



Robert P. Astorino  
County Executive

October 2, 2013

Westchester County Board of Legislators  
800 Michaelian Office Building  
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith is an Act, which if adopted, will approve the first annual Playland Improvement Plan. On April 18, 2013, the County Board of Acquisition and Contract approved a resolution that authorized the County of Westchester (the "County"), acting by and through its Department of Parks, Recreation & Conservation and/or the Department of Public Works and Transportation, as appropriate, to enter into an Asset Management Agreement with Sustainable Playland, Inc., ("SPI") a not-for-profit corporation located in Rye, New York for SPI to manage, operate, repair, maintain, make improvements to and have financial responsibility for Playland Park ("Agreement").

Pursuant to the terms of the Agreement, in particular Section 8(C), SPI and its approved subcontractors are required to submit a "Proposed Playland Improvement Plan" "[w]ithin thirty (30) days of the Effective Date, or such additional period of time as mutually agreed to in writing by the Parties, and annually thereafter on the anniversary of the Commencement Date,..." (hereinafter the "PIP"). Accordingly, the intent of the Agreement is to have annual PIP submissions by SPI, if necessary.

The PIP is a list identifying all proposed material improvements for the entire park as well as preliminary plans and drawings and a proposed schedule for implementation. The Agreement defines "Material Improvement" to "mean any renovations, construction or demolition to the land, buildings and infrastructure at Playland Park that materially changes the size, location, appearance, layout and character of the existing land, buildings and infrastructure at Playland Park."

On September 6, 2013 SPI delivered its proposed PIP (see attached PIP previously provided to your Honorable Board). This proposed PIP goes beyond what the Agreement requires for the initial annual PIP and identifies the overall vision proposed by SPI to be undertaken during the course of the ten year term of the Agreement, many of which are not Material Improvements. "The work plan is a multi-year and multi-million dollar vision that has many challenges but great opportunities as well." (*See Proposed Playland Improvement plan at page 4*).

Upon review of the proposed initial PIP by the County administration, there are four projects that are slated to occur during year one of the Agreement that fall within the definition of Material Improvement and thus require your Honorable Board's approval before the projects can proceed. The four projects noted below are collectively referred to as the "First Annual Playland Improvement Plan":

- The demolition/removal of miniature golf;
- The restoration/rebuilding of Towers 2 and 3 and their diagonal colonnade connection;
- The construction of an indoor facility of approximately 95,000 square feet to house indoor sport courts and turf fields as well as two outdoor turf fields; and
- Reconfiguration of the parking areas.

The Department of Planning has advised that based on its review, the adoption of the Act approving the First Annual Playland Improvement Plan constitutes a "Type I" action as defined under the State Environmental Quality Review Act ("SEQRA"). A Resolution and proposed Negative Declaration, along with an expanded Full Environmental Assessment Form, prepared by John Meyer Consulting, PC on behalf of SPI, in coordination with the Planning Department, are attached to assist your Honorable Board in complying with SEQRA.

In addition, the Commissioner of Planning has provided a report in accordance with Section 191.41 of the Laws of Westchester County.

Based on the foregoing, I recommend adoption of the annexed proposed Resolution and Act.

Very truly yours,



Robert P. Astorino  
County Executive

Attachments

**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive forwarding for your Honorable Board's consideration an Act which, if adopted, will approve the first annual Playland Improvement Plan. On April 18, 2013, the County Board of Acquisition and Contract approved a resolution that authorized the County of Westchester (the "County"), acting by and through its Department of Parks, Recreation & Conservation and/or the Department of Public Works and Transportation, as appropriate, to enter into an Asset Management Agreement with Sustainable Playland, Inc., ("SPI") a not-for-profit corporation located in Rye, New York for SPI to manage, operate, repair, maintain, make improvements to and have financial responsibility for Playland Park ("Agreement").

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The PIP is a list identifying all proposed material improvements for the entire park as well as preliminary plans and drawings and a proposed schedule for implementation. The Agreement defines "Material Improvement" to "mean any renovations, construction or demolition to the land, buildings and infrastructure at Playland Park that materially changes the size, location, appearance, layout and character of the existing land, buildings and infrastructure at Playland Park."

On September 6, 2013 SPI delivered its proposed PIP (see attached PIP previously provided to your Honorable Board). This proposed PIP goes beyond what the Agreement requires for the initial annual PIP and identifies the overall vision proposed by SPI to be undertaken during the course of the ten year term of the Agreement, many of which are not Material Improvements. “The work plan is a multi-year and multi-million dollar vision that has many challenges but great opportunities as well.” (*See Proposed Playland Improvement plan at page 4*).

Your Committee has been advised that upon review of the proposed initial PIP by the County administration, there are four projects that are slated to occur during year one of the Agreement that fall within the definition of Material Improvement and thus require your Honorable Board’s approval before the projects can proceed. The four projects noted below are collectively referred to as the “First Annual Playland Improvement Plan”:

- The demolition/removal of miniature golf;
- The restoration/rebuilding of Towers 2 and 3 and their diagonal colonnade connection;
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- Reconfiguration of the parking areas.

The Department of Planning has advised that based on its review, the adoption of the Act approving the First Annual Playland Improvement Plan constitutes a “Type I” action as defined under the State Environmental Quality Review Act (“SEQRA”). A Resolution and proposed Negative Declaration, along with an expanded Full Environmental Assessment Form, prepared by John Meyer Consulting, PC on behalf of SPI, in coordination with the Planning Department, are attached to assist your Honorable Board in complying with SEQRA. If your Honorable Board chooses to adopt the proposed Act, your Committee believes this would constitute an

action under Article 8 of the Environmental Conservation Law, which requires your Honorable Board to comply with the requirements of SEQRA.

Your Committee has thoroughly analyzed the identified relevant areas of concern to determine if the proposed action may have a significant impact on the environment. For the reasons set forth in the proposed Negative Declaration, your Committee believes that this proposed action will not have any significant impact on the environment and accordingly recommends passage of the proposed Act.

In addition, the Commissioner of Planning has provided a report in accordance with Section 191.41 of the Laws of Westchester County.

An affirmative vote of a majority of the voting strength of your Honorable Board is required for approval of the attached Act.

Your Committee has carefully considered the proposed Act and believes it to be in the best interest of the County and, therefore, recommends your Honorable Board's favorable action on the annexed proposed Act.

Dated: \_\_\_\_\_, 2013  
White Plains, New York

**COMMITTEE ON**

# FISCAL IMPACT STATEMENT

SUBJECT: Playland Improvement Plan

NO FISCAL IMPACT PROJECTED

## OPERATING BUDGET IMPACT

(To be completed by operating department and reviewed by Budget Department)

A)  GENERAL FUND       AIRPORT       SPECIAL REVENUE FUND (Districts)

### B) EXPENSES AND REVENUES

Total Current Year Cost      \$ 0

Total Current Year Revenue \$ \_\_\_\_\_

Source of Funds (check one):       Current Appropriations

Transfer of Existing Appropriations       Additional Appropriations       Other (explain)

Identify Accounts: \_\_\_\_\_  
\_\_\_\_\_

Potential Related Operating Budget Expenses:      Annual Amount \$ 0

Describe: Annual Playland Improvement Plan  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Potential Related Revenues:      Annual Amount \$ \_\_\_\_\_

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Anticipated Savings to County and/or Impact on Department Operations:

Current Year: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Next Four years: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prepared by: William Olli

Title: Budget Analyst

Department: Budget

Reviewed By: 

Budget Director

10/1/13

If you need more space, please attach additional sheets.

**RESOLUTION NO. 2013-\_\_\_\_\_**

**WHEREAS**, there is pending before this Honorable Board an Act to approve the first annual Playland Improvement Plan ("First Annual PIP"); and

**WHEREAS**, this Honorable Board has determined that the aforementioned Act to approve the First Annual PIP would constitute an action under Article 8 of the Environmental Conservation Law, known as the State Environmental Quality Review Act ("SEQRA"), requiring this Honorable Board to make findings of environmental significance or non-significance according to the criteria set forth in the regulations of the New York State Department of Environmental Conservation; and

**WHEREAS**, as this project is a "Type I" action under "SEQRA" and its implementing regulations, Part 617 of Title 6 of the New York Codes of Rules and Regulations ("NYCRR"), which requires, among other things, coordinated review; and

**WHEREAS**, an expanded Full Environmental Assessment Form has been prepared by John Meyer Consulting, PC on behalf of Sustainable Playland, Inc., in coordination with the Westchester County Department of Planning, to assist this Honorable Board in complying with its responsibilities under SEQRA; and

**WHEREAS**, this Honorable Board has carefully considered this proposed action and has reviewed the Full Environmental Assessment Form and the criteria set forth in Section 617.7 of 6 NYCRR Part 617 of the SEQRA regulations and has identified the relevant areas of environmental concern, as are fully set forth in the attached "Negative Declaration," 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 on this Honorable Board's review of the Full Environmental Assessment Form and for the reasons set forth in the annexed "Negative Declaration," it is determined that there will be no significant adverse impact on the environment from the adoption of an Act approving the First Annual PIP; and be it further

**RESOLVED**, that the Clerk of the County Board of Legislators is authorized and directed to sign the Determination of Significance in the attached Full Environmental Assessment Form as Responsible Officer in the Lead Agency; to execute and issue the attached "Negative Declaration" on behalf of this Honorable Board pursuant to Article 8 of the Environmental Conservation Law; and to immediately transmit the same to the Westchester County Commissioner of Planning to be filed, published and made available pursuant to the requirements of 6 NYCRR Part 617; and be it further

**RESOLVED**, that this Resolution shall take effect immediately.



## STATE ENVIRONMENTAL QUALITY REVIEW

### NEGATIVE DECLARATION

This notice has been prepared pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the New York State Environmental Conservation Law.

The County of Westchester has assumed the role of Lead Agency for the action described below. It has been determined by the County, acting by and through its Board of Legislators, that the proposed action will not have a significant effect on the environment.

#### TITLE OF

ACTION: Playland Improvement Plan – Year One

LEAD AGENCY: County of Westchester

SEQR STATUS: Type I

#### LOCATION

OF ACTION: Playland Amusement Park  
100 Playland Parkway, City of Rye  
Westchester County, New York

#### NATURE OF

ACTION: Implementation of the first year of improvements in connection with the redevelopment of Playland Park by Sustainable Playland, Inc. (SPI). Under the redevelopment plan, the park has been divided into various zones. Projects that are ready to be initiated in the first year consist of improvements to the “Field Zone,” “Amusement Zone,” and “Fountain Plaza Zone.”

Field Zone improvements consist of the construction of a new 95,000 square-foot field house with indoor sports courts and the development of two out-door multi-purpose artificial turf fields at the north end of the parking area. Associated work will include driveway and parking lot modifications, utility improvements, new fencing and lighting, and landscaping.

Improvements to the “Amusement Zone” will involve the restoration of two of the existing towers and a portion of the existing Colonnades. Within the “Fountain Plaza Zone,” the miniature golf course will be removed.

SEQR DETERMINATION: Negative Declaration

BACKGROUND:

SEQR Classification - The proposed action is classified as Type I, pursuant to sections 617.4(b)(9), “any Unlisted action...occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district, or prehistoric site that is listed on the National Register of Historic Places...,” and 617.4(b)(10), “any Unlisted action, that exceeds 25 percent of any threshold in this section, occurring wholly or partially within or substantially contiguous to any publicly owned or operated parkland...”

Lead Agency – The County of Westchester is the only involved agency with discretionary authority and, therefore, must serve as lead agency.

Project Purpose/Need – In an effort to preserve and enhance Playland Park while reducing taxpayer burden, the County issued a “Request for Proposals” seeking proposals that would reinvent Playland through a public/private partnership. Sustainable Playland, Inc. (SPI) was selected as having the best vision and plan for the sustainability of the park. SPI’s vision included a number of improvements divided into various zones, including an Amusement Zone, a Beach Zone, a Field Zone, a Fountain Plaza Zone and a Shore Zone.

The County subsequently entered into an agreement with Sustainable Playland, Inc. (SPI) to take over the management and financial responsibilities of Playland Park. Under the agreement, SPI would submit an annual “Playland Improvement Plan” (PIP) to the County for approval. The annual PIP identifies the material improvements that are proposed for Playland Park for that year. Approval of the first annual PIP is currently being sought. The first PIP will: address needed restoration of some of the historic structures in the Amusement Zone; begin redevelopment of the Fountain Plaza Zone by removing the aging miniature golf course; and expand the use of the park by adding an indoor/outdoor sports facility in the Field Zone. Not only will the latter provide added year-round revenue, but it will serve to help meet the ongoing high demand for sport fields in Westchester.

REASONS SUPPORTING THIS DETERMINATION:

There will be no adverse impacts associated with the restoration of the existing towers and colonnades. The restoration will be conducted in accordance with the Secretary of the Interior’s Standards for Treatment of Historic Properties and will have the positive impact of preserving the historic components of this historic landmark.

The removal of the miniature golf course will also not have an adverse impact. The miniature golf course is not a historic component. The site will be restored to a plaza state such that there will be no new impacts.

The new sports facilities will have minimal land and water impacts, since the improvements will be constructed over what is now pavement. The project will reduce stormwater runoff and will include additional water quality best management practices. The new facility will be located on the landward side of the amusement park and therefore not impact the Long Island shoreline.

Visual impacts will not be significant since the new sports building will be shorter than the existing park maintenance building as well as a number of the rides. The proposed building will be architecturally consistent with the historic structures of the park. Proposed lighting will also not have a significant impact since the existing parking areas are currently lit all night. The new lights will reduce off-site impacts by being shielded and turned off when the facility is not in use. Visual impacts will be further minimized by the use of retractable fencing for the outdoor fields.

Traffic studies indicate that the existing road network has sufficient capacity to handle the additional traffic volumes. Parking studies indicate that there will be sufficient parking for most days and that use of the site access driveway will be able to accommodate the busier holidays, with the exception of July 4, which is traditionally Playland's busiest day.

The new athletic facilities will be open year-round. However, noise levels will be consistent with those generated from active parkland, and the new field house structure will provide additional buffer of noise generated from the amusement park.

The improvements will serve to enhance the existing amusement park as well as broaden the recreational use of the park.

DETERMINATION: Based on the information in the attached Environmental Assessment Form and the criteria contained in Section 617.7 of 6NYCRR Part 617, the County of Westchester, acting by and through its Board of Legislators, has determined that the proposed project will not have a significant impact on the environment.

CONTACT

PERSON:

David Kvinge, Director of Environmental Planning  
Westchester County Department of Planning  
148 Martine Avenue, 4<sup>th</sup> Floor  
White Plains, NY 10601  
(914) 995-4400

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Tina Seckerson, Clerk and Chief Administrative Officer  
Westchester County Board of Legislators

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Date

Enclosures:

Full Environmental Assessment Form  
Supporting Documentation

617.20  
Appendix A  
State Environmental Quality Review  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

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**THIS AREA FOR LEAD AGENCY USE ONLY**  
**DETERMINATION OF SIGNIFICANCE – Type 1 and Unlisted Actions**

**Identify the Portions of EAF completed for this project:**                       Part 1    Part 2    Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonable determined by the lead agency that:

- A. The Project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
  - B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 has been required, therefore a **CONDITIONED negative declaration will be prepared.\***
  - C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**
- \* A Conditioned Negative Declaration is only valid for Unlisted Actions

**Playland Improvement Program – Year One**

Name of Action

**County of Westchester**

Name of Lead Agency

**Tina Seckerson**

Print or Type Name of Responsible Officer in Lead Agency

**Clerk and Chief Administrator of the Board of Legislators**

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

## PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire Form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION		
<b>Playland Improvement Program – Year One</b>		
LOCATION OF ACTION (include Street Address, Municipality and County)		
<b>100 Playland Parkway, City of Rye, Westchester County</b>		
NAME OF APPLICANT/SPONSOR		
<b>Sustainable Playland, Inc.</b>		
ADDRESS		
<b>P.O. Box 768</b>		
CITY/PO	STATE	ZIP CODE
<b>Rye</b>	<b>NY</b>	<b>10580</b>
BUSINESS TELEPHONE		
NAME OF OWNER (if different)		
<b>Westchester County</b>		
ADDRESS		
<b>148 Martine Avenue</b>		
CITY/PO	STATE	ZIP CODE
<b>White Plains</b>	<b>NY</b>	<b>10601</b>
BUSINESS TELEPHONE		
<b>(914) 995-2900</b>		
DESCRIPTION OF ACTION:		
<p><b>This project represents the first year of improvements in connection with a comprehensive multi-year improvement program for Playland Park. The program divides the park into various zones, including an Amusement Zone, a Beach Zone, a Field Zone, a Fountain Plaza Zone and a Shore Zone. The Year One Development Program encompasses the new Field Zone improvements as well as limited material improvements to the Amusement Zone and Fountain Plaza Zone.</b></p> <p><b>The Field Zone improvements include a state of the art indoor 95,000 square-foot field house with indoor sports courts (for soccer, field hockey, baseball, softball, football, lacrosse, volleyball, basketball and a golf lesson area in a fully climate-controlled facility with restrooms, meeting rooms and food service areas), and two multi-purpose outdoor artificial turf fields (lined for soccer, lacrosse and football) within the existing parking area, along with associated site work, including utilities, parking, circulation, lighting and landscaping. The new athletic facilities will broaden Playland's appeal as a recreation destination for athletics, tapping into excess demand in the region and also helping establish year round activity at Playland Park. Supporting documentation has been provided with this EAF.</b></p> <p><b>Year one improvements include restoration of two towers and a portion of the Colonnade in the Amusement Zone and the removal of the miniature golf attraction from the Fountain Plaza Zone. Since the restoration of existing structures would typically qualify as a Type II action and since the area of the miniature golf attraction, which is approximately 10,000 square feet, would merely be converted back to a plaza state with no other changes that could be assessed, this EAF focuses only on the Field Zone improvements.</b></p>		

Please Complete Each Question - Indicate N.A. if not applicable

### A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use:     Urban     Industrial     Commercial     Residential (suburban)     Rural (non-farm)  
                                   Forest     Agriculture     Other Westchester County Park

2. Total acreage of project area: 12.7 acres:

APPROXIMATE ACREAGE

PRESENTLY

AFTER COMPLETION

Meadow or Brushland (Non-agricultural)	<u>0.4</u> acres	<u>0</u> acres
Forested	<u>0</u> acres	<u>0</u> acres
Agricultural (includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Article 24, 25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, Buildings and Other Paved Surfaces ( <b>Parking Lot</b> )	<u>12.1</u> acres	<u>8.6</u> acres
Other (Indicate type) <b>Landscaping/Turf Sport Field</b>	<u>0.2/0</u> acres	<u>0.8/3.3</u> acres

3. What is predominant soil type(s) on project site? UF-Urban land; CrC Charlton-Chatfield complex, rolling, very rocky (Source: NRCS Custom Soil Report)
  - a. Soil drainage  Well drained 100 % of site  Moderately well drained \_\_\_\_\_ % of site  
 Poorly drained \_\_\_\_\_ % of site
  - b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres. (See 1 NYCRR 370)
4. Are there bedrock outcroppings on the project site?  Yes  No
  - a. What is depth to bedrock? ±8-57 (in feet) (Source: Geotechnical Investigation dated 04/24/2013)
5. Approximate percentage of proposed project site with slopes:  0-10% 100 %  10-15% \_\_\_\_\_ %  
 15% or greater \_\_\_\_\_ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?  Yes  No Source:
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No
8. What is the depth of the water table? ±5 (in feet) (Source: Geotechnical Investigation dated 04/24/2013)
9. Is site located over a primary, principal or sole source aquifer?  Yes  No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
 Yes  No According to The project site is paved parking area.  
 Identify each species \_\_\_\_\_
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
 Yes  No Describe N/A
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
 Yes  No If yes, explain The site is part of an actively used County Park known for its waterfront and amusement park amenities.
14. Does the present site include scenic views known to be important to the community?  
 Yes  No Views of the Long Island Sound
15. Streams within or contiguous to project area: None
  - a. Name of Stream and name of River to which it is tributary N/A
16. Lakes, ponds, wetland areas within or contiguous to project area:
  - a. Name Manursing (Playland) Lake and Long Island Sound are adjacent b. Size (In acres) 85  
(Manursing Lake)
17. Is the site served by existing public utilities?  Yes  No
  - a. If Yes, does sufficient capacity exist to allow connection?  Yes  No
  - b. If yes, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Market Law, Article 25-AA Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No (**Long Island Sound and County park CEA**)
20. Has the site ever been used for the disposal of solid or hazardous waste?  Yes  No

## B. Project Description

### 1. Physical dimensions and scale of project (fill in dimensions as appropriate)

- a. Total contiguous acreage owned or controlled by project sponsor approx. 115 acres  
b. Project acreage to be developed\* 12.7 acres initially; 12.7 acres ultimately.

(\*Redevelopment)

- c. Project acreage to remain undeveloped 0 acres.  
d. Length of project, in miles N/A (if appropriate)  
e. If the project is an expansion, indicate percent of expansion proposed N/A % (Enhancement)  
f. Number of off-street parking spaces existing 2191; proposed 1425  
g. Maximum vehicular trips generated per hour 456\* (upon completion of project)? \*Additional  
h. If residential: Number and type of housing units: N/A

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

i. Dimensions (in feet) of largest proposed structure 30-35 height; 260 width; 432 length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? 0 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 ton/cubic yards
3. Will disturbed areas be reclaimed?  Yes  No  N.A.
- a. If yes, for what intended purpose is the site being reclaimed? New structure, fields and landscaping
- b. Will topsoil be stockpiled for reclamation?  Yes  No
- c. Will upper subsoil be stockpiled for reclamation?  Yes  No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.4 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
 Yes  No
6. If single phased project: Anticipated period of construction 10 months, (including demolition).
7. If multi-phased: N/A
- a. Total number of phases anticipated \_\_\_\_\_ (number).
- b. Anticipated date of commencement phase 1 \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition).
- c. Approximate completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year.
- d. Is phase 1 functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No
9. Number of jobs generated: during construction 75-100; after project is complete 10 full-time; 70 part time
10. Number of jobs eliminated by this project 0
11. Will project require relocation of any projects or facilities?  Yes  No If yes, explain \_\_\_\_\_
12. Is surface liquid waste disposal involved?  Yes  No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount sanitary sewage (500 gpd)
- b. Name of water body into which effluent will be discharged Blind Brook WWTP to Long Island Sound
13. Is subsurface liquid waste disposal involved?  Yes  No Type \_\_\_\_\_
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
If yes, explain \_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain?  Yes  No
16. Will the project generate solid waste?  Yes  No
- a. If yes, what is the amount per month 7 (4 trash plus 3 recyclables) tons
- b. If yes, will an existing solid waste facility be used?  Yes  No
- c. If yes, give name Charles Point Resource Recovery Facility & Materials Recovery Facility;  
location Peekskill & Yonkers, NY
- d. Will any waste **not** go into a sewage disposal system or into a sanitary landfill?  Yes  No
- e. If Yes, explain See above.



17. Will the project involve the disposal of solid waste?  Yes  No  
 a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.  
 b. If yes, what is the anticipated site life? \_\_\_\_\_ years.
18. Will project use herbicides or pesticides?  Yes  No
19. Will project routinely produce odors (more than one hour per day?)  Yes  No
20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No
21. Will project result in an increase in energy use?  Yes  No  
 If yes, indicate type(s) Electric, gas
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day 500 gallons/day. Source: Water usage data from comparable facilities
24. Does project involve Local, State or Federal funding?  Yes  No  
 If yes, explain \_\_\_\_\_

**25. Approvals Required:**

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
City, Town, Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
<del>City, County Health Department</del>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Backflow Prevention:</u>	
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>Sanitary Main Relocation</u>	<u>TBD</u>
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Board of Legislators</u>	<u>TBD</u>
State Agencies (NYSDEC)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>SPDES</u>	<u>TBD</u>
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____

**C. Zoning and Planning Information**

1. Does proposed action involve a planning or zoning decision?  Yes  No  
 If yes, indicate decision required:  
 zoning amendment  zoning variance  special use permit  subdivision  site plan  
 new/revision of master plan  resource management plan  other \_\_\_\_\_
2. What is the zoning classification(s) of the site? N/A
3. What is the maximum potential development of the site if developed as permitted by the present zoning?  
N/A
4. What is the proposed zoning of the site? N/A
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
N/A
6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No N/A
7. What are the predominant land use(s) and zoning classification within a 1/4 mile radius of proposed action?  
The land within a 1/4 mile radius is predominately residential and park land. The zoning classifications are R-3, R-5, R-6 and C per City of Rye Zoning Code.
8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile?  Yes  No
9. If the proposed action is the subdivision of land, how many lots are proposed? N/A  
 a. What is the minimum lot size proposed? \_\_\_\_\_
10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
 a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No \_\_\_\_\_
12. Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No  
 a. If yes, is the existing road network adequate to handle the additional traffic?  Yes  No \_\_\_\_\_

**D. Informational Details**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

Supporting Documentation is attached.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name John Meyer Consulting, PC, Agent Date September 27, 2013

Signature  Title Project Manager

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

*f:\2013\13010\ef09-23-2013.doc\kar*

**Part 2-PROJECT IMPACTS AND THEIR MAGNITUDE  
Responsibility of Lead Agency**

**General Information (Read Carefully)**

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term and cumulative effects.

**Instructions (Read carefully)**

- Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- Identify that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in Part 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

**IMPACT ON LAND**

1 Will the proposed action result in a physical change to the project site?  
 NO  YES

**Examples** that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts: Conversion of approximately 5.5 acres of paved parking area into building and artificial turf fields.

2 Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)  NO  YES

• Specific land forms: \_\_\_\_\_  
 \_\_\_\_\_

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> YES <input type="checkbox"/> NO
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> YES <input type="checkbox"/> NO

**IMPACT ON WATER**

3 Will proposed action affect body designated as protected?  
(Under Articles 15,24,25 of the Environmental Conservation Law, ECL)  
 NO  YES

**Examples** that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: \_\_\_\_\_

4 Will proposed action affect any non-protected existing or new body of water?  
 NO  YES

**Examples** that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: \_\_\_\_\_

5 Will Proposed Action affect surface or groundwater quality or quantity?  
 NO  YES

**Examples** that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: \_\_\_\_\_

6 Will proposed action alter drainage flow or patterns, or surface water runoff?  
 NO  YES

**Examples** that would apply to column 2

- Proposed Action would change flood water flows.
- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: **The project is located within a Special Flood Hazard Area**

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
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**IMPACT ON AIR**

7 Will proposed action affect air quality?  NO  YES

**Examples** that would apply to column 2

- Proposed Action will induce 1,000 or more vehicle trips in any given hour. (**Maximum 456 vehicular trips per hour.**)
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
- Proposed action will allow an increase in the amount of land committed to industrial use.
- Proposed action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts: \_\_\_\_\_

**IMPACT ON PLANTS AND ANIMALS**

8 Will Proposed Action affect any threatened or endangered species?  NO  YES

**Examples** that would apply to column 2

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
- Removal of any portion of a critical or significant wildlife habitat.
- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
- Other impacts: \_\_\_\_\_

9 Will Proposed Action substantially affect non-threatened or non-endangered species?  NO  YES

**Examples** that would apply to column 2

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.
- Other impacts: \_\_\_\_\_

**IMPACT ON AGRICULTURAL LAND RESOURCES**

10 Will the Proposed Action affect agricultural land resources?  NO  YES

**Examples** that would apply to column 2

- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)
- Construction activity would excavate or compact the soil profile of agricultural land.
- The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.
- The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff)
- Other impacts: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
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**IMPACT ON AESTHETIC RESOURCES**

11 Will proposed action affect aesthetic resources?  NO  YES  
(If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

**Examples** that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project Components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: Construction of 95,000 square foot building in an area near residences, active park and shoreline

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

12 Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance?  NO  YES

**Examples** that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: \_\_\_\_\_

**IMPACT ON OPEN SPACE AND RECREATION**

13 Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

**Examples** that would apply to column 2  NO  YES

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: The project will provide additional recreational opportunities and facilities for park patrons

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS**

14 Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)?  NO  YES

List the environmental characteristics that caused the designation of the CEA.

**See Part 3.**

**Examples** that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
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**IMPACT ON TRANSPORTATION**

15 Will there be an effect to existing transportation systems?  
 NO  YES

**Examples** that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: **There will be an increase in traffic.**

**IMPACT ON ENERGY**

16 Will proposed action affect the community's sources of fuel or energy supply?  
 NO  YES

**Examples** that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: \_\_\_\_\_

**NOISE AND ODOR IMPACTS**

17 Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?  
 NO  YES

**Examples** that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: \_\_\_\_\_

**IMPACT ON PUBLIC HEALTH**

18 Will Proposed Action affect public health and safety?  
 NO  YES

**Examples** that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> YES	<input type="checkbox"/> NO

**IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD**

19 Will Proposed Action affect the character of the existing community?  
 NO  YES

**Examples** that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.).
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> YES <input type="checkbox"/> NO
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20 Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?  
 NO  YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

**Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS**

Responsibility of Lead Agency

**Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.**

**Instructions (If you need more space, attach additional sheets)**

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.



### **Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS**

Following are responses to items which were answered "yes" on Part 2 of this EAF. Please refer to the Supporting Documentation attached to this EAF for more information on these and other issues associated with the proposed action.

#### Impact on Land

Although the Field Zone improvements involve the modification of approximately five and a half acres of land, there will be no significant impact as the site is already developed and is currently comprised of paved surface parking. Trees and landscaping will be added to improve the existing hardscape.

#### Impact on Water

The project is not anticipated to have any impact on water resources. There will be no increase in stormwater runoff since the site is already impervious. The project will actually reduce impervious area. The project will include additional water quality best management practices to treat runoff generated from the new structures and reconfigured parking area, resulting in water quality improvements. A Stormwater Pollution Prevention Plan and Erosion and Sediment Control Plan will be prepared and a notice of intent filed as required by the general permit for stormwater discharges from construction activity under the State Pollutant Discharge Elimination System of the New York State Department of Environmental Conservation. The plans and project construction will meet all requirements of the general permit program, including compliance with the appropriate standards of the New York State Stormwater Management Design Manual and New York Standards and Specifications for Erosion and Sediment Control.

The project will involve the removal of a parking surface and the construction of a field house structure and two artificial turf athletic fields within a Zone AE Special Flood Hazard Area as shown on the current Flood Insurance Rate Maps for Westchester County, effective date of September 28, 2007. The structures will be built in accordance with the standards and requirements of the National Flood Insurance Program, which for non-residential structures will consist of flood-proofing the structure to two feet above the base flood elevation. Surrounding residential properties are located significantly higher in elevation than the subject site and not within a Special Flood Hazard Area.

#### Impact on Air

The project will generate additional traffic throughout the year. Maximum additional vehicle trips per hour is anticipated to be no greater than 456, which is substantially below the threshold that would be considered a potential large impact. As such, there will be no significant impact on air.

#### Impact on Aesthetic Resources

There will be no significant adverse aesthetic impact. The site is currently a large surface parking lot, with minimal landscaping. Although the new building will be larger than any of the buildings in the area, it will be shorter than the maintenance building to the west, as well as shorter than several of the amusement park rides to the east. Architecturally sensitive features and additional landscaping will enhance the existing site. Light impacts will not be significant, since the existing parking area is currently lit all night. The existing lighting will be improved with new lights that will be shielded to mitigate offsite impacts and fitted with timers to automatically turn off when the facility is closed. Only minimal safety and security lights will be kept on through the night. Retractable fencing will be used for the two new outdoor fields to further minimize visual impacts. The existing wooded area along the west side of the parking lot will not be impacted and will continue to serve as a buffer between the park and residences.

### Impact on Historic or Archaeological Resources

The project is located at Playland Amusement Park, which was placed on the National Register of Historic Places in 1980 and designated as a National Historic Landmark in 1987. The structures and activities planned will be in keeping with the active recreational uses of the existing park, which offers amusement rides and active recreational uses such as a swimming pool and beach area. Architectural design of the structures will be in keeping with and sensitive to the designs of the existing structures and facilities.

### Impact on Open Space and Recreation

The project will offer additional recreational opportunities and activities, broadening the appeal and increasing the value of Playland as a destination for active recreation.

### Impact on Critical Environmental Areas

In 1989, the County designated all County and State parklands as well as lands bordering the Long Island Sound shoreline as Critical Environmental Areas (CEAs). The parklands were designated for their recreational, educational, social, cultural and ecological values. The Long Island Sound shoreline was designated for its environmental, scenic and historic values. The project is located within both of these CEA designations, but it will not have a significant adverse impact on any of these values. The project is situated on the inland side of the amusement park and will not be visible or otherwise affect the shoreline. The proposed field improvements will not only be in keeping with the existing amusement park and recreational facilities, but will provide additional recreational facilities, enhancing the site as a destination for active recreational use.

### Impact on Transportation

A traffic study was conducted that considers not only the current project, but potential increases associated with other anticipated uses in the park. As more fully described in the supporting documentation, the study indicates that the existing road network has sufficient capacity to handle the anticipated additional traffic volumes and no off-site traffic improvements are recommended.

A parking analysis was also conducted, which considered the anticipated parking of needs of the entire park. As more fully described in the supporting documentation, there will be sufficient parking on most days. The allowance of parking along the site access driveway will accommodate the additional parking demands of the busier holidays. The only time that parking availability would be exceeded by demand is on the July 4<sup>th</sup>, which is typically the park's busiest day.

### Impact on Noise

The proposed facility will include the construction of a field house and two artificial turf athletic fields, which will be used year-round weather permitting. While this will create noise during parts of the year when the amusement park is not open, the improvements will also block noise from the amusement park during its operation. Any additional noise generated from the athletic fields is not considered significantly higher than ambient noise levels typical of an active recreation park.

**PLEASE NOTE THAT A DISC CONTAINING THE DOCUMENTS  
IN SUPPORT OF THE SEQR DETERMINATION ARE ON FILE IN THE OFFICE OF  
THE CLERK AND CHIEF ADMINISTRATOR OF THE BOARD OF LEGISLATORS**

**ACT NO. 2013-\_\_\_\_\_**

**AN ACT** approving the First Annual  
Playland Improvement Plan.

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

**Section 1.** The County of Westchester hereby approves the four projects noted below which are collectively referred to as the “First Annual Playland Improvement Plan”:

- The demolition/removal of miniature golf;
- The restoration/rebuilding of Towers 2 and 3 and their diagonal colonnade connection;
- The construction of an indoor facility of approximately 95,000 square feet to house indoor sport courts and turf fields as well as two outdoor turf fields; and
- Reconfiguration of the parking areas.

**§2.** This Act shall take effect immediately.