

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester ("County") of an act amending the County's current-year capital budget (the "Capital Budget Amendment"), as well as adoption of a related bond act (the "Bond Act"), in the amount of \$4,000,000, to finance capital project BPR03– Woodfield Cottage Infrastructure ("BPR03").

Your Committee is advised that the proposed Capital Budget Amendment will amend the County's 2024 capital budget to appropriate \$4,000,000 for this new project.

The Bond Act, which was prepared by the law firm of Hawkins Delafield and Wood, LLP, would fund the cost of roof rehabilitation and HVAC replacement at the Woodfield Cottage juvenile detention facility in Valhalla.

The Department of Probation has advised that the majority of flat roofs at the facility are failing and causing constant water leaks into the building. Additionally, the five (5) rooftop HVAC units, which provide heating and cooling for the facility, need to be replaced, along with return air fans, heating coils and other associated equipment.

Your Committee is advised that following bonding authorization, design will be scheduled and is anticipated to take six (6) months to complete and will be performed by County staff. It is estimated that construction will take nine months (9) months to complete and will begin after award and execution of the construction contracts.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project may be 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 environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

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 report is herewith attached.

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 proposed Capital Budget Amendment and Bond Act.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Bond Act, and recommends approval of both of the proposed Acts, noting that the Bond Act can only be enacted following adoption of the Capital Budget Amendment.

Dated: June 3<sup>rd</sup>, 2024  
White Plains, New York

*Handwritten signatures:*  
Anthony Z. B. John  
[Signature]  
David L. Tubero  
Vedat Jasiri  
[Signature]  
[Signature]

*Handwritten signatures:*  
[Signature]  
Anthony Z. B. John  
[Signature]  
Vedat Jasiri  
[Signature]

k/jpg/5/01/2024

Budget & Appropriations

Public Works & Transportation

Dated: June 3, 2024  
White Plains, New York

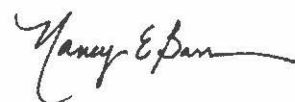
***The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.***

Committee(s) on:

**BUDGET & APPROPRIATIONS  
COMMITTEE**

A handwritten signature in cursive script, reading "Nancy E. Barr", followed by a horizontal line.

**PUBLIC WORKS &  
TRANSPORTATION COMMITTEE**

A handwritten signature in cursive script, reading "Nancy E. Barr", followed by a horizontal line.

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPR03

☐ 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 \$ 4,000,000 PPU 10 Anticipated Interest Rate 2.84%

Anticipated Annual Cost (Principal and Interest): \$ 468,015

Total Debt Service (Annual Cost x Term): \$ 4,680,150

Finance Department: Interest rates from May 7, 2024 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: 43

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 5/11/24

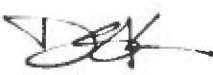
Reviewed By: DUS/mb

Budget Director

Date:

5/13/24

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

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

DATE: May 7, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BPR03 WOODFIELD COTTAGE INFRASTRUCTURE**

---

**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on  
04-09-2024 (Unique ID: 2536)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required 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)(2):** replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part;
- **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  
Lawrence Soule, Budget Director  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Dianne Vanadia, Associate Budget Director  
Robert Abbamont, Director of Operations, Department of Public Works & Transportation  
Susan Darling, Chief Planner  
Claudia Maxwell, Principal Environmental Planner  
Michael Lipkin, Associate Planner

**RESOLUTION 24-19**

**WESTCHESTER COUNTY PLANNING BOARD**

**Amendment of Planning Board Report on 2024 Capital Project Requests  
BPR03 Woodfield Cottage Infrastructure**

**WHEREAS**, Woodfield Cottage is a juvenile detention facility located at 20 Hammond House Road, on the Grasslands Campus in the Town of Mt. Pleasant. It serves Westchester County and provides a safe and structured environment for youth awaiting trial or placement, and

**WHEREAS**, the County Executive will submit legislation to the County Board of Legislators which would authorize amending the 2024 Capital Budget to include **Woodfield Cottage Infrastructure** to include funding in the amount of \$4,000,000 for design and construction, and construction management, and

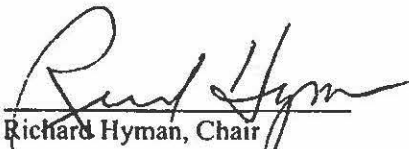
**WHEREAS**, the Woodfield Cottage is approximately 75 years old and has the original roof. The heating/cooling equipment units are at the end of their useful life. The heating and cooling systems as well as the roof are failing. The roof failure has resulted in additional building damage and hazards. The issues with the building pose potential health and safety issues as the building is occupied 24/7 by youth remanded to juvenile detention., and

**WHEREAS**, this project is classified as a "PL2" - "approved in concept, subject to review when more detailed studies or plans are prepared," and

**WHEREAS**, the project is generally consistent with *Westchester 2025 – Policies to Guide County Planning*, as adopted by the Planning Board on May 6, 2008 and amended on January 5, 2010 by maintaining county facilities; now therefore, be it

**RESOLVED**, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its Report on the 2024 Capital Project Requests to include the attached report on Capital Project **Woodfield Cottage Infrastructure**, located at the 20 Hammond House Road, on the Grasslands Campus in the Town of Mt. Pleasant in the amount of \$4,000,000.

Adopted this 7<sup>th</sup> day of May, 2024

  
Richard Hyman, Chair

ACT No. 111 - 2024

An Act amending the 2024 County  
Capital Budget Appropriations for  
Capital Project BPR03 WOODFIELD  
COTTAGE INFRASTRUCTURE

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

Section 1. The Capital section of the 2024 County Budget is hereby amended as follows:

	Previous 2024 Appropriation	Change	Revised 2024 Appropriation
I. Appropriation	\$0	\$4,000,000	\$4,000,000

Section 2. The estimated method of financing in the Capital Section of the 2024 Westchester County Capital Budget is amended as follows:

II. METHOD OF  
FINANCING

Bonds and/or Notes	\$0	\$4,000,000	\$4,000,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$0	\$4,000,000	\$4,000,000

Section 3. The ACT shall take effect immediately.

## ACT NO. 112 - 2024

BOND ACT AUTHORIZING THE ISSUANCE OF \$4,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF IMPROVEMENTS TO WOODFIELD COTTAGE; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$4,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,000,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted 06/03 , 2024 )

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, \$4,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the construction of improvements to Woodfield Cottage, including necessary roof rehabilitation and HVAC replacement, 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 class of objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$4,000,000. The plan of financing includes the



issuance of \$4,000,000 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 of the class of objects or purposes for which the \$4,000,000 bonds authorized by section 1 of this Act are to be issued, within the limitations of Section 11.00 a.90 of the Law, is ten (10) 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 \$4,000,000. 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 \$4,000,000 as the estimated total cost of the aforesaid objects or purposes 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.

\* \* \*

## CAPITAL PROJECT FACT SHEET

**Project ID:\***

**BPR03**

☒ CBA

**Fact Sheet Date:\***

04-08-2024

**Fact Sheet Year:\***

2024

**Project Title:\***

WOODFIELD COTTAGE  
INFRASTRUCTURE

**Legislative District ID:**

3,

**Category\***

BUILDINGS, LAND &  
MISCELLANEOUS

**Department:\***

PROBATION

**CP Unique ID:**

2536

### Overall Project Description

This project accomplishes infrastructure rehabilitation for Woodfield Cottage Secure and Specialized Secure Juvenile Detention Facility necessary for life, health and safety. Necessary infrastructure rehabilitation work includes roof rehabilitation and HVAC replacement.

☐ Best Management Practices

☒ Energy Efficiencies

☒ Infrastructure

☒ Life Safety

☐ Project Labor Agreement

☐ Revenue

☒ Security

☐ Other

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

	Estimated Ultimate Total Cost	Appropriated	2024	2025	2026	2027	2028	Under Review
Gross	4,000	0	0	0	0	0	0	4,000
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	4,000	0	0	0	0	0	0	4,000

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

**Current Bond Description:** A 2024 Capital Budget Amendment and Bonding Authorization is requested for necessary roof rehabilitation and HVAC replacement. The majority of flat roofs are failing and causing consistent water leaks into the building. Additionally, the five (5) rooftop HVAC units which provide heating and cooling for the facility need to be replaced, along with return air fans, heating coils and other associated equipment.

#### Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	4,000,000
Cash:	0
Total:	<b>\$ 4,000,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

4,000,000

**Expected Design Work Provider:**

☒ County Staff

☐ Consultant

☐ Not Applicable

**Comments:**

#### Energy Efficiencies:

THE PROJECT WILL INCLUDE (1) VARIABLE AIR VOLUME (VAV) EQUIPMENT WITH THE LATEST CONTROL TECHNOLOGY; (2) NEW VARIABLE FREQUENCY DRIVE (VFD) RETURN AIR FANS AND HOT WATER PUMPS; AND (3) A NEW 'COOL ROOF' MEMBRANE.

**Total Financing History:**

0

**Recommended By:**

**Department of Planning**

MLLL

**Date**

04-09-2024

**Department of Public Works**

RJB4

**Date**

04-29-2024

**Budget Department**

DEV9

**Date**

04-30-2024

**Requesting Department**

MAFI

**Date**

05-01-2024

STATE OF NEW YORK        )  
                                      )  
COUNTY OF WESTCHESTER )

I, the undersigned Clerk of the Board of Legislators of the County of Westchester, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Board of Legislators of said County, including the Bond Act contained therein, held on June 3, 2024 with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media

Date Given  
May 30, 2024

News Channel 12  
The Journal News  
Hometown Media  
CBS2NY  
The Examiner News  
WABCTV News

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

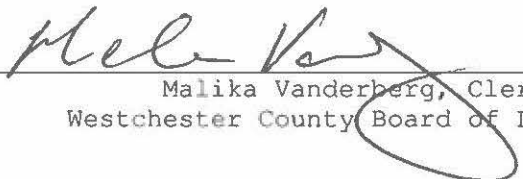
Designated Location(s)  
of posted notice

Date of Posting  
May 30, 2024

[www.westchesterlegislators.com](http://www.westchesterlegislators.com)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on June 4, 2024.



  
\_\_\_\_\_  
Malika Vanderberg, Clerk  
Westchester County Board of Legislators

The foregoing Bond Act was duly put to a vote which resulted as follows:

AYES:

Legislator Jose Alvarado  
Legislator Nancy Barr  
Legislator Benjamin Boykin  
Legislator Terry Clements  
Legislator Margaret Cunzio  
Legislator Vedat Gashi  
Legislator Judah Holstein  
Legislator David Imamura  
Legislator James Nolan  
Legislator Catherine Parker  
Legislator Erika Pierce  
Legislator David Tubiolo  
Legislator Emiljana Ula  
Legislator Shanae Williams  
Legislator Jewel Williams-Johnson  
Legislator Tyrae Woodson-Samuels

NOES:

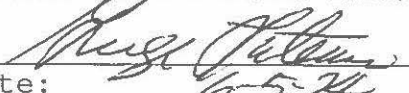
ABSENT:

Legislator Colin Smith

EXCUSED:

The Bond Act was thereupon declared duly adopted.

\* \* \* \* \*  
APPROVED BY THE COUNTY EXECUTIVE

  
Date: 6-5-24

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

**I HEREBY CERTIFY** that I have compared the foregoing Act No. 111 - 2024, and (Bond) Act No. 112 - 2024, with the originals on file in my office, and that the same are correct transcripts therefrom, and of the whole, of said original Act, and (Bond) Act, which were duly adopted by the Westchester County Board of Legislators, of the County of Westchester on June 3, 2024, and approved by the County Executive on June 5, 2024.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 5<sup>th</sup> day of June, 2024.

  
\_\_\_\_\_  
Malika Vanderberg

The Clerk of the Westchester County  
Board of Legislators

County of Westchester, New York

