

Short Environmental Assessment Form

Part 1 - Project Information

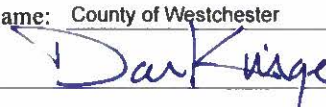
Instructions for Completing

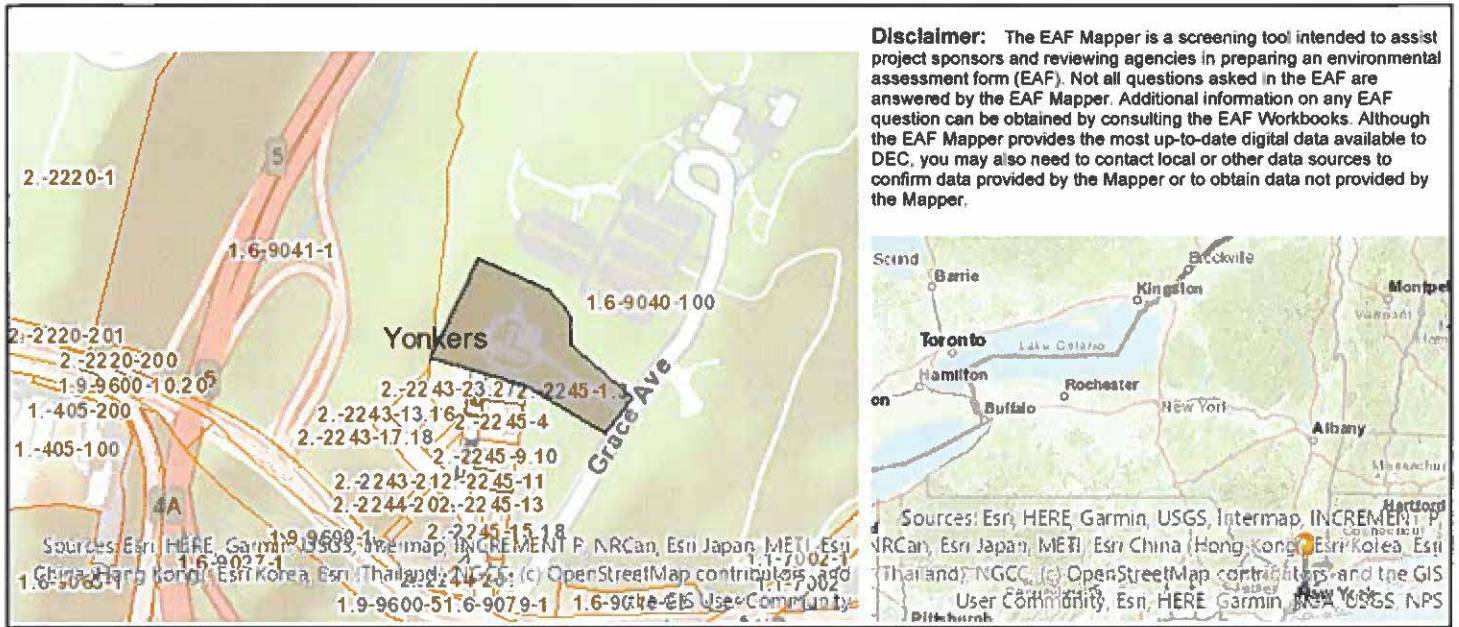
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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, New York			
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 +/-5,075 square-foot (SF) maintenance building, which is old and inadequate. It will be replaced with 4 roofed structures: (1) a main garage consisting of +/-9,300 SF of interior space that will contain garage bays, administrative offices, mechanics shop, parts storage and a grinding room, with +/-2,400 SF of adjoining covered outdoor space; (2) a separate, +/-3,000 SF, half enclosed structure for chemical storage, wash down and refueling; (3) +/-1,250 SF of covered stalls for storage of bulk materials; and (4) a new +/-1,000 SF building that will provide temporary housing for maintenance operations until the new garage is complete, after which it will be utilized for storage. The project will also replace +/-16,000 SF of existing worn pavement with +/-23,000+ SF of new asphalt pavement that will include 16 dedicated parking spaces. An infiltration stormwater planter and detention pond will be constructed on the west side of the facility and subsurface chambers will be installed beneath the new parking area/entrance road to manage stormwater runoff. The project will also include fencing and landscaping. In addition, the project will provide for required upgrades to the water supply infrastructure, including new reduced-pressure zone and backflow prevention systems at the 4 public water supply connections serving the golf course.			
Name of Applicant or Sponsor: County of Westchester		Telephone: 914-995-4400 E-Mail: dsk2@westchestercountyny.gov	
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?		+/-2 acres	
b. Total acreage to be physically disturbed?		1.75 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): Public golf course			
<input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<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: 1-31-90 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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: _____ The golf course is already connected to the public water supply in four locations. The proposed improvements are required by the County Health Department to prevent backflow contamination.	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 impact on historic or archaeological resources per NYS OPRHP letter dated July 17, 2025.	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 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 flowing southward towards Yonkers Avenue. _____	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?	NO	YES
If 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
<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 or collected/directed to a subsurface system 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A stormwater management basin (+/-5,000 SF) 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 (+/-1,320 SF) will provide storage capacity for roof runoff. The subsurface chambers will provide 1,676 cubic feet for runoff from the new storage building and parking area near the entrance.</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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<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. There is no known active or prior remediation at this project site.</p>		
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
Applicant/sponsor/name: County of Westchester		Date: 3/17/2026
Signature: 		Title: Assistant Commissioner of Planning



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are 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

Project: Dunwoodie Maintenance Facility

Date: March 2026

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Dunwoodie Maintenance Facility

Date: March 2026

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 39,204 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 south side of the existing facility and 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 of the main facility will be routed through a hydrodynamic separator to reduce contaminants prior to discharging into a detention basin that will attenuate peak flows in accordance with the NYS Stormwater Management Design Manual prior to discharging to the stream. Stormwater runoff from the entrance area and new parking area will be routed to a StormTech system that will be installed beneath the pavement, which will provide water quantity and quality control prior to discharging to the same stream channel.

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. Another dozen trees or so will be removed on the east side to accommodate the additional storage building and parking spaces along the entrance drive. Tree removals will occur outside of bat roosting season. Approximately 37 evergreen trees will be planted, mostly on the south side of the facility to provide a buffer for the adjacent residences and the rest by the entrance road, which will help offset tree loss. The water supply infrastructure upgrades will involve minor improvements to existing infrastructure within developed areas and will not have an impact on the environment.

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 <hr/> <p style="text-align: center;">Name of Lead Agency</p> Malika Vanderberg <hr/> <p style="text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</p> <hr/> <p style="text-align: center;">Signature of Responsible Officer in Lead Agency</p>	<hr/> <p style="text-align: center;">Date</p> Clerk of the Westchester County Board of Legislators <hr/> <p style="text-align: center;">Title of Responsible Officer</p> <p style="text-align: center;"><i>Dark Kidge</i></p> <hr/> <p style="text-align: center;">Signature of Preparer (if different from Responsible Officer)</p>
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PRINT FORM

An Act amending the 2026 County
 Capital Budget Appropriations for
 Capital Project RGC12 DUNWOODIE
 GOLF COURSE FACILITY IMPROVEMENTS

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

Section 1. The Capital section of the 2026 County Budget is hereby amended as follows:

Previous 2026 Appropriation	Change	Revised 2026 Appropriation
<u>\$ 6,020,000</u>	<u>\$ 6,300,000</u>	<u>\$ 12,320,000</u>

Section 2. The estimated method of financing in the Capital Section of the 2026 Westchester County Capital Budget is amended as follows:

II. METHOD OF FINANCING

Bonds and/or Notes	\$ 6,020,000	\$ 6,300,000	\$ 12,320,000
Non County Shares	\$ 0	\$ 0	\$ 0
Cash	\$ 0	\$ 0	\$ 0
Total	<u>\$ 6,020,000</u>	<u>\$ 6,300,000</u>	<u>\$ 12,320,000</u>

Section 3. The ACT shall take effect immediately.