



George Latimer
County Executive

September 13, 2022

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 amended Bond Act (the “Amended Bond Act”) which, if approved, would authorize the County of Westchester (“County”) to issue additional bonds in the amount of \$15,685,000 to finance the following four (4) capital projects and to consolidate all four projects into the Amended Bond Act:

Capital Project Number	Project Name	Unique ID	Amend	Old Amount	Requested amount	New Amount
RGC12	Dunwoodie Golf Course Facility Improvements	1962	52-2013	\$350,000	\$4,050,000	\$4,400,000
RMUS3	Muscoot Farm Infrastructure	1968	50-2013	\$100,000	\$7,310,000	\$7,410,000
RMUS7	Muscoot Farm Site Work	1970	44-2015	\$160,000	\$2,725,000	\$2,885,000
RWPR4	Ward Pound Ridge Reservation Dam Project	1964	90-2017	\$225,000	\$1,600,000	\$1,825,000
				\$835,000	\$15,685,000	\$16,520,000

The Amended Bond Act, in the total amount of \$16,520,000, which includes \$835,000 in previously authorized bonds of the County, would finance the costs of construction and construction management associated with the four (4) recreational area improvement projects depicted in the table above and as more particularly described below.

Project RGC12 (1962) will fund construction and construction management associated with a new maintenance facility at the Dunwoodie Golf Course. Design, which is currently underway, is being performed by consultants and is anticipated to be completed by the third quarter of this year. It is estimated that construction will take fifteen (15) months to complete and will begin after award and execution of the construction contracts.

Office of the County Executive

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

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

westchestergov.com

Project RMUS3 (1968) will fund construction and construction management associated with a new restroom building, new septic system, renovations to the existing restrooms and associated infrastructure and site work at Muscoot Farm. Design, which is currently underway, is being performed by both consultants and in-house staff and is expected to be completed by the third quarter of this year. It is estimated that construction will take fifteen (15) months to complete and will begin after award and execution of the construction contracts.

Project RMUS7 (1970) will fund construction and construction management associated with parking lot and pathway improvements, drainage improvements, pasture fencing and associated site work and landscaping throughout Muscoot Farm. Design, which is currently underway, is being conducted in-house and is expected to be completed by the third quarter of this year. It is estimated that construction will take twelve (12) months to complete and will begin after award and execution of the construction contracts.

Project RWPR4 (1964) will fund construction and construction management for improvements to various dams, spillways and riverbanks at Ward Pound Ridge. Design, which is currently underway, is being performed by consultants and is anticipated to be completed by the third quarter of this year. It is estimated that construction will take twelve (12) 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 in connection with the aforementioned projects in the total amount of \$835,000, as depicted in the above table. These bonds have not been sold. Accordingly, authority of your Honorable Board is now requested to amend the aforementioned bond acts to increase the initial amount authorized thereunder by \$15,685,000, to modify the scope of each project to include construction and construction management services, to increase the period of probable usefulness of said bonds, and to consolidate all four capital projects referenced in the table into the Amended Bond Act, for a new total authorized amount, as amended, of \$16,520,000.

The Planning Department has advised that based on its review, project RGC12 has been classified as an "Unlisted" action under SEQR. A Resolution, and proposed Negative Declaration, along with a Short Environmental Assessment Form prepared by the Planning Department, is 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.

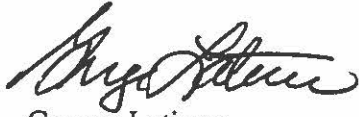
The Planning Department has further advised that based on its review, projects RMUS3 and RMUS7 have collectively been classified as a Type I action under SEQR. A Resolution, and proposed Negative Declaration, along with a Full Environmental Assessment Form prepared by the Planning Department, is attached 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.

The Planning Department has further advised that based on its review, project RWPR4 has been classified as an "Unlisted" action under SEQR. A Resolution, and proposed Negative Declaration, along with a Short Environmental Assessment Form prepared by the Planning Department, is 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 connection with SEQR for each project.

Based on the importance of these projects to the County, favorable action on the proposed Amended Bond Act is most respectfully requested.

Sincerely,

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

George Latimer
County Executive

GL/KOC/jpg
Attachment

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

Your Committee is in receipt of a transmission from the County Executive recommending approval of an amended Bond Act (the "Amended Bond Act") which would authorize the County of Westchester ("County") to issue additional bonds in the amount of \$15,685,000 to finance the following four (4) capital projects and to consolidate all four projects into the Amended Bond Act:

Capital Project Number	Project Name	Unique ID	Amend	Old Amount	Requested amount	New Amount
RGC12	Dunwoodie Golf Course Facility Improvements	1962	52-2013	\$350,000	\$4,050,000	\$4,400,000
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				\$835,000	\$15,685,000	\$16,520,000

The Amended Bond Act, in the total amount of \$16,520,000, which includes \$835,000 in previously authorized bonds of the County, would finance the costs of construction and construction management associated with the four (4) recreational area improvement projects depicted in the table above and as more particularly described below.

Project RGC12 (1962) will fund construction and construction management associated with a new maintenance facility at the Dunwoodie Golf Course. Design, which is currently underway, is being performed by consultants and is anticipated to be completed by the third quarter of this year. It is estimated that construction will take fifteen (15) months to complete and will begin after award and execution of the construction contracts.

Project RMUS3 (1968) will fund construction and construction management associated with a new restroom building, new septic system, renovations to the existing restrooms and associated infrastructure and site work at Muscoot Farm. Design, which is currently underway, is being performed by both consultants and in-house staff and is expected to be completed by the third quarter of this year. It is

estimated that construction will take fifteen (15) months to complete and will begin after award and execution of the construction contracts.

Project RMUS7 (1970) will fund construction and construction management associated with a parking lot and pathway improvements, drainage improvements, pasture fencing and associated site work and landscaping throughout Muscoot Farm. Design, which is currently underway, is being conducted in-house and is expected to be completed by the third quarter of this year. It is estimated that construction will take twelve (12) months to complete and will begin after award and execution of the construction contracts.

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It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with the aforementioned projects in the total amount of \$835,000, as depicted in the above table. These bonds have not been sold. Accordingly, authority of your Honorable Board is now requested to amend the aforementioned bond acts to increase the initial amount authorized thereunder by \$15,685,000, to modify the scope of each project to include construction and construction management services, to increase the period of probable usefulness of said bonds, and to consolidate all four capital projects referenced in the table into the Amended Bond Act, for a new total authorized amount, as amended, of \$16,520,000.

The Planning Department has advised your Committee that based on its review, project RGC12 has been classified as an "Unlisted" action under SEQR, which requires an appropriate environmental review. Your Committee has carefully considered the proposed legislation. It has reviewed the attached Short Environmental Assessment Form ("EAF") and the criteria contained in Section 617.7 of Title 6 of the New York State Code of Rules and Regulations, the SEQRA regulations, to identify the relevant areas of environmental concern. For the reasons set forth in the attached EAF, your Committee believes that the proposed action will not have any significant adverse impact on the environment and urges your Honorable Board to adopt the annexed resolution by which this Board would issue a Negative Declaration for this proposed action.

The Planning Department has further advised your Committee that based on its review, projects RMUS3 and RMUS7, which fund components of the same project, have collectively been classified as a Type I action under SEQR, which requires an appropriate environmental review. Your Committee has carefully considered the proposed legislation. It has reviewed the attached Full Environmental Assessment Form (“EAF”) and the criteria contained in Section 617.7 of Title 6 of the New York State Code of Rules and Regulations, the SEQRA regulations, to identify the relevant areas of environmental concern. For the reasons set forth in the attached EAF, your Committee believes that the proposed actions will not have any significant adverse impact on the environment and urges your Honorable Board to adopt the annexed resolution by which this Board would issue a Negative Declaration for this proposed action.

The Planning Department has further advised your Committee that based on its review, project RWPR4 has been classified as an “Unlisted” action under SEQR, which requires an appropriate environmental review. Your Committee has carefully considered the proposed legislation. It has reviewed the attached Short Environmental Assessment Form (“EAF”) and the criteria contained in Section 617.7 of Title 6 of the New York State Code of Rules and Regulations, the SEQRA regulations, to identify the relevant areas of environmental concern. For the reasons set forth in the attached EAF, your Committee believes that the proposed action will not have any significant adverse impact on the environment and urges your Honorable Board to adopt the annexed resolution by which this Board would issue a Negative Declaration for this proposed action.

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: _____, 2022
White Plains, New York

COMMITTEE ON

RESOLUTION

WHEREAS, there is pending before this Honorable Board an amended bond act which incorporates, *inter alia*, Capital Project RGC12 – Dunwoodie Golf Course Facility Improvements (the “Bond Act”), and

WHEREAS, this Honorable Board has determined that the proposed 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), the Bond Act, as it relates to the aforementioned capital 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 with discretionary authority and, therefore, must serve as 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 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.

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

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

DATE: June 16, 2022

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT
RGC12 DUNWOODIE GOLF COURSE FACILITY IMPRVOEMENTS**

The Planning Department has reviewed the above referenced capital project (Fact Sheet Unique ID #1962) in accordance with the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

Pursuant to SEQR, this project has been classified as an Unlisted action. The County is the only involved agency with discretionary authority and, therefore, must serve as lead agency. A Short Environmental Assessment Form has been prepared for the project for consideration by the Board of Legislators.

Please contact me if you require any additional information regarding this document.

DSK/cnm
Att.

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
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
Gideon Grande, Deputy Budget Director
Lorraine Marzola, Associate Budget Director
Kelly Sheehan, Assistant Commissioner
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

Short Environmental Assessment Form

Part 1 - Project Information

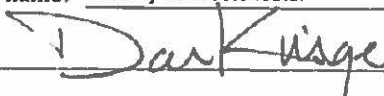
Instructions for Completing

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: Dunwoodie Golf Course Maintenance Facility (RGC12)			
Project Location (describe, and attach a location map): 1 Wasylenko Lane, Yonkers, Westchester County, NY			
Brief Description of Proposed Action: Construction of a new, state-of-the-art maintenance facility at Dunwoodie Golf Course. Project will include demolition of the existing approximately 5,075 square-foot (SF) maintenance building, which is old and inadequate. It will be replaced with 3 roofed structures: (1) a main garage consisting of approximately 9,300 SF of interior space that will contain administrative offices, mechanics shop, parts storage and a grinding room in addition to garage space, and approximately 2,400 SF of covered outdoor space; (2) a separate, approximately 3,000 SF, half enclosed structure for chemical storage, wash down and refueling; and (3) approximately 1,250 SF of covered stalls for storage of bulk materials. The project will also replace approximately 16,000 SF of existing worn pavement with approximately 25,000 SF of new asphalt pavement. An infiltration stormwater planter (approx. 1,320 SF in size) and detention pond (approx. 5,000 SF in size) will be constructed on-site to manage stormwater runoff. The project will also include fencing and landscaping.			
Name of Applicant or Sponsor: County of Westchester		Telephone: 914-995-4400 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 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: NYSDEC SPDES General Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		+/-1.5 acres	
b. Total acreage to be physically disturbed?		+/-1.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		+/-120 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 type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Golf course			
<input checked="" 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 type="checkbox"/>	<input checked="" 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? Name:County & State Park Lands, Reason:Exceptional or unique character, Agency:Westchester County, Date:1- If Yes, identify: 31-90	NO	YES	
	<input type="checkbox"/>	<input checked="" 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"/>	
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:	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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: Action will include the reconstruction of a culvert under the access road which conveys an intermittent drainage channel.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

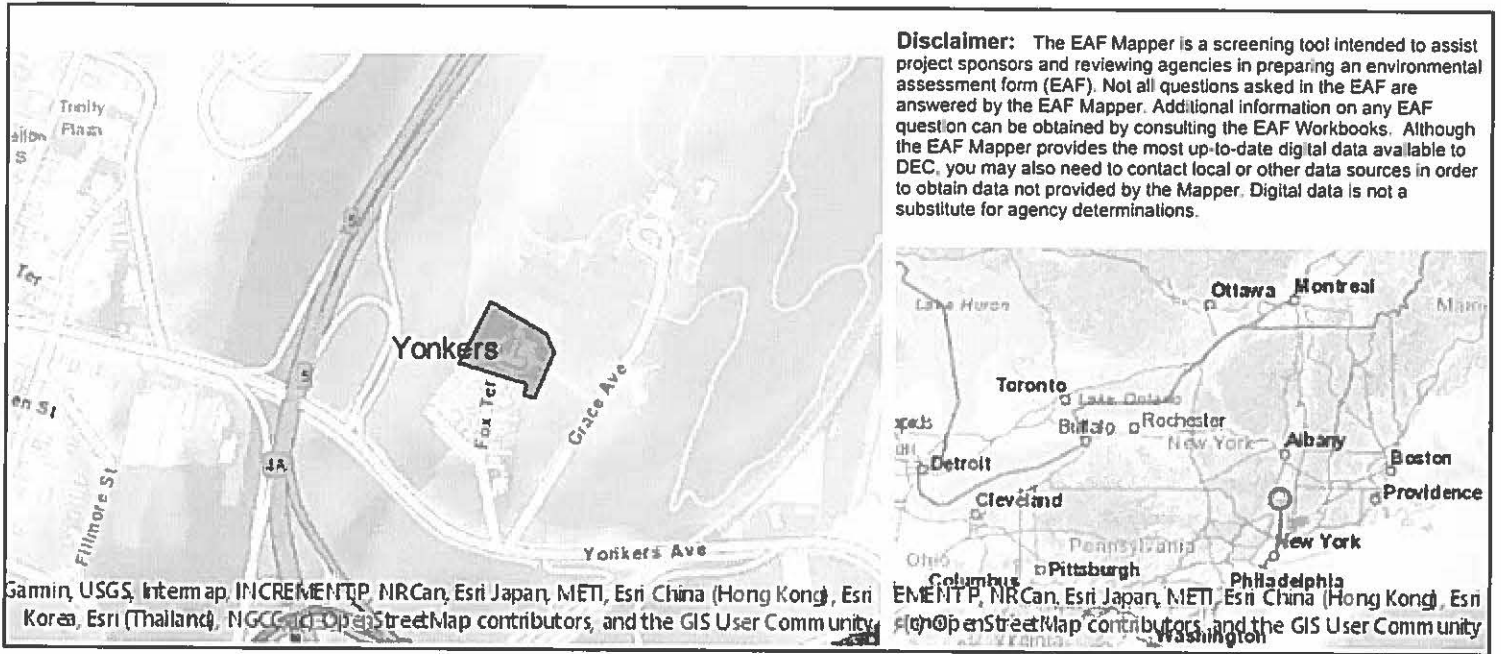
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project will create additional stormwater runoff from increased impervious area. Stormwater runoff from paved surfaces will be collected, passed through a hydrodynamic separator, and conveyed to a management basin prior to discharging to an existing watercourse, as it does under existing conditions, which flows south towards Yonkers Ave.</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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A stormwater management basin will be constructed onsite to detain stormwater runoff. The basin will have a storage capacity of approximately 3,870 cubic feet. A stormwater infiltration planter will provide additional storage capacity for roof runoff that will either infiltrate into the ground or overflow to the proposed detention basin.</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? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Although the EAF Mapper checked YES, the Environmental Remediation Database and DECInfo Locator did not identify any hazardous waste sites on or adjacent to the project site. No known active remediation is ongoing at the project site.</p>		
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor/name: <u>County of Westchester</u> Date: <u>9/30/21</u></p>		
<p>Signature: <u></u> Title: <u>Director of Environmental Planning</u></p>		

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.

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1.6-001-100
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2-2243-13, 16
2-2243-17, 18
2-2243-4
2-2243-3
2-2243-21, 2-2243-9, 10
1.6-001-1 2-2243-20, 2-2243-13
Data sources: Bathymetry, Geotitles, Aerials, USGS, USGS, Aerials, IGN, and the GIS User Community

Ottawa Montreal
Toronto
Buffalo Rochester
New York Albany Boston
Detroit Cleveland
Columbus Pittsburgh Philadelphia
Washington

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:County & State Park Lands, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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



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Garmin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC and OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:County & State Park Lands, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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"/>

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 project will not have significant impact on the environment as it will replace the existing golf course maintenance facility in the same location. The project will bring the maintenance facility up to code, including meeting current OSHA standards and incorporating design elements that will better protect the environment. The project will provide interior space for containment of chemicals and covered spaces for refueling and storage of bulk materials. The expanded garage will allow maintenance vehicles and equipment to be stored indoors or under roofs that will protect them from the weather and prolong the life of the equipment.

While the project will result in increased runoff due to added impervious surfaces of approximately 20,000 square feet, several stormwater management practices will be incorporated into the project that will reduce overall stormwater impacts from the facility, which currently surface flows to a small stream on the east side of the facility that is part of the Tibbetts Brook watershed. A stormwater infiltration planter will be installed adjacent to the main garage to capture roof runoff from the building and promote infiltration of clean storm water. The storm sewers for the paved areas will be routed through a hydrodynamic separator to reduce contaminants prior to discharging into a detention basin that will attenuate peak flow in accordance with the NYS Stormwater Management Design Manual prior to discharging to the stream.

Much of the site is already developed and cleared. However, approximately 22 trees, primarily located on the west and north perimeter, will need to be removed to accommodate the proposed stormwater planter, detention basin and bulk storage bins. Approximately 24 evergreen trees will be planted, mainly on the south side of the facility to provide a buffer for the adjacent residences, which will offset some of the tree loss.

All County parks were designated as Critical Environmental Areas for the variety of benefits that they provide, including recreational, educational, social, cultural and ecological benefits. The project will benefit recreation by enhancing the maintenance functions for this heavily used public golf course. The project will also benefit the environment by incorporating design features and management practices that will better protect water quality and visual impacts from continued maintenance operations.

- 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.
- 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

Malika Vanderberg

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Clerk of the Westchester County Board of Legislators

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)