislators of the County of Westchester, New York

## CAPITAL PROJECT FACT SHEET

**Project ID:\***  
BCR50

CBA

**Fact Sheet Date:\***  
05-19-2021

**Fact Sheet Year:\***  
2021

**Project Title:\***  
INFIRMARY/SUICIDE PREVENTION  
AREA

**Legislative District ID:**  
3,

**Category\***  
BUILDINGS, LAND &  
MISCELLANEOUS

**Department:\***  
CORRECTION

**CP Unique ID:**  
1691

**Overall Project Description**

This project will replace the present "infirmary" and create a new staff efficient suicide prevention watch area, located at the Westchester County Correction facility.

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input checked="" 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 checked="" type="checkbox"/> Security                  | <input type="checkbox"/> Other                          |  |

**FIVE-YEAR CAPITAL PROGRAM (in thousands)**

	Estimated Ultimate Total Cost	Appropriated	2021	2022	2023	2024	2025	Under Review
<b>Gross</b>	5,200	5,200	0	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	5,200	5,200	0	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 580

**Current Bond Description:** Bonding is requested to fund design modification from a stand alone building to renovation of existing space in the jail.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	350,000
Cash:	0
<b>Total:</b>	<b>\$ 350,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

350,000

**Comments:**

**Energy Efficiencies:**

THE EXISTING LIGHTING SYSTEM WILL BE REPLACED WITH ENERGY EFFICIENT LED LIGHTING.

**Appropriation History:**

Year	Amount	Description
2013	600,000	DESIGN
2014	4,600,000	CONSTRUCTION

**Total Appropriation History:**

5,200,000

**Financing History:**

<b>Year</b>	<b>Bond Act #</b>	<b>Amount</b>	<b>Issued</b>	<b>Description</b>
13	85	600,000		0 INFIRMARY / SUICIDE PREVENTION AREA FACITLITY AT WESTCHESTER COUNTY CORRECTIONS FACILITY

**Total Financing History:**

600,000

**Recommended By:**

**Department of Planning**  
WBB4

**Date**  
05-19-2021

**Department of Public Works**  
RJB4

**Date**  
05-19-2021

**Budget Department**  
LMY1

**Date**  
05-25-2021

**Requesting Department**  
WPF4

**Date**  
05-25-2021

## INFIRMARY/SUICIDE PREVENTION AREA ( BCR50 )

**User Department :** Correction  
**Managing Department(s) :** Correction ; 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	2021	2022	2023	2024	2025	Under Review
Gross	5,200	5,200	580						
Non County Share									
<b>Total</b>	<b>5,200</b>	<b>5,200</b>	<b>580</b>						

### Project Description

This project will replace the present "infirmary" and create a new staff efficient suicide prevention watch area, located at the Westchester County Correction facility.

### Current Year Description

There is no current year request.

### Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

### Appropriation History

Year	Amount	Description	Status
2013	600,000	Design	DESIGN
2014	4,600,000	Construction	AWAITING BOND AUTHORIZATION
<b>Total</b>	<b>5,200,000</b>		

### Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	5,200,000		5,200,000
<b>Total</b>	<b>5,200,000</b>		<b>5,200,000</b>

### Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
85 13	600,000			600,000
<b>Total</b>	<b>600,000</b>			<b>600,000</b>



George Latimer  
County Executive

July 28, 2021

Westchester County Board of Legislators  
800 Michaelian Office Building  
White Plains, New York 10601

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval is an Act which, if adopted, would authorize the County of Westchester ("County") to amend its current year Capital Budget ("Capital Budget Amendment"), as well to as adopt a related amended Bond Act ("Amended Bond Act") to finance the following capital project:

**BES14 – Equipment Storage Building ("BES14")**

The proposed Capital Budget Amendment will amend the County's capital budget to increase the current-year appropriation for BES14 by \$3,100,000. The Department of Emergency Services ("Department") has advised that the additional funds are required to account for an increase in building size to accommodate the Department's current and future needs, as well as to allow for installation of a solar photovoltaic system and due to inflation since the project was first budgeted for in 2015.

The Amended Bond Act, in the total amount of \$9,708,000, which includes \$815,000 in previously authorized bonds of the County, would finance the cost of design, construction and construction management of an equipment storage building for the Department to house, clean and maintain deployable emergency equipment.

The Department has advised that expensive deployable equipment such as trailers, generators, pumps, messaging signs, light towers and sandbaggers is presently stored outside in an uncovered fenced-in area and various other locations around the Fire Training Center grounds. The equipment is exposed to harsh seasonal conditions that accelerate weather-related deterioration and reduce equipment life expectancy. In addition, the padlocked, fenced area provides limited security and the movement of equipment in an emergency situation is hindered during colder, snowy months of the year. Significant investment has been made in developing the capabilities and capacities of this deployable equipment and this facility will enhance the overall longevity of the assets.

Design is currently being undertaken by a consultant and is expected to be completed by the third quarter of 2021. It is anticipated that construction will take approximately eighteen months to complete and will begin after award and execution of the construction contracts, subject to approval of construction financing by your Honorable Board.

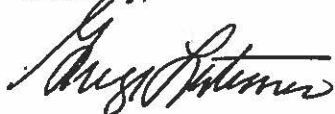
It should be noted that your Honorable Board has authorized the County to issue bonds for BES14 as follows: Bond Act No. 55-2015 in the amount of \$815,000 was authorized to finance design. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 55-2015 be amended to increase the amount authorized by \$8,893,000, for a total authorized amount, as amended, of \$9,708,000, to revise the scope of Bond Act No. 55-2015 to include work associated with the construction phase of BES14, and to increase the period of probable usefulness of said bonds.

The Planning Department has advised that based on its review, the above-referenced capital project has been classified as an "Unlisted" action under the State Environmental Quality Review Act ("SEQR"). A Resolution, and proposed Negative Declaration, along with a Short Environmental Assessment Form, prepared by the Planning Department, are attached to assist your Honorable Board in complying with SEQR. Should your Honorable Board conclude that the proposed action will not have any significant impact on the environment; it must approve the Resolution adopting the Negative Declaration prior to enacting the aforementioned Amended Bond Act. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

In addition, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. Accordingly, the required Planning Board documentation for BES14 will be forwarded under separate cover.

Based on the importance of this project to the County, favorable action on the proposed Amended Bond Act and Capital Budget Amendment is respectfully requested.

Sincerely,



George Latimer  
County Executive

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

Your Committee is in receipt of a transmission from the County Executive recommending approval by the County of Westchester (“County”) of an act amending the County’s current-year Capital Budget (“Capital Budget Amendment”), as well as adoption of a related amended bond act (“Amended Bond Act”) which, if adopted, will authorize the County to issue up to \$8,893,000 in additional bonds of the County to finance capital project BES14 – Equipment Storage Building (“BES14”).

The proposed Capital Budget Amendment will amend the County’s capital budget to increase the current-year appropriation for BES14 by \$3,100,000. The Department of Emergency Services (“Department”) has advised that the additional funds are required to account for an increase in building size to accommodate the Department’s current and future needs, as well as to allow for installation of a solar photovoltaic system and due to inflation since the project was first budgeted for in 2015.

The Amended Bond Act was prepared by the law firm Hawkins, Delafield & Wood, in the total amount of \$9,708,000, which includes \$815,000 in previously authorized bonds of the County, would finance the cost of design, construction and construction management of an equipment storage building for the Department to house, clean and maintain deployable emergency equipment.

The Department has advised that expensive deployable equipment such as trailers, generators, pumps, messaging signs, light towers and sandbaggers is presently stored outside in an uncovered fenced-in area and various other locations around the Fire Training Center grounds. The equipment is exposed to harsh seasonal conditions that accelerate weather-related deterioration and reduce equipment life expectancy. In addition, the padlocked, fenced area provides limited security and the movement of equipment in an emergency situation is hindered during colder, snowy months of the year. Significant investment has been made in developing the capabilities and capacities of this deployable equipment and this facility will enhance the overall longevity of the assets.

Design is currently being undertaken by a consultant and is expected to be completed by the third quarter of 2021. It is anticipated that construction will take approximately eighteen months to complete and will begin after award and execution of the construction contracts, subject to approval of construction financing by your Honorable Board.

It should be noted that your Honorable Board has authorized the County to issue bonds for BES14 as follows: Bond Act No. 55-2015 in the amount of \$815,000 was authorized to finance design. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 55-2015 be amended to increase the amount authorized by \$8,893,000, for a total authorized amount, as amended, of \$9,708,000, to revise the scope of Bond Act No. 55-2015 to include work associated with the construction phase of BES14, and to increase the period of probable usefulness of said bonds.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project has been classified as an “Unlisted” action under the State Environmental Quality Review Act (“SEQR”). A Resolution, and proposed Negative Declaration, along with a Short Environmental Assessment Form, prepared by the Planning Department, are attached to assist your Honorable Board in complying with SEQR. Upon review, your Committee concludes that the proposed action will not have any significant impact on the environment and recommends the adoption of the Resolution adopting the Negative Declaration. As you know, a determination of significance must be made prior to enacting the aforementioned Amended Bond Act.

In addition, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the “Planning Board”) with respect to the physical planning aspects of the project. Accordingly, the required Planning Board documentation for BES14 will be forwarded under separate cover.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Amended Bond Act, and recommends approval of both of the proposed Acts, noting that the Amended Bond Act can only be enacted following adoption of the Capital Budget Amendment. It should be noted that an affirmative vote of two-thirds of the members of your

Honorable Board is required in order to amend the County's Capital Budget and to adopt the Amended Bond Act.

Dated: \_\_\_\_\_, 20\_\_\_\_.  
White Plains, New York

**COMMITTEE ON**

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BES14

NO FISCAL IMPACT PROJECTED

## SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

## SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal    \$                    9,708,000            PPU    25            Anticipated Interest Rate    1.13%

Anticipated Annual Cost (Principal and Interest):                    \$    445,832

Total Debt Service (Annual Cost x Term):                                    \$    11,145,800

Finance Department:            Interest rates from July 21, 2021 Bond Buyer - ASBA

## SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual):                    \$                    -

Potential Related Revenues (Annual):                    \$                    -

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

\_\_\_\_\_

\_\_\_\_\_

## SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded:                                    97

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by:                    Richard G. Wishnie

Title:                                    Commissioner

Department:                    Emergency Services

Date:                                    7/26/21

Reviewed By: 

Budget Director

7/26/21

Date: \_\_\_\_\_

An Act amending the 2021 County  
 Capital Budget Appropriations for  
 Capital Project BES14 - Equipment  
 Storage Building

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

Section 1. The Capital section of the 2021 County Budget is hereby amended as follows:

	Previous 2021 Appropriation	Change	Revised 2021 Appropriation
I. Appropriation	\$6,608,000	\$3,100,000	\$9,708,000

Section 2. The estimated method of financing in the Capital Section of the 2021 Westchester County Capital Budget is amended as follows:

II. METHOD OF FINANCING

Bonds and/or Notes	\$6,608,000	\$3,100,000	\$9,708,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	<u>\$6,608,000</u>	<u>\$3,100,000</u>	<u>\$9,708,000</u>

Section 3. The ACT shall take effect immediately.



## **RESOLUTION**

**WHEREAS**, there is pending before this Honorable Board a Capital Budget (“Capital Budget Amendment”), and amended bond act (“Amended Bond Act”) in connections with Capital Project BES14 – Equipment Storage Building (“BES14”); and

**WHEREAS**, this Honorable Board has determined that the proposed Capital Budget Amendment and 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 (“SEQR”); and

**WHEREAS**, pursuant to SEQR and its implementing regulations (6 NYCRR Part 617), 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 the only involved agency for this action and, therefore, is assuming the role of Lead Agency; and

**WHEREAS**, in accordance with SEQR and its implementing regulations, a Short 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 Short 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 Short 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 Short 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 Capital Budget Amendment and Amended Bond Act; 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 Short 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 SEQR 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.

# Short Environmental Assessment Form

## Part 1 - Project Information


### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Department of Emergency Services Equipment Storage Building (BES14)				
Project Location (describe, and attach a location map): Walker Road, Valhalla (Town of Mount Pleasant), Westchester County, NY				
Brief Description of Proposed Action: Construction of a new 23,000 square-foot storage building to house and maintain deployable emergency equipment and supplies, which are currently stored outdoors, unprotected. Site work includes concrete, asphalt, landscaping, drainage improvements and connections to nearby utilities, including water, gas, electric and sewer.  The new building will include a security system, fire alarm system, data and telephone connections, and energy efficient building systems, such as LED lighting and a solar photovoltaic system. The project will provide a secure, dry and climate-controlled environment to protect the expensive equipment and supplies.				
Name of Applicant or Sponsor: County of Westchester		Telephone: 914-995-2089 E-Mail: dsk2@westchestergov.com		
Address: 148 Martine Avenue				
City/PO: White Plains		State: NY	Zip Code: 10601	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 1.4 acres		
b. Total acreage to be physically disturbed?		_____ 1.3 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 456+/- acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Institutional				
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			
			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Project will meet state energy code.</u>			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ <u>Freshwater pond (PUBHx) on National Wetlands Inventory is located approximately 225 feet to the west of the project site. This pond has been altered and currently receives runoff from existing adjoining development. This project will not affect this pond.</u>				

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   <input type="checkbox"/> Agricultural/grasslands   <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input type="checkbox"/> Urban   <input checked="" type="checkbox"/> Suburban</p>		
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Stormwater runoff on the east side of the proposed facility, which includes the driveway, will flow into the existing drainage system associated with Walker Road. Roof runoff from the new building will be directed into a new underground retention system that will be installed on the west side which will promote stormwater infiltration.</p>		
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment:</p> <p>The underground stormwater management system is approximately 30 feet x 139 feet and is designed to meet NYS codes for WQv and rate control. There will be a weir downstream to control the flow leaving the site.</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <p>No cases could be found on the NYSDEC Environmental Site Remediation Database. No known past or current remediation occurring onsite or adjacent to site.</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>County of Westchester</u> Date: <u>July 22, 2021</u></p> <p>Signature: <u></u> Title: <u>Director of Environmental Planning</u></p>		

The image contains two maps. On the left is an aerial photograph of a residential area with several parcels labeled with numbers: 116.13-1-23, 116.13-1-24, 116.12-1-11, 116.12-1-12, 116.12-1-13, 116.16-1-1, and 116.15-1-2. The text 'Mount Pleasant' is visible in the center. On the right is a regional map of the Northeast United States, showing major cities like Toronto, Detroit, Cleveland, Pittsburgh, Philadelphia, New York, Albany, Rochester, Buffalo, Boston, and Providence. It also shows Lake Huron and Lake Ontario. Below the regional map, there is a list of contributors: 'EMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri (OpenStreetMap contributors, and the GIS User Community'.

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

***Short Environmental Assessment Form  
Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: BES14 Equipment Storage Bldg

Date: July 2021

**Short Environmental Assessment Form  
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed new storage building will not have a significant impact on the environment or surrounding land uses as it will be built in the same location as the existing open storage area, which is bordered by facilities serving the departments of Emergency Services, Public Safety, and Public Works and Transportation. The land to the east is owned by New York City Department of Environmental Protection, which contains its drinking water ultraviolet disinfection facility.

The majority of the site is level and cleared, but the west side slopes down and contains a small rock retaining wall that will need to be removed. Additionally, approximately a dozen trees along the west and south border of the site will need to be removed to accommodate the larger building footprint and the installation of an underground stormwater retention system.

Approximately 10 trees will need to be removed to accommodate the new building and related infrastructure, including several trees in excess of 24 inches DBH. Tree loss will be mitigated by the planting of new trees on the site on a minimum 1 to 1 ratio. Only native species will be planted.

The proposed stormwater retention system will mitigate the increase in stormwater runoff associated with the new structure, allowing for infiltration so there will be no off-site impacts.

The storage building will be accessible off of Walker Road, minimizing required road improvements. Traffic will primarily be limited to times of emergencies, when emergency equipment and supplies stored at the facility will be deployed.

Although the EAF Mapper indicated hazardous waste remediation in the vicinity, no such remediation is known and no cases could be found on the NYSDEC Environmental Site Remediation Database.

The EAF Mapper also indicated archaeological sensitivity of the area. There will be minimum excavation associated with the building as it will be slab on grade. Underground impacts will be limited to the extension of utilities and the proposed underground stormwater retention system. The project site, however, is surrounded by extensive development and is unlikely to contain intact archaeological resources.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
County of Westchester	
_____	_____
Name of Lead Agency	Date
Malika Vanderberg	Clerk of the Board of Legislators
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	<i>Dark Kuisge</i>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



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

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED APRIL 27, 2015 IN RELATION TO THE CONSTRUCTION OF AN EQUIPMENT STORAGE BUILDING FOR THE DEPARTMENT OF EMERGENCY SERVICES, AT THE MAXIMUM ESTIMATED COST OF \$9,708,000. (Adopted \_\_\_\_\_, 20\_\_\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of \$815,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the construction of an equipment storage building for the Department of Emergency Services, pursuant to Act No. 55-2015 duly adopted on April 27, 2015; and

WHEREAS, it is now appropriate to authorize such improvement, and it is necessary to increase the amount of bonds to be issued and the appropriation for such project for estimated cost of such improvement;

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 (A).** The bond act duly adopted by this Board on April 27, 2015, entitled:

“ACT NO. 55-2015

BOND ACT AUTHORIZING THE ISSUANCE OF \$815,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE



COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE CONSTRUCTION OF AN EQUIPMENT STORAGE BUILDING FOR THE DEPARTMENT OF EMERGENCY SERVICES; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$815,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$815,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.”

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF \$9,708,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF AN EQUIPMENT STORAGE BUILDING FOR THE DEPARTMENT OF EMERGENCY SERVICES, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$9,708,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$9,708,000 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; \$9,708,000 bonds of the County, or so much thereof

as may be necessary, are hereby authorized to be issued to finance the design, construction and construction management of an equipment storage building for the Department of Emergency Services to house, clean and maintain deployable emergency equipment, all 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 \$9,708,000. The plan of financing includes the issuance of \$9,708,000 bonds herein authorized; and any bond anticipation notes issued in anticipation of the sale of such bonds and 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 the specific object or purpose for which said \$9,708,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 11(b) of the Law, is twenty-five (25) 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 \$9,708,000. 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 \$9,708,000 as the estimated maximum 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.

**Section (B).** The amendment of the bond act set forth in Section (A) of this act shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond act, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond act, as so amended.

**Section (C).** This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

\* \* \*

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

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 Office 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 April 27, 2015 and amended on \_\_\_\_\_, 20\_\_\_\_ and approved, as amended, 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 amended 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 \$9,708,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF AN EQUIPMENT STORAGE BUILDING FOR THE DEPARTMENT OF EMERGENCY SERVICES, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$9,708,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$9,708,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on April 27, 2015 and amended on \_\_\_\_\_, 20\_\_\_\_\_)

object or purpose: to finance the design, construction and construction management of an equipment storage building for the Department of Emergency Services to house, clean and maintain deployable emergency equipment, all as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued:

and period of probable usefulness: \$9,708,000; twenty-five (25) years

Dated: \_\_\_\_\_, 20\_\_\_\_  
White Plains, New York

\_\_\_\_\_  
Clerk and Chief Administrative Officer of the County Board  
of Legislators of the County of Westchester, New York

## CAPITAL PROJECT FACT SHEET

**Project ID:\***  
BES14

CBA

**Fact Sheet Date:\***  
06-28-2021

**Fact Sheet Year:\***  
2021

**Project Title:\***  
EQUIPMENT STORAGE BUILDING

**Legislative District ID:**  
3,

**Category\***  
BUILDINGS, LAND &  
MISCELLANEOUS

**Department:\***  
EMERGENCY SERVICES

**CP Unique ID:**  
1715

**Overall Project Description**

This project provides for the design, construction and associated site work of a storage building to house, clean and maintain deployable emergency equipment. The building will provide a secure, dry and climate controlled environment to house this expensive equipment.

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input checked="" type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input type="checkbox"/> Life Safety                          | <input type="checkbox"/> Project Labor Agreement        | <input type="checkbox"/> Revenue                   |
| <input checked="" type="checkbox"/> Security                  | <input type="checkbox"/> Other                          |  |

**FIVE-YEAR CAPITAL PROGRAM (in thousands)**

	Estimated Ultimate Total Cost	Appropriated	2021	2022	2023	2024	2025	Under Review
<b>Gross</b>	9,708	6,608	0	0	0	0	0	3,100
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	9,708	6,608	0	0	0	0	0	3,100

**Expended/Obligated Amount (in thousands) as of :** 278

**Current Bond Description:** Funding is requested for construction and construction management associated with a storage building to house, clean and maintain deployable emergency equipment.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	8,893,000
Cash:	0
<b>Total:</b>	<b>\$ 8,893,000</b>

**SEQR Classification:**  
UNLISTED

**Amount Requested:**  
8,893,000

**Comments:**

A Capital Budget Amendment in the amount of \$3,100,000 (shown under review) is being requested to provide additional funding to account for an increase in size to accommodate current and future needs; installation of a solar photovoltaic system, and inflation since the project was first budgeted in 2015.

**Energy Efficiencies:**

THE BUILDING HAS BEEN DESIGNED WITH ENERGY EFFICIENT BUILDING SYSTEMS, LED LIGHTING AND A SOLAR PHOTOVOLTAIC SYSTEM.

**Appropriation History:**

Year	Amount	Description
2015	815,000	DESIGN FOR A BUILDING THAT WILL HOUSE DEPLOYABLE EMERGENCY EQUIPMENT
2016	5,793,000	CONSTRUCTION

**Total Appropriation History:**  
6,608,000

**Financing History:**

<b>Year</b>	<b>Bond Act #</b>	<b>Amount</b>	<b>Issued</b>	<b>Description</b>
15	55	815,000		0 EQUIPMENT STORAGE BUILDING FOR DES

**Total Financing History:**

815,000

**Recommended By:**

**Department of Planning**  
WBB4

**Date**  
07-21-2021

**Department of Public Works**  
RJB4

**Date**  
07-21-2021

**Budget Department**  
LMY1

**Date**  
07-21-2021

**Requesting Department**  
SBS9

**Date**  
07-21-2021



## EQUIPMENT STORAGE BUILDING ( BES14 )

**User Department :** Emergency Services  
**Managing Department(s) :** Emergency Services ; 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	2021	2022	2023	2024	2025	Under Review
Gross	6,608	6,608	278						
Non County Share									
<b>Total</b>	<b>6,608</b>	<b>6,608</b>	<b>278</b>						

### Project Description

This project provides for the design, construction and associated site work of a storage building to house, clean and maintain deployable emergency equipment. The building will provide a secure, dry and climate controlled environment to house this expensive equipment.

### Current Year Description

There is no current year request.

### Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

### Appropriation History

Year	Amount	Description	Status
2015	815,000	Design for a building that will house deployable emergency equipment	DESIGN
2016	5,793,000	Construction	AWAITING BOND AUTHORIZATION
<b>Total</b>	<b>6,608,000</b>		

### Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	6,608,000		6,608,000
<b>Total</b>	<b>6,608,000</b>		<b>6,608,000</b>

### Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
55 15	815,000			815,000
<b>Total</b>	<b>815,000</b>			<b>815,000</b>

George Latimer  
County Executive

July 13, 2021

Westchester County Board of Legislators  
800 Michaelian Office Building  
White Plains, New York 10601

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval is a bond act (the "Bond Act"), which if adopted, would authorize the County of Westchester (the "County") to issue up to \$245,000 in bonds of the County to finance the following capital project:

BIT24 – County Real Estate One Stop (CROS) ("BIT24").

The proposed Bond Act, in the amount of \$245,000, would fund the purchase of necessary upgraded software, hardware and related services associated with the County Real Estate One Stop (CROS) application. Work will include integrating data, records, and filed maps currently in the County Archive system associated with the inventory of known County properties.

The Department of Information Technology (the "Department") has advised that the purpose of this project is to establish a comprehensive database of County-owned properties and real estate holdings. This 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.

The Department has further advised that it anticipates that this project will begin within two (2) months of receipt of bonding authorization and will take approximately 24 to 30 months to complete. The implementation will be done using in-house staff working with vendors.

The Planning Department has advised that based on its review, the above-referenced capital 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. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

Office of the County Executive

Michaelian Office Building  
118 Martine Avenue  
White Plains, New York 10601

Email: [CE@westchestergov.com](mailto:CE@westchestergov.com)  
Telephone: (914)995-2900

[westchestergov.com](http://westchestergov.com)

Based on the importance of this project to the County, favorable action on the proposed Bond Act is respectfully requested.

Sincerely,

A handwritten signature in black ink, appearing to read "George Latimer". The signature is fluid and cursive, with a large initial "G" and "L".

George Latimer  
County Executive

GL/MB/jpg

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of a bond act (the “Bond Act”) in the amount of \$245,000, which would authorize the County of Westchester (the “County”) to finance capital project BIT24 - County Real Estate One Stop (CROS) (“BIT24”).

Your Committee is advised that the Bond Act, prepared by the law firm of Harris Beach, PLLC, is necessary to fund the purchase of necessary upgraded software, hardware and related services associated with the County Real Estate One Stop (CROS) application. Work will include integrating data, records, and filed maps currently in the County Archive system associated with the inventory of known County properties.

The Department of Information Technology (the “Department”) has advised that the purpose of this project is to establish a comprehensive database of County-owned properties and real estate holdings. This 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.

The Department has further advised that it anticipates that this project will begin within two (2) months of receipt of bonding authorization and will take approximately 24 to 30 months to complete. The implementation will be done using in-house staff working with vendors.

The Planning Department has advised your Committee that based on its review, the above referenced capital 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: \_\_\_\_\_, 2021  
White Plains, New York

**COMMITTEE ON**

jpg/6.04.2021

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: B0122

NO FISCAL IMPACT PROJECTED

## SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

## SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal    \$                    900,000            PPU    10            Anticipated Interest Rate    0.77%

Anticipated Annual Cost (Principal and Interest):                    \$    93,821

Total Debt Service (Annual Cost x Term):                    \$    938,210

Finance Department:            Interest rates from July 1, 2021 Bond Buyer - ASBA

## SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual):                    N/A

Potential Related Revenues (Annual):                    N/A

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

\_\_\_\_\_

\_\_\_\_\_

## SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded:                    10

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by:                    Robert Abbamont

Title:                    Director of Operations (Capital Planning)

Department:                    Public Works/Transportation


Date:                    7/7/21

Reviewed By: 

Budget Director

Date: 7/9/21

TO: Michelle Greenbaum, Senior Assistant County Attorney  
Jeffrey Goldman, Senior Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM   
Director of Environmental Planning

DATE: June 30, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BIT24 COUNTY REAL ESTATE ONE STOP (CROS)**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 06-03-2021 (Unique ID: 1699)

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)(26):** routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment.
  - **617.5(c)(31):** purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials.
- 

**COMMENTS:** None.

DSK/dvw

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Gideon Grande, Deputy Budget Director  
Lorraine Yazzetta, Associate Budget Director  
Anthony Zaino, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

ACT NO. -20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$245,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF ACQUISITION AND INSTALLATION OF SOFTWARE, HARDWARE, AND PROFESSIONAL SERVICES FOR THE COUNTY REAL ESTATE ONE STOP (CROS) APPLICATION FOR THE DEPARTMENT OF INFORMATION TECHNOLOGY (DoIT); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$245,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$245,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; 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, to the provisions of other laws applicable thereto, \$245,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of acquisition and installation of software, hardware, and professional services for the County Real Estate One Stop (CROS) application for the Department of Information Technology (DoIT); all 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 objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$245,000. The plan of financing includes the issuance of \$245,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds.

Section 2. The period of probable usefulness applicable to the objects or purposes for which the bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 89 of the Law, is five (5) 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 \$245,000. 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 \$245,000 as the estimated total cost of the aforesaid objects or purposes is hereby approved, and as the amount of bonds herein authorized is not in excess of \$10,000,000, this Act is not subject to referendum.

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.

\* \* \*



LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on \_\_\_\_\_, 20\_\_ and approved, as amended, 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 amended 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 \$245,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF ACQUISITION AND INSTALLATION OF SOFTWARE, HARDWARE, AND PROFESSIONAL SERVICES FOR THE COUNTY REAL ESTATE ONE STOP (CROS) APPLICATION FOR THE DEPARTMENT OF INFORMATION TECHNOLOGY (DoIT); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$245,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$245,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted \_\_\_\_\_, 20\_\_)

object or purpose: to finance the cost of the acquisition and installation of software, hardware, and professional services for the County Real Estate One Stop (CROS) application for the Department of Information Technology (DoIT); all as set forth in the County's current year Capital Budget, as amended

amount of obligations to be issued:  
and period of probable usefulness: \$245,000; five (5) years

Dated: \_\_\_\_\_, 20\_\_  
White Plains, New York

\_\_\_\_\_  
Clerk and Chief Administrative Officer of the  
County Board of Legislators of the County of  
Westchester, New York

## CAPITAL PROJECT FACT SHEET

**Project ID:\***  
BIT24

CBA

**Fact Sheet Date:\***  
05-26-2021

**Fact Sheet Year:\***  
2021

**Project Title:\***  
COUNTY REAL ESTATE ONE STOP  
(CROS)

**Legislative District ID:**

**Category\***  
BUILDINGS, LAND &  
MISCELLANEOUS

**Department:\***  
INFORMATION TECHNOLOGY

**CP Unique ID:**  
1699

**Overall Project Description**

The purpose of this project is to establish a comprehensive database of county owned properties and real estate holdings. This 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.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies     | <input checked="" type="checkbox"/> Infrastructure |
| <input 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	2021	2022	2023	2024	2025	Under Review
<b>Gross</b>	245	245	0	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	245	245	0	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 0

**Current Bond Description:** Funding will be used to purchase necessary upgraded software and hardware and related services associated with the County Real Estate One Stop (CROS) application. Work will include integrating data, records, and filed maps currently online in the County Clerk and Archives systems associated with the inventory of known county properties (approx. 255) mapped GIS.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	245,000
Cash:	0
<b>Total:</b>	<b>\$ 245,000</b>

**SEQR Classification:**  
TYPE II

**Amount Requested:**  
245,000

**Comments:**

**Energy Efficiencies:**

**Appropriation History:**

Year	Amount	Description
2010	245,000	EXPANSION OF CROS SYSTEM TO THE CONVERSION & SCANNING OF PROPERTY RECORDS

**Total Appropriation History:**  
245,000

**Total Financing History:**  
0

**Recommended By:**

**Department of Planning**

WBB4

**Date**

06-03-2021

**Department of Public Works**

RJB4

**Date**

06-03-2021

**Budget Department**

LMY1

**Date**

06-04-2021

**Requesting Department**

MCB1

**Date**

06-04-2021

## COUNTY REAL ESTATE ONE STOP (CROS) ( BIT24 )

**User Department :** Information Technology

**Managing Department(s) :** Information Technology ;

**Estimated Completion Date:** TBD

**Planning Board Recommendation:** Project without physical planning aspects of concern to the Westchester County Planning Board.

### **FIVE YEAR CAPITAL PROGRAM (in thousands)**

	Est Ult Cost	Appropriated	Exp / Obl	2021	2022	2023	2024	2025	Under Review
Gross	245	245							
Non County Share									
<b>Total</b>	<b>245</b>	<b>245</b>							

### **Project Description**

The purpose of this project is to establish a comprehensive database of county owned properties and real estate holdings. This 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.

### **Current Year Description**

There is no current year request.

### **Impact on Operating Budget**

The impact in the Operating Budget is the debt service associated with the issuance of bonds.

### **Appropriation History**

Year	Amount	Description	Status
2010	245,000	Expansion of CROS system to the conversion & scanning of property records	AWAITING BOND AUTHORIZATION
<b>Total</b>	<b>245,000</b>		

### **Prior Appropriations**

	Appropriated	Collected	Uncollected
Bond Proceeds	245,000		245,000
<b>Total</b>	<b>245,000</b>		<b>245,000</b>



September 10, 2021

Westchester County Board of Legislators  
800 Michaelian Office Building  
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your consideration and approval is a proposed Local Law, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County"), 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 ("CCSC"), Yonkers (the "Original 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 (the "Landlord's Work") 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.

The original term of the Lease commenced on May 1, 2010 and expired on April 30, 2020 (the "Original Term") and, pursuant to your Honorable Board's Local Law enacted on May 4, 2020, the Lease was extended by eight months from May 1, 2020 to December 31, 2020. Pursuant to your Honorable Board's Local Law enacted on December 8, 2020, the Lease was further extended for one year from January 1, 2021 to December 31, 2021 (the "2021 Extension Term"). The purpose of the 2021 Extension Term was to allow WCC to continue to occupy the Original Premises while negotiating the terms with the Landlord for the lease of the New Premises.

Pursuant to the proposed amendment (the "Third Amendment"), the County shall continue to pay the Landlord annual fixed minimum rent ("Rent") at the same rate as that of 2021 Extension Term, \$50.00 per square foot or \$50,687.50 per month, until the Adjustment Date, which shall occur during the first intersession break after the work is complete. Then the monthly rent, while remaining at \$50.00 per square foot, will increase to \$162,887.50 per month based on the larger square footage and will remain at that rate and amount until December 31, 2022. Thereafter, the Rent will increase by 2% per year for ten (10) years from the Adjustment Date. In addition to the fixed minimum rent, WCC will pay \$6.00 per square foot per annum beginning on the Adjustment Date for "Tenant's Share of Fixed Costs" which is defined as "all costs and expenses arising in connection with the use, ownership, operation, and maintenance of the Center". The Tenant's Share of Fixed Costs will increase by 2% annually beginning on January 1, 2023.

Office of the County Executive

Michaelian Office Building  
148 Martine Avenue  
White Plains, New York 10601

Telephone: (914)995-2900 E-mail: (914) ceo@westchestergov.com



the Landlord, using the Landlord's architect and contractors, shall perform the Landlord's Work, in accordance with plans that have been reviewed and approved by WCC, at a cost to the Landlord not to exceed \$5,918,768.53. WCC will be responsible for any additional cost of said work or of any change orders requested by WCC.

The Landlord shall manufacture, purchase install and maintain signage for WCC at WCC's expense. Landlord shall also provide cleaning services through a contract, approved by WCC, with Landlord's cleaning contractor for which services WCC shall reimburse the Landlord.

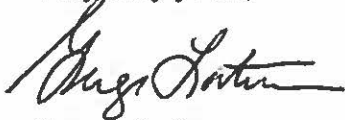
The Yonkers Extension Center, located in the Cross County Shopping Center, opened in fall 2001. In 2010, WCC moved the center to its current 2<sup>nd</sup> floor location, a 12,000 square foot space at I Mall Walk. Since 2010, enrollments at the Yonkers Extension have grown from just under 2000 enrollments to an average of 3000 per semester, making this location the highest enrolled of all extension centers. Instructional space is used 12 – 14 hours/ 6 days weekly, bringing usage to full capacity.

Pursuant to Section 104.11(5)(e) of the County Charter, leases of the property of others for County purposes for terms exceeding ten years may be made only by local law. Prior to taking any action on the proposed Local Law, your Honorable Board must hold a public hearing pursuant to 209.141 (4) of the Laws of Westchester County, and a resolution providing for the hearing is submitted herewith.

The Planning Department has advised that entering into the proposed lease constitutes a Type II action under the State Environmental Quality Review Act ("SEQRA"), and its implementing regulations, 6 NYCRR, Part 617 and no further environmental review is required. As you know, your Honorable Board may use such expert advice to make its own conclusion.

I believe this lease is in the County's best interests, and I urge approval of the attached Local Law.

Very truly yours,



George Latimer  
County Executive

GL/CS/BSM/jrc  
Attachment

**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive wherein he requests that your Honorable Board adopt a Local Law which, if adopted, would authorize the County of Westchester (the "County"), 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 ("CCSC"), Yonkers (the "Original 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 (the "Landlord's Work") 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.

Your Committee is advised that the original term of the Lease commenced on May 1, 2010 and expired on April 30, 2020 (the "Original Term") and, pursuant to your Honorable Board's Local Law enacted on May 4, 2020, the Lease was extended by eight months from May 1, 2020 to December 31, 2020. Pursuant to your Honorable Board's Local Law enacted on December 8, 2020, the Lease was further extended for one year from January 1, 2021 to December 31, 2021 (the "2021 Extension Term"). The purpose of the 2021 Extension Term was to allow WCC to continue to occupy the Original Premises while negotiating the terms with the Landlord for the lease of the New Premises.

Your Committee is advised that, under this proposed amendment (the "Third Amendment"), the County shall continue to pay the Landlord annual fixed minimum rent ("Rent") at the same rate as that of 2021 Extension Term, \$50.00 per square foot or \$50,687.50 per month, until the Adjustment Date, which shall occur during the first intersession break after the work is complete. Then the monthly rent, while remaining at \$50.00 per square foot, will increase to \$162,887.50 per month based on the larger square footage and will remain at that rate

and amount until December 31, 2022. Thereafter, the Rent will increase by 2% per year for ten (10) years from the Adjustment Date. In addition to the fixed minimum rent, WCC will pay \$6.00 per square foot per annum beginning on the Adjustment Date for "Tenant's Share of Fixed Costs" which is defined as "all costs and expenses arising in connection with the use, ownership, operation, and maintenance of the Center". The Tenant's Share of Fixed Costs will increase by 2% annually beginning on January 1, 2023.

Your Committee is advised that the Landlord, using the Landlord's architect and contractors, shall perform the Landlord's Work, in accordance with plans that have been reviewed and approved by WCC, at a cost to the Landlord not to exceed \$5,918,768.53. WCC will be responsible for any additional cost of said work or of any change orders requested by WCC.

Your Committee is advised that the Landlord shall manufacture, purchase install and maintain signage for WCC at WCC's expense. Landlord shall also provide cleaning services through a contract, approved by WCC, with Landlord's cleaning contractor for which services WCC shall reimburse the Landlord.

Your Committee is advised that the Extension Center, located in the Cross County Shopping Center, opened in fall 2001. In 2010, WCC moved the center to its current 2<sup>nd</sup> floor location at 1 Mall Walk. Since 2010, enrollments at the Yonkers Extension have grown from just under 2000 enrollments to an average of 3000 per semester, making this location the highest enrolled of all extension centers. Instructional space is used 12-14 hours / 6 days weekly, bringing usage to full capacity.

Pursuant to Section 104.11(5)(e) of the County Charter, leases of the property of others for County purposes for terms exceeding ten years may be made only by local law. Prior to taking any action on the proposed Local Law, your Honorable Board must hold a public hearing pursuant to 209.141 (4) of the Laws of Westchester County, and a resolution providing for the hearing is submitted herewith.

The Planning Department has advised that entering into the proposed lease constitutes a Type II action under the State Environmental Quality Review Act ("SEQRA"), and its implementing regulations, 6 NYCRR, Part 617 and no further environmental review is required. As you know, your Honorable Board may use such expert advice to make its own conclusion.

Upon careful consideration, your Committee finds the proposed Second Amendment to be in the County's best interests as it provides for the continued use of the Yonkers Extension Center and therefore your Committee recommends approval of the proposed Local Law.

Dated: \_\_\_\_\_, 2021  
White Plains, New York

COMMITTEE ON:  
s con carp wcc cross county lease Third Amendt

# FISCAL IMPACT STATEMENT

SUBJECT: Brooks Shopping Center 3A  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 WCC21/22: \$690,745

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

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

Additional Appropriations  Other (Revenue)

Identify Accounts: 701-8216-4320

Potential Related Operating Budget Expenses: Annual Amount \$ 690,745

Describe: A local law authorizing the COW to amend its lease agreement with the Brooks

Shopping Center, 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.

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

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

\_\_\_\_\_

\_\_\_\_\_

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

Current Year: WCC 21/22 : \$690,745 (expenses)

Next Four Years: WCC 22/23: \$2,223,219 ; WCC 23/24: \$2,267,683; WCC 24/25: \$2,313,037 ;

WCC 25/26: \$2,359,298 ; WCC26/27 - WCC31/32: \$12,523,438 (expenses)

Prepared by: Michael Dunn

Title: Assistant Budget Analyst

Department: Budget

Date: September 10, 2021

Reviewed By: 

Budget Director

Date: 9/10/21



TO: James Carpiniello, Senior Assistant County Attorney  
Department of Law

FROM: David S. Kvinge, AICP, RLA, CFM  
Director of Environmental Planning



DATE: September 9, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR AMENDMENT TO  
CROSS COUNTY SHOPPING CENTER LEASE AGREEMENT FOR  
WESTCHESTER COMMUNITY COLLEGE**

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**PROJECT/ACTION:** A local law authorizing the County of Westchester, acting by and through the Westchester Community College (WCC), to amend a lease agreement with Brooks Shopping Centers, LLC for space at the Cross County Shopping Center, located in the City of Yonkers, for use by WCC's Yonkers Extension Center. The amendment will provide terms for the relocation of the Extension Center from its existing 12,165 square-foot premises to a 39,093 square-foot premises, which was formerly occupied by the Sears department store, at this shopping center. The relocation will occur once the renovations necessary for WCC's occupancy is complete and the term will be extended for an additional ten years.

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 because the project/action:

- DOES NOT MEET THE DEFINITION OF AN "ACTION" AS DEFINED UNDER SECTION 617.2(b)**
- MAY BE CLASSIFIED AS TYPE II PURSUANT TO SECTIONS:**
- **617.5(c)(18):** reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part;
  - **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:** The expanded space will serve existing demand, which has grown over the years and is presently operating at full capacity.

DSK/cnm

cc: Chris Steers, Director of Countywide Administrative Services  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Norma Drummond, Commissioner  
Claudia Maxwell, Associate Environmental Planner



RESOLUTION NO. - 2021

RESOLVED, that this Board hold a public hearing pursuant to Section 209.141(4) of the Laws of Westchester County on Local Law Intro. No. -2021 entitled "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. The public hearing will be held at m. on the day of , 2021 in the Chambers of the Board of Legislators, 8th Floor, Michaelian Office Building, White Plains, New York. The Clerk of the Board shall cause notice of the time and date of such hearing to be published at least once in one or more newspapers published in the County of Westchester and selected by the Clerk of the Board for that purpose in the manner and time required by law.

Dated: ,2021  
White Plains, New York

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.

**NOW, THEREFORE, BE IT ENACTED** by the Board of Legislators of the County of Westchester as follows:

**Section 1.** The County of Westchester, acting by and through Westchester Community College (“WCC”), is hereby authorized 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;

§2. The annual fixed rent shall be at a monthly rate of \$50.00 per square foot or \$50,687.50 per month, until the Adjustment Date, which shall occur during the first intersession break after the work is complete. Then the monthly rent, while remaining at \$50.00 per square foot, will increase to \$162,887.50 per month based on the larger square footage and will remain at that rate and amount until December 31, 2022. Thereafter, the Rent will increase by 2% per year for ten (10) years from the Adjustment Date;

§3. The Landlord, using the Landlord’s architect and contractors, shall perform the work necessary to prepare the New Premises for WCC’s occupancy (the “Landlord’s Work”), in accordance with plans that have been reviewed and approved by WCC. at a cost to the Landlord

not to exceed \$5,918,768.53. WCC will be responsible for any additional cost of said work or of any change orders requested by WCC;

§4. WCC will pay \$6.00 per square foot per annum beginning on the Adjustment Date for “Tenant’s Share of Fixed Costs” which is defined as “all costs and expenses arising in connection with the use, ownership, operation, and maintenance of the Center”. The Tenant’s Share of Fixed Costs will increase by 2% annually beginning on January 1, 2023;

§5. The Landlord shall manufacture, purchase install and maintain signage for WCC at WCC’s expense. Landlord shall also provide cleaning services through a contract, approved by WCC, with Landlord’s cleaning contractor for which services WCC shall reimburse the Landlord;

§6. Change order requests that do not seek to increase the total amount payable under the Lease, or extend the Lease Term, shall only require the approval of the County Board of Acquisition and Contract, upon recommendation of the President of WCC. Change orders that result in an increase to the total amount payable under the Lease, or which extend the Lease Term, shall require an amendment to the Lease and shall be subject to approval of the Board of Legislators and the Board of Acquisition and Contract. Notwithstanding the immediately preceding sentence the Board of Acquisition and Contract, upon recommendation of the President of WCC, is authorized to approve change orders that in the aggregate do not exceed ten (10%) percent of the total principal amount for the (the “Landlord’s Work”), without additional Board of Legislator approval for same;

§7. The County Executive or his duly authorized designee, is hereby authorized to execute and deliver all instruments approved as to form and substance by the County Attorney as are necessary and appropriate to effectuate the purposes of this Local Law.

§8. This Local Law shall take effect immediately.



**TOWN OF HARRISON  
VILLAGE OF HARRISON**

ALFRED F. SULLA, JR. MUNICIPAL BUILDING  
1 HEINEMAN PLACE  
HARRISON, NEW YORK 10528



**JACKIE GREER**  
*Town/Village Clerk*

Telephone: (914) 670-3030  
Fax: (914) 835-2009

**KAYLA GARRITANO**  
*Deputy Clerk*

June 8, 2021

Hon. Catherine F. Parker  
Westchester County Board of Legislators  
800 Michaelian Office Building  
148 Martine Avenue, 8<sup>th</sup> Floor  
White Plains, New York, 10601

Dear Hon. Parker:

I, Jacqueline Greer, Town/Village Clerk of the Town/Village of Harrison respectfully submit a Village Board Resolution for the County Board of Legislators to consider a request by the following resident to be removed from the Westchester County Sewer District:

Jared C. McDade, 3830 Purchase Street, Purchase, NY 10577, Block 0951, Lot 019.

If you should have any questions please feel free to contact me at (914) 670-3030.

Sincerely,

Jacqueline Greer  
Town/Village Clerk

Cc: Deputy Village Attorney Andrea Rendo

June 3, 2021

V - - 2021 - - 047

AUTHORIZATION TO REQUEST THE COUNTY TO REMOVE A PROPERTY  
FROM THE WESTCHESTER COUNTY SEWER DISTRICT

On motion of Trustee Gordon, seconded by Trustee Sciliano,

it was

RESOLVED to accept the request by Deputy Village Attorney, Andrea Rendo, for Village Engineer, Michael Amodeo, on behalf of Homeowner Jared C. McDade, for the Board to adopt a Resolution in order to request to the County to remove the property known as 3830 Purchase Street (Block 0951, Lot 019) from the Westchester County Sewer District.

FURTHER RESOLVED to forward a copy of this Resolution to the Law Department and Village Engineer.

Adopted by the following vote:

AYES: Trustees Dionisio, Gordon, and Sciliano  
Mayor Belmont

NAYS: None

ABSENT: Trustee Leader

