

**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 a bond act ("Bond Act") in the amount of \$1,200,000 to finance capital project RGC19 – Saxon Woods Golf Course Maintenance Facility ("RGC19"). The Bond Act, which was prepared by the law firm Harris Beach, will finance the cost of planning for the construction of a new maintenance facility at Saxon Woods Golf Course including a new building, storage of materials area, demolition of a portion of the existing maintenance building, parking lot reconstruction and reconfiguration, landscaping, and other related site work.

The Department of Parks, Recreation and Conservation ("Department") has advised that the existing golf course maintenance shops, currently located behind the existing clubhouse, are severely cramped and inadequate. In addition, the golf course mowers and turf equipment are stored outside in the elements year round and suffer added deterioration due to the weather and erosion. This equipment, worth hundreds of thousands of dollars, is tightly squeezed between the front of the garages and the 1st tee in a space that is grossly undersized. The current space is inadequate and poses a potential safety hazard due to the confined space in which the maintenance staff has to function.

RGC19 will provide for construction of a new maintenance building and storage yard with workable space for safe and efficient maintenance operations. In addition, the project will provide for reconstruction and reconfiguration of the existing parking lot which is dilapidated and in need of resurfacing. The rear portion of the existing maintenance building will be demolished and the existing maintenance area will be incorporated into the reconfigured parking lot.

The Department has further advised that the facility will be located behind the first fairway adjacent to and incorporating the existing pump house. A reconfiguration of the west end of the parking lot, along with landscape screening, fencing and related site work is also a part of this project. The new facility will include an equipment storage area and general work shop, superintendent's office, and mechanic's shop. Air handling and safety equipment appropriate to

meet OSHA standards will also be added to this facility for the safety and well-being of park employees.

Following bonding authorization, design will be scheduled and is anticipated to take twelve months to complete. It is anticipated that the design work will be completed by consultants. It is estimated that construction will take eighteen 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, RGC19 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.

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: _____, 20____
White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RGC19

☐ 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 \$ 1,200,000 PPU 5 Anticipated Interest Rate 3.06%

Anticipated Annual Cost (Principal and Interest): \$ 265,599

Total Debt Service (Annual Cost x Term): \$ 1,327,995

Finance Department: Interest rates from September 14, 2023 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: 13

SECTION E - EXPECTED DESIGN WORK PROVIDER

☐ County Staff

☒ Consultant

☐ Not Applicable

Prepared by: Robert C. Lopane

Title: Program Coordinator-Capital Planning

Department: Public Works & Transportation


Date: 9/14/23

Reviewed By: 

Budget Director

Date: 9/14/23

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: September 1, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RGC19 SAXON WOODS GOLF COURSE MAINTENANCE FACILITY**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 08/16/2023 (Unique ID: 2313)

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)(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
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation
Robert Lopane, Program Coordinator, Department of Public Works & Transportation
Dianne Vanadia, Associate Budget Director
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,200,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PLANNING FOR THE CONSTRUCTION OF A NEW MAINTENANCE FACILITY AT SAXON WOODS GOLF COURSE; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,200,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,200,000 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 (the "County"), 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, \$1,200,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of planning for the construction of a new maintenance facility at Saxon Woods Golf Course; including a new building, storage of materials area, demolition of a portion of the existing maintenance building, parking lot

reconstruction and reconfiguration, landscaping, and other related site work; 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 \$1,200,000. The plan of financing includes the issuance of \$1,200,000 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 specific object or purpose for which bonds authorized by this resolution is to be issued within the limitations of Section 11.00 a. 62(2nd) 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 \$1,200,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. 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 5. 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. 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 6. 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 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

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

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 Officer 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 _____, 20__ and approved 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 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 \$1,200,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PLANNING FOR THE CONSTRUCTION OF A NEW MAINTENANCE FACILITY AT SAXON WOODS GOLF COURSE; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,200,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,200,000 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 planning for the construction of a new maintenance facility at Saxon Woods Golf Course; including a new building, storage of materials area, demolition of a portion of the existing maintenance building, parking lot reconstruction and reconfiguration, landscaping, and other related site work; 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: \$1,200,000; 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:* RGC19	<input type="checkbox"/> CBA	Fact Sheet Date:* 08-10-2023
Fact Sheet Year:* 2023	Project Title:* SAXON WOODS GOLF COURSE MAINTENANCE FACILITY	Legislative District ID: 5,
Category* RECREATION FACILITIES	Department:* PARKS, RECREATION & CONSERVATION	CP Unique ID: 2313

Overall Project Description

This project involves the design and construction of a new maintenance facility at Saxon Woods Golf Course.

- | | | |
|---|---|--|
| <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 type="checkbox"/> Security | <input type="checkbox"/> Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2023	2024	2025	2026	2027	Under Review
Gross	3,475	3,475	0	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	3,475	3,475	0	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 111

Current Bond Description: This request will fund the design of a new maintenance facility at Saxon Woods Golf Course. The project will include a new building, storage of materials area, demolition of a portion of the existing maintenance building, parking lot reconstruction and reconfiguration, landscaping and other related site work.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,200,000
Cash:	0
Total:	\$ 1,200,000

SEQR Classification:

TYPE II

Amount Requested:

1,200,000

Expected Design Work Provider:

- ☐ County Staff
 ☒ Consultant
 ☐ Not Applicable

Comments:

Energy Efficiencies:

THE DESIGN SHALL INCORPORATE CURRENT TECHNOLOGIES FOR ENERGY EFFICIENT LIGHTING AND HEATING AND COOLING SYSTEMS.

Appropriation History:

Year	Amount	Description
2008	350,000	DESIGN OF A NEW SAXON WOODS MAINTENANCE FACILITY
2013	3,125,000	CONSTRUCTION OF A NEW SAXON WOODS MAINTENANCE FACILITY

Total Appropriation History:

3,475,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
08	E-217	-239,000	-239,000	
08	217	350,000	82,251	PRELIMS.: NEW MAINTENANCE FACILITY AT SAXON WOODS G.C.

Total Financing History:

111,000

Recommended By:**Department of Planning**
MLLL**Date**
08-16-2023**Department of Public Works**
RJB4**Date**
08-16-2023**Budget Department**
DEV9**Date**
08-17-2023**Requesting Department**
RCL3**Date**
08-21-2023

SAXON WOODS GOLF COURSE MAINTENANCE FACILITY (RGC19)

User Department : Parks, Recreation & Conservation

Managing Department(s) : Parks, Recreation & Conservation ; Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project has historical implications. Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2023	2024	2025	2026	2027	Under Review
Gross	3,475	3,475	111						
Non County Share									
Total	3,475	3,475	111						

Project Description

This project involves the design and construction of a new maintenance facility at Saxon Woods Golf Course.

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. In addition, as the golf courses are revenue producing, it is important to maintain the infrastructure.

Appropriation History

Year	Amount	Description	Status
2008	350,000	Design of a new Saxon Woods maintenance facility	DESIGN
2013	3,125,000	Construction of a new Saxon Woods maintenance facility	AWAITING BOND AUTHORIZATION
Total	3,475,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	3,475,000	82,251	3,392,749
Total	3,475,000	82,251	3,392,749

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
217 08	350,000	12/10/13	73,088	267,749
		12/10/13	8,912	
		12/10/13	251	
E-217 08	(239,000)			(239,000)
Total	111,000		82,251	28,749