

RESOLUTION 48 - 2026
ACT 99 - 2026
(BOND) ACTS 100,101 - 2026

Reference RGC12 (Unique ID# 3075 CBA)

**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 the following acts, which were prepared by the law firm Hawkins, Delafield & Wood LLP, in connection with Capital Project RGC12 - Dunwoodie Golf Course Facility Improvements ("RGC12"):

(1) the proposed Capital Budget Amendment will amend the County's current-year capital budget to increase the County share for Capital Project RGC12 - Dunwoodie Golf Course Facility Improvements ("RGC12") by \$6,300,000.00 to \$12,320,000.00;

(2) a bond act amending, in part, prior Bond Act No. 140-2022 ("2022 Bond Act") to remove \$4,148,803.00 attributable to RGC12 from the total amount authorized, thereby decreasing the estimated maximum amount of bonds authorized thereunder to \$12,371,197.00 ("Amending Bond Act"). It should be noted that \$251,197.00 in RGC12 bonds have already been issued, therefore the Amending Bond Act will only remove the unissued balance attributable to RGC12 from the 2022 Bond Act. Additionally, the Amending Bond Act is required to remove from the scope the planning, construction of, and construction management for a new maintenance facility for Dunwoodie Golf Course; and

(3) a bond act authorizing the issuance of bonds in the amount of \$10,448,803.00 to finance the cost of the construction of various improvements at Dunwoodie Golf Course, consisting of, (a) the construction and construction management for the maintenance building

complex, and (b) the design, construction, and construction management of reduced-pressure zone and backflow prevention systems and related water supply infrastructure for the golf course and related work in connection with RGC12 (“Consolidated Bond Act”). This proposed Consolidated Bond Act includes \$4,148,803.00 of previously authorized bonds for RGC12 by the 2022 Bond Act and adds \$6,300,000.00, bringing the total amount authorized for RGC12 to \$10,448,803.00.

The Department of Parks, Recreation and Conservation (“Department”) has advised that the existing golf course maintenance building is outdated and inadequate to meet modern operational needs. Constructed more than 70 years ago, the facility has not undergone any significant physical upgrades since its original construction. The building’s current Master Plan identifies the maintenance building as inadequate in size and recommends expansion to accommodate existing and future uses. Due to insufficient indoor storage space, much of the larger equipment, including golf course mowers and turf maintenance equipment, is stored outdoors year-round, resulting in accelerated deterioration, reduced service life, and increased maintenance costs.

In addition, the golf course is connected to the public water supply at four separate locations. Existing backflow prevention systems are either lacking or inadequate, posing a potential risk to the public water supply and failing to meet local water supply regulations. Addressing these deficiencies is necessary to ensure regulatory compliance and protect public health and safety.

RGC12 will construct new golf course maintenance buildings and an associated storage yard, providing adequate space for safe, efficient, and modern maintenance operations. RGC12 will also include upgrades to the water supply infrastructure through the installation of compliant backflow prevention systems. Together, these improvements will support efficient equipment maintenance, extend the service life of vehicles and machinery, and ensure the safe and regulated distribution of water throughout the golf course.

Design is currently being undertaken by a consultant and is expected to be completed by the third quarter of 2026. It is estimated that construction will take eighteen 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 to finance RGC12 as indicated in the annexed fact sheet.

Additionally, as your Honorable Board may know, Section 167.131 of the Laws of Westchester County 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. The Planning Department has advised that the Planning Board has previously reviewed this project and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

The Department of Planning has advised your Committee that RGC12 was classified as an “Unlisted” action under the State Environmental Quality Review Act (“SEQR”) and that your Honorable Board issued a Negative Declaration for the project pursuant to Resolution 192-2022. Planning further advised that changes were subsequently made to the project which necessitated additional review. As such, a revised Environmental Assessment Form (“EAF”), prepared by the Planning Department, is on file with the Clerk of the Board of Legislators. The EAF together with the attached SEQR Resolution and proposed amended Negative Declaration are provided to assist your Honorable Board in complying with SEQR. Upon review, your Committee concludes that the proposed action will not have any significant impact on the environment and recommends the adoption of the Resolution adopting an amended Negative Declaration. As you know, a determination of significance must be made prior to enacting the aforementioned Consolidated Bond Act.

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

It should be further noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to amend the County’s Capital Budget and to adopt the Amending Bond Act and Consolidated Bond Act.

Dated: May 18th, 2026

White Plains, New York

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Vedat Gashi

Arant Nardes

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~~_____~~ Judah Holstein (ES)

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Vedat Gashi

Arant Nardes

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Judah Holstein (ES)

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Vedat Gashi
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Budget & Appropriations

Infrastructure & Housing

Parks & Environment

COMMITTEE ON

Dated: May 18, 2026
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.

Budget & Appropriations



Infrastructure & Housing



Parks & Environment





Internal Memorandum
Department of Planning

To: Law Department

From: Susan Darling, Chief Planner


Date: 3/16/26

Subject: Capital Budget Amendment - No-Action Memo for RGC12 DUNWOODIE GOLF COURSE FACILITY IMPROVEMENTS (FS 3075)

Department of Planning staff have discussed and reviewed the Capital Budget Amendment (CBA) RGC12 DUNWOODIE GOLF COURSE FACILITY IMPROVEMENTS (FS 3075) with the sponsoring Department in order to determine that the project does not need further Westchester County Planning Board review. This CBA which is being added to the 2026 Capital Budget does not require review by the Westchester County Planning Board as this is a financing change with no significant changes to the original scope of the project that was previously reviewed by the Planning Board.

cc. Blanca P. López, Commissioner
David S. Kvinge, Assistant Commissioner
Douglas Wessells, Planner
Dianne Vanadia, Associate Budget Director

TO: Michelle Greenbaum, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney
Maria Baratta, Assistant County Attorney

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

DATE: March 17, 2026

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

The Planning Department has reviewed the above referenced project (Fact Sheet Unique ID: 3075) 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. This project was previously reviewed by the County and a Negative Declaration was issued by the Board of Legislators via Resolution 192-2022. However, changes were subsequently made to the scope of the project, which requires the County to undertake additional review.

A revised Short Environmental Assessment Form has been prepared to incorporate the changes to the project and is attached for consideration by the Board of Legislators.

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

DSK/cnm
Att.

cc: Emily Saltzman, Director of Operations
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
Dianne Vanadia, Associate Budget Director
Robert Lopane, Director of Program Development – PRC Planning
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner

RESOLUTION 48 - 2026

WHEREAS, there is pending before this Honorable Board an act to authorize the County of Westchester to issue bonds in connection with capital project RGC12 (“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 (“SEQRA”); and

WHEREAS, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this 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 previously reviewed this project and, as the only involved agency with discretionary authority for this action, assumed the role of Lead Agency and issued a Negative Declaration for this project via Resolution 192-2022; and

WHEREAS, subsequent changes were made to the project necessitating additional environmental review; and

WHEREAS, a revised Short Environmental Assessment Form (“EAF”) has been prepared to assist this Honorable Board in its environmental assessment of the current proposed action and is on file with the Clerk of the Board of Legislators (the “Clerk”); and

WHEREAS, this Honorable Board has carefully considered the current proposed action and has reviewed the revised EAF on file with the Clerk 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 revised EAF, to determine if this proposed action will have a significant impact on the environment.

NOW, THEREFORE, be it resolved by the County Board of the County of Westchester, State of New York, as follows:

RESOLVED, that based upon this Honorable Board's review of the revised EAF, which is on file with the Clerk, 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 is authorized and directed to sign the "Determination of Significance" in the revised EAF as the "Responsible Officer in Lead Agency"; to issue this amended "Negative Declaration" on behalf of this Board in satisfaction of SEQRA 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.

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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<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:1-11-11 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"/>	
	<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. 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"/>	
	<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"/>	

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:		
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

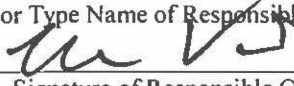

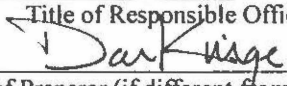
For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify 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 Tibbets 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.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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/> Name of Lead Agency Malika Vanderberg <hr/> Print or Type Name of Responsible Officer in Lead Agency  <hr/> Signature of Responsible Officer in Lead Agency	<div style="text-align: right;">  <hr/> Date Clerk of the Westchester County Board of Legislators <hr/> Title of Responsible Officer  <hr/> Signature of Preparer (if different from Responsible Officer) </div>

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.

REFERENCE RGC12
RMUS3
RMUS7
RWPR4

ACT NO. 100 - 2026

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED OCTOBER 17, 2022 IN RELATION TO FINANCING THE COST OF THE CONSTRUCTION OF RECREATIONAL AREA IMPROVEMENTS AT VARIOUS COUNTY-OWNED FACILITIES, AT THE TOTAL ESTIMATED COST OF \$12,371,197 (Adopted 05/18, 2026).

WHEREAS, this Board has heretofore duly authorized the issuance of bonds to finance all or a portion of the costs of the construction of recreational area improvements at various County-owned facilities, to wit: (a) the planning, construction of and construction management for a new maintenance facility for Dunwoodie Golf Course, (b) the planning, construction and construction management of a new restroom building, new septic system, renovations to the existing restrooms and associated infrastructure and site work at Muscoot Farm, (c) the planning, construction and construction management of parking lot and pathway improvements, drainage improvements, pasture fencing and associated site work and landscaping throughout Muscoot Farm, and (d) the planning, construction and construction management for improvements to various dams, spillways and riverbanks at the Ward Pound Ridge Reservation, at the estimated maximum cost of \$16,250,000, pursuant to Act No. 140-2022 duly adopted on October 17, 2022, and

WHEREAS, the County has previously borrowed \$251,197 pursuant to Act No. 140-2022 for project RGC12; and

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WHEREAS, it has now been determined that such bond act shall be amended to revise said scope of work and decrease a portion the amount of bonds authorized; and

WHEREAS, \$4,148,803 in remaining bond authorization for project RGC12 for the planning, construction of and construction management for a new maintenance facility for Dunwoodie Golf Course has been or will be authorized pursuant to another Bond Act;

Now, therefore,

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 (A). The bond act duly adopted by this Board on October 17, 2022, entitled:

“(BOND) ACT NO. 140-2022

BOND ACT AUTHORIZING THE ISSUANCE OF \$16,520,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF RECREATIONAL AREA IMPROVEMENTS AT VARIOUS COUNTY-OWNED FACILITIES; STATING THE ESTIMATED TOTAL COST THEREOF IS \$16,520,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$16,520,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS”

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF \$12,371,197 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF RECREATIONAL AREA IMPROVEMENTS AT VARIOUS COUNTY-OWNED FACILITIES; STATING THE ESTIMATED TOTAL COST THEREOF IS \$12,371,197; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$12,371,197 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (adopted on May 18, 2026)

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, \$12,371,197 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance all or a portion of the costs of the construction of recreational area improvements at various County-owned facilities, to wit: (a) the planning, construction of and construction management for a new maintenance facility for Dunwoodie Golf Course, (b) the planning, construction and construction management of a new restroom building, new septic system, renovations to the existing restrooms and associated infrastructure and site work at Muscoot Farm, (c) the planning, construction and construction management of parking lot and pathway improvements, drainage improvements, pasture fencing and associated site work and landscaping throughout Muscoot Farm, and (d) the planning,

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construction and construction management for improvements to various dams, spillways and riverbanks at the Ward Pound Ridge Reservation; 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 total cost of said class of objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$12,371,197. The plan of financing includes the issuance of \$12,371,197 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 said \$12,371,197 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 19(c) of the Law, is fifteen (15) 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 total amount of \$12,371,197. 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 \$12,371,197 as the estimated total cost of the aforesaid class of 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.

Section (B). The amendment of the bond act set forth in Section (A) of this act shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond act, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond act, as so amended.

Section (C). This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RGC12

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

AMEND BA 140-2022

SECTION B - BONDING AUTHORIZATIONS

To be completed by Finance

Total Principal: \$ 12,371,197

PPU: 15

Anticipated Interest Rate: 3.30%

Anticipated Annual Cost (Principal and Interest): \$ 1,064,361

Total Debt Service (Annual cost x Term): \$ 15,965,415

Finance Department: Interest rates from April 6, 2026 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: 135

Prepared by:

Dianne Vanadia

Title:

Associate Budget Director

Department:

Budget

Date:

04/23/2026

Approved By:

Digitally signed by Larry Soule
Date: 2026.04.23 15:17:14
0400
Larry Soule

Budget Director

Date:

04/23/2026

430 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 May 18, 2026 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 14, 2026

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

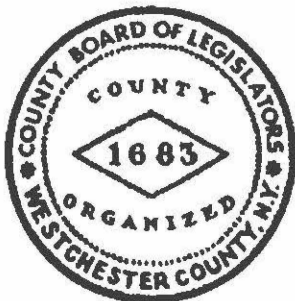
I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s)
of posted notice

Date of Posting
May 14, 2026

www.westchesterlegislators.com

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on May 19, 2026.





Malika Vanderberg, Clerk
Westchester County Board of Legislators

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

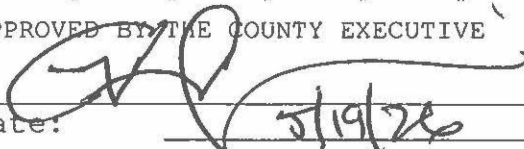
AYES: Legislator Jose Alvarado
 Legislator Nancy Barr
 Legislator Terry Clements
 Legislator Margaret Cunzio
 Legislator Vedat Gashi
 Legislator Judah Holstein
 Legislator David Imamura
 Legislator Anant Nambiar
 Legislator James Nolan
 Legislator Erika Pierce
 Legislator Jennifer Puja
 Legislator Colin Smith
 Legislator David Tubiolo
 Legislator Emiljana Ulaj
 Legislator Jewel Williams-Johnson
 Legislator Tyrae Woodson-Samuels

NOES:

ABSENT: Legislator Shanae Williams

EXCUSED:

The Bond Act was thereupon declared duly adopted.

* * * * *
APPROVED BY THE COUNTY EXECUTIVE

Date: 5/19/20

BOND ACT AUTHORIZING THE ISSUANCE OF \$10,448,803 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF VARIOUS IMPROVEMENTS TO DUNWOODIE GOLF COURSE; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$10,448,803; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$10,448,803 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted 05/18 , 2026)

WHEREAS, this Board has heretofore duly authorized the issuance of \$4,400,000 bonds to finance the planning, construction of and construction management for a new maintenance facility for Dunwoodie Golf Course associated with capital project RGC12 (the "Project"), pursuant to Act No. 140-2022 duly adopted on October 17, 2022; and

WHEREAS, this Board has now determined that it is appropriate to expand the scope of the Project, including design and construction and construction management of reduced-pressure zone and backflow prevention systems and related water supply infrastructure at the Golf Course, and it is necessary to increase the amount of bonds to be issued and the appropriation for the Project for an estimated cost of such improvement; and

WHEREAS, Bond Act No. 140-2022 has been amended to remove the \$4,148,803 in remaining bond authorization for the Project;

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, to the provisions of other laws applicable thereto, \$10,448,803 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 various improvements at Dunwoodie Golf Course, consisting of (a) the construction and construction management for the maintenance building complex, and (b) the design, construction, and construction management of reduced-pressure zone and backflow prevention systems and related water supply infrastructure for the Golf Course, 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 specific object of purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$10,448,803. The plan of financing includes the issuance of \$10,448,803 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 said specific object or purpose, within the limitations of Section 11.00 a. 19(c) of the Law, is fifteen (15) 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 \$10,448,803. 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 \$10,448,803 as the estimated total cost of the aforesaid specific object or purpose 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.

* * *

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RGC12

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: \$ 10,448,803

PPU: 15

Anticipated Interest Rate: 3.30%

Anticipated Annual Cost (Principal and Interest): \$ 898,903

Total Debt Service (Annual cost x Term): \$ 13,483,545

Finance Department: Interest rates from April 6, 2026 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: 114

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 04/23/2026

Approved By: Larry Soule
Digitally signed by Larry Soule
Date: 2026.04.23 15:17:14 -0400

Budget Director

Date: _____

04/23/2026

430 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 May 18, 2026 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 14, 2026

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:

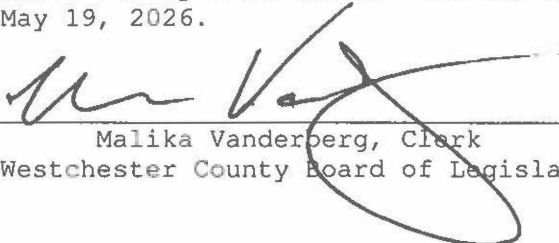
Designated Location(s)
of posted notice

Date of Posting
May 14, 2026

www.westchesterlegislators.com

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on May 19, 2026.





Malika Vanderberg, Clerk
Westchester County Board of Legislators

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

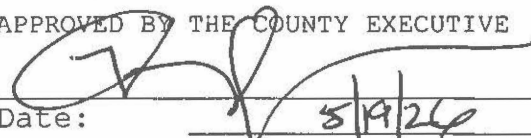
AYES: Legislator Jose Alvarado
 Legislator Nancy Barr
 Legislator Terry Clements
 Legislator Margaret Cunzio
 Legislator Vedat Gashi
 Legislator Judah Holstein
 Legislator David Imamura
 Legislator Anant Nambiar
 Legislator James Nolan
 Legislator Erika Pierce
 Legislator Jennifer Puja
 Legislator Colin Smith
 Legislator David Tubiolo
 Legislator Emiljana Ulaj
 Legislator Jewel Williams-Johnson
 Legislator Tyrae Woodson-Samuels

NOES:

ABSENT: Legislator Shanae Williams

EXCUSED:

The Bond Act was thereupon declared duly adopted.

* * * * *
APPROVED BY THE COUNTY EXECUTIVE

Date: 5/19/24

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

I HEREBY CERTIFY that I have compared the foregoing Resolution No. 48 - 2026, Act No. 99 - 2026, and (Bond) Act No's. 100, 101 - 2026, with the originals on file in my office, and that the same are correct transcripts therefrom, and of the whole, of said original Resolution, Act, and (Bond) Acts, which were duly adopted by the Westchester County Board of Legislators, of the County of Westchester on May 18, 2026, and approved by the County Executive on May 19, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 20th day of May, 2026.



Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

