



Public Works & Transportation

BOL Meeting Minutes - Published Draft

Committee Chair: MaryJane Shimsky

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

Tuesday, March 22, 2022

10:00 AM

Committee Room

CALL TO ORDER

This meeting was held pursuant to Chapter 1 of the Laws of 2022 and Governor Hochul's Executive Order 11.4, which authorizes any public body "to meet and take such action authorized by law without permitting in public in-person access to meetings and authorize such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed. To access the meeting, please visit: <https://westchestercountyny.legistar.com>.

With a quorum present, Chair Shimsky called the meeting to order at 10:14 a.m.

Others in attendance: BOL: Legislator James Nolan (Remote); Committee Coordinators: Jill Axelrod and Beth LoBello LAW: Justin Adin (Remote); DPW: Hugh Greechan and Robert Abbamont; PARKS: Kathy O'Connor and Peter Tartaglia

Present: Legislator Barr, Legislator Tubiolo and Committee Vice-Chair Woodson-Samuels

Absent: Legislator Smith

Remote: Committee Chair Shimsky and Legislator Parker

MINUTES APPROVAL

I. ITEMS FOR DISCUSSION

Joint with Parks & Recreation committee.

Discussion regarding the status of the County's capital projects at Playland.

Guests: Dept. of Parks & Recreation: Commissioner Kathy O'Connor and First Deputy Commissioner Peter Tartaglia; Dept. of Public Works: Commissioner Hugh Greechan and Director of Operations (Capital Planning Program) Robert Abbamont

Mr. Tartaglia shared photos of the projects. He noted that most of these will be substantially complete for operations this season. They won't be 100% complete until spring of 2023, but that won't preclude operation. He discussed the rehabilitation of the pool and the bathhouse, which has been going on for most of a year. The pool has been poured and the decking is about to be poured. Construction of the bathhouse is going well. The beach and the pool are not due to open until July 4th weekend because the bathhouse is needed to operate those since it has the bathrooms and walkways to the beach and pool.

He also discussed infrastructure projects. He said that the historic rehabilitation of the north and south administration buildings is ongoing, and there will be a substantial amount of work in the next two months. He said the new bathrooms will be ready for the 2022 season.

Legislator Barr asked if there will be more bathrooms than before. Mr. Antonaccio said that the fixture counts (toilets and facilities) in all three of the new bathrooms have been increased. He said that all three buildings are ADA compliant, and will have family/gender neutral individual bathrooms. Legislator Maher asked if the fixture counts took into account the higher attendance levels projected by Standard Amusements and capacity on major holidays. He also asked if there are there more fixtures for the women's bathrooms, since there is usually a longer line for women. Mr. Antonaccio said yes to both questions. He said that for the main restroom, they reduced the size of the men's room and increased the size of the women's room. Legislator Barr suggested that the women's room should have a private area for nursing mothers. Commissioner O'Connor said the head architect is a woman, and she would likely have brought that up.

Legislator Shimsky asked what our plans are to explain to the public that construction is in progress and what it will look like going forward. She suggested creating an exhibit with panels showing before, during construction, and projected after photos in strategic spots in the park. Legislator Barr said they should also include photos of what Playland originally looked like. Mr. Tartaglia said they will work with Standard Amusements to do that.

Legislator Shimsky asked where we are in terms of cost estimates. Mr. Antonaccio said that all the active projects, including the two emergency projects, have been brought in under what was bonded. She asked what future projects are coming up. Mr. Antonaccio said that Infrastructure Phase 3 projects, which are part of the agreement with Standard Amusements, will be coming to the Board in a few months for bonding. They will be built over the next two years. They are the two large arcade buildings, the two remaining games buildings on the West Cross access that have to be restored, and several food facilities that have to be restored.

Chair Shimsky asked if we will have enough food facilities open this season for the number of people we expect to attend. Mr. Tartaglia said that she would have to ask Standard Amusements, because the County will be providing the space, but Standard is actually providing the food vendors. Mr. Antonaccio said the food facilities will be the same as last year. He said that Standard has not yet provided vendors for the two restaurants that we created, but they're above and beyond what was there last year, which is the new restaurant on the pool and the new restaurant on the plaza. He said he believes they are planning on doing some food cart service out of the plaza restaurant over the summer. He said it's basically the same level of service. We haven't removed any of the food service buildings that were there last year.

Chair Shimsky asked what are we using instead of cinder block to reconstruct the piers, and what do we expect the useful life to be. Mr. Antonaccio said the concrete base sits on piles, which the originals didn't, so they're never going to sink because they're all the way down to rock. We put the concrete base and go up four feet in case we have any vehicular bumps. From there, it's cold form steel. Everything was designed for seismic and hurricane resistance. We then clad everything in cement board, and then it is traditionally stuccoed so that the finish is actually similar to what was historic. It's just the inside where instead of cinder block we

have modern materials.

Chair Shimsky asked about flood resiliency. Mr. Antonaccio reiterated that they are firmly attached to the ground and go up four feet, so we should have no issue. The useful life should outlast the 90 years we got with cinder block. Chair Shimsky asked if they are being constructed with the increased frequency and severity of storms in mind. Commissioner Greechan said yes. The switch gear building is six or seven feet higher than the original, so it's above flood level.

Chair Shimsky asked how close are we to completing the new switch gear building and getting it online. Mr. Antonaccio said the new schedule calls for the switch gear to be installed and operational by April 2023.

Chair Shimsky asked what the change was in the male to female ratio in the bathrooms. Mr. Antonaccio said he didn't have exact information but can have a summary put together. Chair Barr said she would also be interested to see any specific information on the ratios or algorithms are being used in the industry now. Mr. Antonaccio said he will send her a small report.

Legislator Nolan asked if the new rides are operational yet. Mr. Tartaglia said that Standard is bringing in the new rides. They are in the process of being delivered and will be installed and tested, but they are not operational yet. Legislator Nolan asked if materials that are coming in now are more expensive. Mr. Tartaglia said that anything coming in now cost more and is harder to get.

1. [2022-82](#) **ACT-Naming Reginald A. LaFayette County Office Building**

Guest: Deputy County Attorney Justin Adin

Vice-Chair Woodson-Samuels said this is a wonderful way to honor Reggie LaFayette's legacy and many years of public service.

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

Aye: Committee Chair Shimsky, Legislator Barr, Legislator Parker, Legislator Tubiolo and Committee Vice-Chair Woodson-Samuels

Absent: Legislator Smith

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

On motion of Committee Chair Shimsky, seconded by Legislator Barr, the above item was adjourned. The motion carried by the following vote:

Aye: Committee Chair Shimsky, Legislator Barr, Legislator Parker, Legislator Tubiolo and Committee Vice-Chair Woodson-Samuels

Absent: Legislator Smith