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.

<table>
<thead>
<tr>
<th>NAME OF ACTION</th>
<th>Playland Improvement Program – Year One</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION OF ACTION</td>
<td>(include Street Address, Municipality and County)</td>
</tr>
<tr>
<td>100 Playland Parkway, City of Rye, Westchester County</td>
<td></td>
</tr>
<tr>
<td>NAME OF APPLICANT/SPONSOR</td>
<td>Sustainable Playland, Inc.</td>
</tr>
<tr>
<td>ADDRESS</td>
<td></td>
</tr>
<tr>
<td>P.O. Box 768</td>
<td></td>
</tr>
<tr>
<td>CITY/PO</td>
<td>STATE</td>
</tr>
<tr>
<td>Rye</td>
<td>NY</td>
</tr>
<tr>
<td>BUSINESS TELEPHONE</td>
<td></td>
</tr>
<tr>
<td>NAME OF OWNER (if different)</td>
<td>Westchester County</td>
</tr>
<tr>
<td>ADDRESS</td>
<td></td>
</tr>
<tr>
<td>148 Martine Avenue</td>
<td></td>
</tr>
<tr>
<td>CITY/PO</td>
<td>STATE</td>
</tr>
<tr>
<td>White Plains</td>
<td>NY</td>
</tr>
<tr>
<td>BUSINESS TELEPHONE</td>
<td>(914) 995-2900</td>
</tr>
</tbody>
</table>

DESCRIPTION OF ACTION:
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.

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.

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.

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

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)
   - Soil drainage
     - Well drained 100% of site
     - Moderately well drained 0% of site
     - Poorly drained 0% of site
   - 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? **No**
   - What is depth to bedrock? **±5-7** (in feet) (Source: Geotechnical Investigation dated 04/24/2013)

5. Approximate percentage of proposed project site with slopes:
   - 0-10% 100% of site
   - 10-15% 0%
   - 15% or greater 0%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? **No**

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? **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? **No**

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? **No**

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? **No**
   - According to The project site is paved parking area.
   - Identify each species **N/A**

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations) **No**
   - Describe **N/A**

13. Is the project site presently used by the community or neighborhood as an open space or recreation area? **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? **No**
   - Views of the Long Island Sound

15. Streams within or contiguous to project area: **None**
   - 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:
   - Name _Manursing (Playland) Lake and Long Island Sound are adjacent_ (Manursing Lake)
   - Size (In acres) **35**

17. Is the site served by existing public utilities? **No**
   - If Yes, does sufficient capacity exist to allow connection? **No**
   - If Yes, will improvements be necessary to allow connection? **No**

18. Is the site located in an agricultural district certified pursuant to Agriculture and Market Law, Article 25-AA Section 303 and 304? **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? **No** (Long Island Sound and County park CEA)

20. Has the site ever been used for the disposal of solid or hazardous waste? **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 __________.
   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:

<table>
<thead>
<tr>
<th>City, Town, Village Board</th>
<th>Type</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>City, Town, Village Planning Board</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City, Town, Zoning Board</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City, County Health Department</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Local Agencies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Regional Agencies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Agencies (NYSDEC)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Federal Agencies</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 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 maximum potential development of the site if developed as permitted by the proposed zoning?** N/A
5. **Is the proposed action consistent with the recommended uses in adopted local land use plans?** □ Yes ✗ No
6. **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.
7. **Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile?** □ Yes ✗ No
8. **If the proposed action is the subdivision of land, how many lots are proposed?** N/A
   a. What is the minimum lot size proposed? ______________________
9. **Will proposed action require any authorization(s) for the formation of sewer or water districts?** □ Yes ✗ No
10. **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
11. **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.