

RESOLUTION 65 - 2025  
(BOND) ACT 118 - 2025

Reference RP02A

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of an amended bond act (the "Amended Bond Act"), in the total amount of \$58,789,000, which includes \$18,697,000 in previously authorized bonds of the County of Westchester (the "County"), to finance capital project RP02A Ice Casino Improvements II ("RP02A").

Your Committee is advised that the Bond Act, prepared by the law firm of Hawkins Delafield and Wood, LLP, would fund the cost of construction and construction management associated with the complete rehabilitation of the Ice Casino Building at Playland Park in Rye.

The Department of Parks, Recreation & Conservation (the "Department") has advised that the improvements to the Ice Casino will include structural rehabilitation of the facility's second floor Studio Rink, replacement of roofing over the Studio Rink, rehabilitation of the facility's locker room wing, replacement of roofing over the locker rooms, along with associated mechanical, electrical and ADA improvements. The project will also include restoration of the building's historic front façade, as well as rehabilitation of the building's rear and side façades.

Your Committee is advised that the Ice Casino is an integral contributing historic element of Playland Park and helps define Playland's landmark status. Furthermore, the structure is in dire need of exterior restoration along with structural, weather tightness and mechanical rehabilitation and upgrades in order to continue to serve the public.

Your Committee is further advised that design, which was performed by an outside consultant, is complete. It is estimated that construction will take twenty-eight (28) months to complete and will begin after award and execution of the construction contracts.

Your Committee notes that your Honorable Board has previously authorized the County to issue bonds in connection with RP02A, as follows: Bond Act No. 2022-30 in the amount of \$18,697,000, which financed the cost of design, construction and construction management associated with the first phase of the building improvements for the Ice Casino, as well as the cost of design for the second phase of the building improvements for the Ice Casino. \$1,355,472

in bonds have been issued under Bond Act No. 2022-30. Accordingly, authority of your Honorable Board is now requested to amend Bond Act No. 2022-30 to increase the initial amount authorized by \$40,092,000, for a new total authorized bonding amount of \$58,789,000.

Your Committee is advised that in addition to the amount financed under the Amended Bond Act, the County has received \$350,000 in Federal COVID-19 grant funding for this project.

The Planning Department has advised that RP02A would constitute a "Type I" Action under the State Environmental Quality Review Act and its implementing regulations 6 NYCRR, Part 617 ("SEQR"), which requires an appropriate environmental review. Your Committee has carefully considered the proposed legislation. It has reviewed the attached Full Environmental Assessment Form (Full EAF) and the criteria contained in Section 617.7 of Title 6 of the New York Codes, Rules and Regulations, the SEQR regulations, to identify the relevant areas of environmental concern. For the reasons set forth in the attached Full EAF, your Committee believes that the proposed action will not have any significant adverse impact on the environment and urges your Honorable Board to adopt the annexed resolution by which this Board would issue a Negative Declaration for this proposed action.

Your Committee is advised that an affirmative vote of two-thirds of the members of this Honorable Board is required in order to adopt the Amended Bond Act.

Your Committee has carefully considered the proposed Amended Bond Act and recommends approval thereof.

Dated: May 28<sup>th</sup>, 2025  
White Plains, New York

*Handwritten signatures:*  
James Zelen  
Sergey  
D. Williams  
John F. Wop  
sjpg/12-16-2025  
Manny & Bar

*Handwritten signatures:*  
Doris Dubach  
Sergey  
Manny & Bar

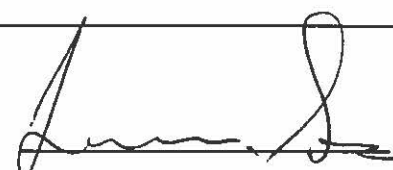
*Handwritten signatures:*  
Sergey  
James Zelen John F. Wop  
D. Williams  
Manny & Bar

Budget & Appropriations

Parks & Environment

Public Works & Transportation

# FISCAL IMPACT STATEMENT

|  |  |   |  |
|--|--|---|--|
| <b>CAPITAL PROJECT #:</b> <u>RP02A</u>   |  | <input type="checkbox"/> <b>NO FISCAL IMPACT PROJECTED</b>                            |  |
| <b>SECTION A - CAPITAL BUDGET IMPACT</b><br>To Be Completed by Budget  |  |   |  |
| <input checked="" type="checkbox"/> <b>GENERAL FUND</b>  | <input type="checkbox"/> <b>AIRPORT FUND</b>   | <input type="checkbox"/> <b>SPECIAL DISTRICTS FUND</b>                                |  |
| <b>Source of County Funds (check one):</b>   |  | <input checked="" type="checkbox"/> <b>Current Appropriations</b>                     |  |
|  |  | <input type="checkbox"/> <b>Capital Budget Amendment</b>                              |  |
| <b>SECTION B - BONDING AUTHORIZATIONS</b><br>To Be Completed by Finance  |  |   |  |
| <b>Total Principal</b>   | \$   | 58,789,000  | <b>PPU</b> 15 <b>Anticipated Interest Rate</b> 3.65% |
| <b>Anticipated Annual Cost (Principal and Interest):</b>   |  | \$  | 5,083,785  |
| <b>Total Debt Service (Annual Cost x Term):</b>  |  | \$  | 76,256,775   |
| <b>Finance Department:</b> Interest rates from April 16, 2025 Bond Buyer - ASBA  |  |   |  |
| <b>SECTION C - IMPACT ON OPERATING BUDGET</b> (exclusive of debt service)<br>To Be Completed by Submitting Department and Reviewed by Budget |  |   |  |
| <b>Potential Related Expenses (Annual):</b>  |  | \$  | -  |
| <b>Potential Related Revenues (Annual):</b>  |  | \$  | -  |
| <b>Anticipated savings to County and/or impact of department operations</b><br>(describe in detail for current and next four years):         |  |   |  |
| <hr/> <hr/>  |  |   |  |
| <b>SECTION D - EMPLOYMENT</b><br>As per federal guidelines, each \$92,000 of appropriation funds one FTE Job                                 |  |   |  |
| <b>Number of Full Time Equivalent (FTE) Jobs Funded:</b>   |  | 639   |  |
| <b>Prepared by:</b>  | <u>Robert C. Lopane, RLA</u>                   |   |  |
| <b>Title:</b>  | <u>Director of Development II - PRC Planni</u> |   |  |
| <b>Department:</b>   | <u>Parks, Recreation &amp; Conservation</u>    |   |  |
| <b>Date:</b>   | <u>4/16/25</u>                                 |   |  |
|  | <b>Reviewed By:</b>                            |  |  |
|  | <u>puu17/25</u><br><u>@ 4/17/25</u>            | <b>Budget Director</b>  |  |
|  | <b>Date:</b>                                   | <u>4/17/25</u>  |  |

**RESOLUTION NO. 2025 - 65**

**WHEREAS**, there is pending before this Honorable Board a Bond Act to authorize the County of Westchester (the “County”) to issue bonds in connection with capital project RP02A Ice Casino Improvements II (Unique ID# 2772) (the “Project”); and

**WHEREAS**, this Honorable Board has determined that the proposed Project would constitute an action under Article 8 of the Environmental Conservation Law, known as the State Environmental Quality Review Act (“SEQRA”); and

**WHEREAS**, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this project is classified as a “Type I” 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 is the only involved agency with discretionary authority for this action and, therefore, is assuming the role of Lead Agency; and

**WHEREAS**, in accordance with SEQRA and its implementing regulations, a Full Environmental Assessment Form has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

**WHEREAS**, this Honorable Board has carefully considered the proposed action and has reviewed the attached Full Environmental Assessment Form and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached Full Environmental Assessment Form, to determine if this proposed action will have a significant adverse impact on the environment.

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

**RESOLVED**, that based upon this Honorable Board’s review of the Full Environmental Assessment Form and the reasons set forth therein, this Board finds that there will



be no significant adverse impact on the environment in connection with the Project; and be it further


**RESOLVED**, the Clerk of the Board of Legislators is authorized and directed to sign the Determination of Significance in the Full Environmental Assessment Form, which is attached and made a part hereof, as responsible officer in Lead Agency; to issue this “Negative Declaration” on behalf of this Board in satisfaction of SEQRA; 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 this Resolution shall take effect immediately.



Memorandum  
Department of Planning

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

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

DATE: April 9, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT  
RP02A ICE CASINO IMPROVEMENTS II**

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The Planning Department has reviewed the above referenced project (Fact Sheet Unique ID: 2772) 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 a Type I action. The County is the only involved agency with discretionary authority and, therefore, must serve as lead agency. As such, a Full Environmental Assessment Form has been prepared for the project for consideration by the Board of Legislators.

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

DSK/cnm

Att.

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Lawrence Soule, Budget Director  
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  
Robert Lopane, Director of Program Development II – Park Planning (PRC)  
Dianne Vanadia, Associate Budget Director  
Susan Darling, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Principal Environmental Planner

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

|   |                         |                                      |
|---|-------------------------|--------------------------------------|
| Name of Action or Project:<br>Playland Ice Casino Improvements (RP02A)  |                         |                                      |
| Project Location (describe, and attach a general location map):<br>Playland Amusement Park, 100 Playland Parkway, Rye, Westchester County, New York   |                         |                                      |
| Brief Description of Proposed Action (include purpose or need):<br><br>The project provides for a comprehensive rehabilitation of the Ice Casino building. Interior renovations will include lighting, walls, ceilings, windows, restrooms, locker rooms, lobby, dining and lounge areas, replacement of the elevator, and installation of a new elevator which will allow access to the third floor. It will also provide for the replacement of the ice mats and dasher boards in the Main Rink, Studio Rink, and Beginner Rink as well as replacement of the refrigeration system including the chillers, piping, and controls. Utility improvements include replacement of HVAC units, upgrading of all mechanical, electrical, plumbing, communication, and security systems. Exterior work will include facade restoration and roof replacements. A 2,770 square-foot, one-story addition with a 325 square-foot covered loading dock is also proposed on the north side of the casino to house a generator and other mechanical equipment that are currently exposed to the elements. Approximately 800 square feet of new asphalt pavement will be added next to the addition as well as repaving of approximately 7,700 square feet of existing asphalt pavement on this side of the building. |                         |                                      |
| Name of Applicant/Sponsor:<br>County of Westchester   | Telephone: 914-995-2800 |                                      |
| Address: 148 Martine Avenue   |                         | E-Mail:                              |
| City/PO: White Plains   | State: NY               | Zip Code: 10601                      |
| Project Contact (if not same as sponsor; give name and title/role):<br>David S. Kvinge, Assistant Commissioner  | Telephone: 914-995-4400 |                                      |
| Address:<br>148 Martine Avenue, Room 432  |                         | E-Mail: dsk2@westchestercountyny.gov |
| City/PO:<br>White Plains  | State:<br>NY            | Zip Code:<br>10601                   |
| Property Owner (if not same as sponsor):  | Telephone:              |                                      |
| Address:  |                         | E-Mail:                              |
| City/PO:  | State:                  | Zip Code:                            |

## B. Government Approvals

### B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity   | If Yes: Identify Agency and Approval(s) Required  | Application Date (Actual or projected)                              |
|---|---|---|
| a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees |   |   |
| b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission     |   |   |
| c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals          |   |   |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                   |   |   |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | Westchester Co. Board of Legislators (funding)<br>Westchester Co. PRC Board (tree review) | Spring 2025   |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                      |   |   |
| g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | NYS Office of Parks, Recreation and Historic Preservation (SHPO consultation)             | No concern response 12/23/2024                                      |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                       |   |   |
| i. Coastal Resources.   |   |   |
| i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?                         |   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?                      |   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area?  |   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

## C. Planning and Zoning

|  |  |
|--|--|
| <b>C.1. Planning and zoning actions.</b>   |  |
| Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                    |  |
| <ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>  |  |
| <b>C.2. Adopted land use plans.</b>  |  |
| a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |
| b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |  |
| If Yes, identify the plan(s):<br><u>Local Waterfront Revitalization Plan, Greenway Community</u>   |  |
| c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |
| If Yes, identify the plan(s):<br>_____<br>_____<br>_____   |  |

|  |   |
|--|---|
| <b>C.3. Zoning</b>   |   |
| a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.<br>If Yes, what is the zoning classification(s) including any applicable overlay district?<br><u>WR - Waterfront Recreation</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| b. Is the use permitted or allowed by a special or conditional use permit?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| c. Is a zoning change requested as part of the proposed action?<br>If Yes,<br>i. What is the proposed new zoning for the site? _____   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <b>C.4. Existing community services.</b>   |   |
| a. In what school district is the project site located? <u>Rye City School District</u>  |   |
| b. What police or other public protection forces serve the project site?<br><u>Westchester County Public Safety and Rye City Police</u>  |   |
| c. Which fire protection and emergency medical services serve the project site?<br><u>Rye Fire Department; Port Chester/Rye/Rye Brook EMS</u>  |   |
| d. What parks serve the project site?<br><u>N/A. The facility is part of the County's park system.</u>   |   |

#### D. Project Details

|  |                     |
|--|---------------------|
| <b>D.1. Proposed and Potential Development</b>   |                     |
| a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Recreation</u>                                |                     |
| b. a. Total acreage of the site of the proposed action?  | <u>+/-2</u> acres   |
| b. Total acreage to be physically disturbed?   | <u>+/-0.3</u> acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   | <u>+/-313</u> acres |
| c. Is the proposed action an expansion of an existing project or use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |                     |
| i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % <u>0.03</u> Units: _____                        |                     |
| d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                     |
| If Yes,<br>i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____   |                     |
| ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No  |                     |
| iii. Number of lots proposed? _____  |                     |
| iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____  |                     |
| e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                     |
| i. If No, anticipated period of construction: <u>18</u> months   |                     |
| ii. If Yes:  |                     |
| • Total number of phases anticipated _____   |                     |
| • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year   |                     |
| • Anticipated completion date of final phase _____ month _____ year  |                     |
| • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____<br>_____<br>_____ |                     |

|   |                   |                   |                     |                                       |
|---|-------------------|-------------------|---------------------|---------------------------------------|
| f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes, show numbers of units proposed. |                   |                   |                     |                                       |
|   | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
| Initial Phase   | _____             | _____             | _____               | _____                                 |
| At completion of all phases   | _____             | _____             | _____               | _____                                 |

|   |  |
|---|--|
| g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes,  |  |
| i. Total number of structures <u>1</u><br>ii. Dimensions (in feet) of largest proposed structure: <u>21.85'</u> height; <u>55.2'</u> width; and <u>55.2'</u> length<br>iii. Approximate extent of building space to be heated or cooled: <u>3,050</u> square feet |  |

|  |  |
|--|--|
| h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes,   |  |
| i. Purpose of the impoundment: _____<br>ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____<br>iii. If other than water, identify the type of impounded/contained liquids and their source. _____<br>iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres<br>v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length<br>vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ |  |

**D.2. Project Operations**

|   |  |
|---|--|
| a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)<br>If Yes:  |  |
| i. What is the purpose of the excavation or dredging? _____<br>ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?<br>• Volume (specify tons or cubic yards): _____<br>• Over what duration of time? _____<br>iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.<br>_____<br>_____<br>iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If yes, describe. _____<br>_____<br>v. What is the total area to be dredged or excavated? _____ acres<br>vi. What is the maximum area to be worked at any one time? _____ acres<br>vii. What would be the maximum depth of excavation or dredging? _____ feet<br>viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>ix. Summarize site reclamation goals and plan: _____<br>_____<br>_____ |  |

|  |  |
|--|--|
| b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes: |  |
| i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____<br>_____<br>_____  |  |

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?

☐ Yes ☒ No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☐ No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 7,650 (no increase) gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Sanitary wastewater only; there will be no industrial wastewater discharge as a result of the renovations.

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Blind Brook Water Resource Recovery Facility
- Name of district: Blind Brook Sanitary Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No



|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Will a line extension within an existing district be necessary to serve the project? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>  |  |
| <p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>   |  |
| <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>   |  |
| <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>The proposed renovations do not include plans to capture, recycle or reuse liquid waste</p> <p>_____</p>  |  |
| <p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or <u>0.07</u> acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or <u>143</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Additional roof runoff from building addition and surface runoff from additional asphalt pavement.</u></p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p><u>Stormwater runoff shall be directed to existing on-site storm water management facility/structures.</u></p> <p>_____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>_____</li> <li>• Will stormwater runoff flow to adjacent properties? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul> |  |
| <p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>   |  |
| <p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>  |  |
| <p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>  |  |



|   |   |  |   |
|---|---|--|---|
| <p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>   |   |  |   |
| <p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>  |   |  |   |
| <p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend<br/> <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> |   |  |   |
| <p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____<br/> 1776 kVa</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):<br/> Via local utility.</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>   |   |  |   |
| <p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:30 AM - 4:00 PM</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 9:30 AM - 4:00 PM</li> <li>• Saturday: _____ 9:30-12:00 AM</li> <li>• Sunday: _____ 9:30 AM - 4:00 PM</li> <li>• Holidays: _____ 9:30 AM - 4:00 PM</li> </ul> </td> </tr> </table>   |   | <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:30 AM - 4:00 PM</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> | <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 9:30 AM - 4:00 PM</li> <li>• Saturday: _____ 9:30-12:00 AM</li> <li>• Sunday: _____ 9:30 AM - 4:00 PM</li> <li>• Holidays: _____ 9:30 AM - 4:00 PM</li> </ul> |
| <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:30 AM - 4:00 PM</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>  | <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 9:30 AM - 4:00 PM</li> <li>• Saturday: _____ 9:30-12:00 AM</li> <li>• Sunday: _____ 9:30 AM - 4:00 PM</li> <li>• Holidays: _____ 9:30 AM - 4:00 PM</li> </ul> |  |   |

|   |  |
|---|--|
| <p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Construction of the addition and exterior improvements may contribute some additional noise, most notably during winter when the amusement park is closed, but this will be very temporary; most work is internal. Noise during operations will decrease due to the enclosure of the generator and chillers.</p>   |  |
| <p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: No, the proposed action does not remove natural barriers that could act as a noise barrier or screen. A new screen is being incorporated into the new addition to mask rooftop equipment.</p>   |  |
| <p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Lighting is replacement in kind with more efficient fixtures. Exterior lighting is around the perimeter of the building, spaced no more than 70 feet apart, and above egress doors at 10 feet above grade. Lighting will be full cutoff and is greater than 100 feet from nearest occupied structure.</p>  |  |
| <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: Three large trees will be removed to accommodate the exterior improvements. They are located between existing park facilities on the north side of the ice casino and would offer only overhead screening.</p>  |  |
| <p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p>   |  |
| <p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored Diesel</p> <p>ii. Volume(s) 1232 gal. per unit time 6 months (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities:</p> <p>The proposed fuel storage would be located in the emergency generator sub-base tank (part of generator assembly). Old generator tank will be removed.</p>  |  |
| <p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p>  |  |
| <p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>   |  |
| <p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: 400 tons per year (one time total) (unit of time)</li> <li>• Operation: no change tons per (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: Separation of reinforcing steel for recycling.</li> <li>• Operation: The park facility provides for the recycling of paper/cardboard and commingled glass/plastic/metal containers.</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: Concrete is recycled into subbase; asphalt is recycled at an asphalt plant; everything else is disposed of at a landfill.</li> <li>• Operation: Park refuse is taken to the County's Resource Recovery Facility in Peekskill. Recyclable materials are taken to the County's Material Recovery Facility in Yonkers.</li> </ul> |  |

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

## E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☒ Aquatic ☒ Other (specify): Recreational

ii. If mix of uses, generally describe:

The ice casino is within a County park, bordering the Long Island Sound.

b. Land uses and covertypes on the project site.

| Land use or Covertypes   | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces                               | 1.92            | 1.99                             | +0.07              |
| • Forested   | 0               | 0                                | 0                  |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0.08            | 0.01                             | -0.07              |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        | 0               | 0                                | 0                  |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           | 0               | 0                                | 0                  |
| • Wetlands (freshwater or tidal)   | 0               | 0                                | 0                  |
| • Non-vegetated (bare rock, earth or fill)   | 0               | 0                                | 0                  |
| • Other Describe: _____  |                 |                                  |                    |

c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No  
i. If Yes: explain: Ice skating rink is open to the public and available for rent by school and local hockey teams

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam? ☐ Yes ☒ No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No  
If Yes:  
i. Has the facility been formally closed? ☐ Yes ☐ No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes ☐ No  
☒ Yes – Spills Incidents database Provide DEC ID number(s): 9003947 (1992); 9501217 (1995)  
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
☐ Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
#9003947 - #2 fuel oil spill - closed 1992. #9501217 - unknown petroleum - closed 1995.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 10 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

|                                      |       |       |
|--------------------------------------|-------|-------|
| Urban Land (Uf)                      | _____ | 100 % |
| Fill and sand over glacial till      | _____ | %     |
| (52% sand, 38% fines, 27% fine sand) | _____ | %     |

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 4 feet

e. Drainage status of project site soils: ☐ Well Drained: \_\_\_\_\_ % of site Undefined  
☐ Moderately Well Drained: \_\_\_\_\_ % of site  
☐ Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: \_\_\_\_\_ 100 % of site  
☐ 10-15%: \_\_\_\_\_ % of site  
☐ 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No  
 If Yes, describe: \_\_\_\_\_

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h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? (EAF Mapper generated this answer, but no wetlands or waterbodies actually in project site.) ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No  
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

|                                     |                                     |                                      |
|-------------------------------------|-------------------------------------|--------------------------------------|
| • Streams:                          | Name _____                          | Classification _____                 |
| • Lakes or Ponds:                   | Name _____                          | Classification _____                 |
| • Wetlands:                         | Name Tidal Wetlands, Federal Waters | Approximate Size (Long Island Sound) |
| • Wetland No. (if regulated by DEC) | _____                               |                                      |

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

|  |   |   |  |   |   |
|--|---|---|--|---|---|
| <p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Urban wildlife commonly seen on developed sites, such as squirrel, chipmunk, raccoon. Also deer.</td> <td style="width: 33%; border-bottom: 1px solid black;">Various birds, including: Waterfowl (Canada Goose, various ducks); Shore birds (various gulls);</td> <td style="width: 33%; border-bottom: 1px solid black;">Red-tailed hawk; European Starling; and various Sparrows.</td> </tr> </table>            |   |   | Urban wildlife commonly seen on developed sites, such as squirrel, chipmunk, raccoon. Also deer. | Various birds, including: Waterfowl (Canada Goose, various ducks); Shore birds (various gulls); | Red-tailed hawk; European Starling; and various Sparrows. |
| Urban wildlife commonly seen on developed sites, such as squirrel, chipmunk, raccoon. Also deer.   | Various birds, including: Waterfowl (Canada Goose, various ducks); Shore birds (various gulls); | Red-tailed hawk; European Starling; and various Sparrows. |  |   |   |
| <p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul> |   |   |  |   |   |
| <p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Common Tern [The project is within the developed area of the amusement park; it contains no habitat for the Common Tern.]</p>   |   |   |  |   |   |
| <p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing: _____</p>   |   |   |  |   |   |
| <p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>This project will have no effect to the fishing activities on the pier.</p>  |   |   |  |   |   |
| <p><b>E.3. Designated Public Resources On or Near Project Site</b></p>   |   |   |  |   |   |
| <p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>  |   |   |  |   |   |
| <p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>   |   |   |  |   |   |
| <p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>   |   |   |  |   |   |
| <p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: Long Island Sound, County &amp; State Park Lands</p> <p>ii. Basis for designation: Exceptional or unique character</p> <p>iii. Designating agency and date: Agency: Westchester County, Date: 1-31-90</p>   |   |   |  |   |   |

e. 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? ☒ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District

ii. Name: Eligible property: Ice Casino, Playland Amusement Park

iii. Brief description of attributes on which listing is based:  
Entertainment/Recreation - first planned amusement park in the country. Architectural - Art Deco style/designed by Walker and Gillette.

f. 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? ☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☒ Yes ☐ No

If Yes:

i. Describe possible resource(s): High to moderate potential for prehistoric and historic resources for overall park.

ii. Basis for identification: Phase IA (Tracker Archaeology Services, 1998)

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: Long Island Sound shoreline

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): County park, waterfront scenic views.

iii. Distance between project and resource: 0 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? ☐ Yes ☐ No

#### F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

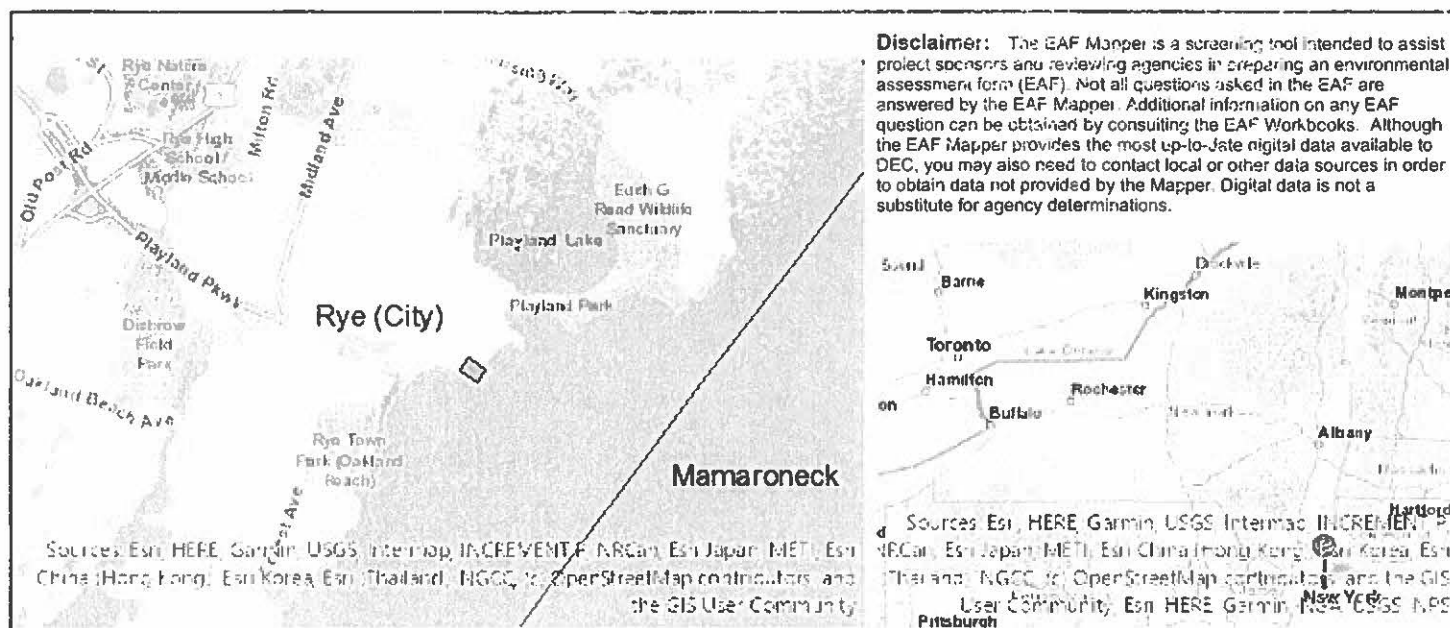
#### G. Verification

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

Applicant/Sponsor Name County of Westchester Date April 9, 2025

Signature  Title Assistant Commissioner of Planning





|  |   |
|--|---|
| B.i.i [Coastal or Waterfront Area]   | Yes   |
| B.i.ii [Local Waterfront Revitalization Area]                                      | Yes   |
| C.2.b. [Special Planning District]   | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.  |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History]           | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.  |
| E.1.h.i [DEC Spills or Remediation Site - Listed]                                  | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.  |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.  |
| E.1.h.iii [Within 2,000' of DEC Remediation Site]                                  | No  |
| E.2.g [Unique Geologic Features]   | No  |
| E.2.h.i [Surface Water Features]   | Yes   |
| E.2.h.ii [Surface Water Features]  | Yes   |
| E.2.h.iii [Surface Water Features]   | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.iv [Surface Water Features - Wetlands Name]                                  | Tidal Wetlands, Federal Waters  |
| E.2.h.v [Impaired Water Bodies]  | No  |
| E.2.i. [Floodway]  | No  |
| E.2.j. [100 Year Floodplain]   | Yes   |
| E.2.k. [500 Year Floodplain]   | No  |
| E.2.l. [Aquifers]  | No  |
| E.2.n. [Natural Communities]   | No  |
| E.2.o. [Endangered or Threatened Species]  | Yes   |



|   |   |
|---|---|
| E.2.o. [Endangered or Threatened Species - Common Tern Name]                            |   |
| E.2.p. [Rare Plants or Animals]   | No  |
| E.3.a. [Agricultural District]  | No  |
| E.3.c. [National Natural Landmark]  | No  |
| E.3.d [Critical Environmental Area]   | Yes   |
| E.3.d [Critical Environmental Area - Name]  | Long Island Sound, County & State Park Lands  |
| E.3.d.ii [Critical Environmental Area - Reason]   | Exceptional or unique character   |
| E.3.d.iii [Critical Environmental Area – Date and Agency]                               | Agency:Westchester County, Date:1-31-90   |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites]          | Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook. |
| E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name] | Eligible property:Ice Casino, Playland Amusement Park   |
| E.3.f. [Archeological Sites]  | Yes   |
| E.3.i. [Designated River Corridor]  | No  |

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

| Agency Use Only (If applicable) |  |
|---------------------------------|--|
| Project:                        | Playland Ice Casino Improvements (RP02A) |
| Date:                           | Apr. 2023                                |

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewers(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

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

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

| <b>1. Impact on Land</b><br>Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)<br><i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i> <div style="float: right; text-align: right;"> <input type="checkbox"/> NO      <input checked="" type="checkbox"/> YES </div> |                                   |  |   |
|--|-----------------------------------|--|---|
|  | Relevant<br>Part I<br>Question(s) | No, or<br>small<br>impact<br>may occur | Moderate<br>to large<br>impact may<br>occur |
| a. The proposed action may involve construction on land where depth to water table is less than 3 feet.  | E2d                               | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| b. The proposed action may involve construction on slopes of 15% or greater.   | E2f                               | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.   | E2a                               | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.   | D2a                               | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| e. The proposed action may involve construction that continues for more than one year or in multiple phases.   | D1e                               | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).  | D2e, D2q                          | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area.  | B1i                               | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| h. Other impacts: _____<br>_____   |                                   | <input type="checkbox"/>               | <input type="checkbox"/>                    |

| <b>2. Impact on Geological Features</b><br>The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES<br><i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i> |                             |                               |                                    |
|---|-----------------------------|-------------------------------|------------------------------------|
|   | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. Identify the specific land form(s) attached: _____   | E2g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark.<br>Specific feature: _____   | E3c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. Other impacts: _____   |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

| <b>3. Impacts on Surface Water</b><br>The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES<br><i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i> |                             |                               |                                    |
|--|-----------------------------|-------------------------------|------------------------------------|
|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may create a new water body.  | D2b, D1h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.   | D2b                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.  | D2a                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.   | E2h                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.  | D2a, D2h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.   | D2c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).   | D2d                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.   | D2e                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.   | E2h                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| j. The proposed action may involve the application of pesticides or herbicides in or around any water body.  | D2q, E2h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.   | D1a, D2d                    | <input type="checkbox"/>      | <input type="checkbox"/>           |

|                                  |  |                          |                          |
|----------------------------------|--|--------------------------|--------------------------|
| 1. Other impacts: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

| <b>4. Impact on groundwater</b><br>The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.<br>(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)<br><i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i> |                             |  |                                    |
|---|-----------------------------|--|------------------------------------|
|   |                             | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES       |
|   | Relevant Part I Question(s) | No, or small impact may occur          | Moderate to large impact may occur |
| a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.  | D2c                         | <input type="checkbox"/>               | <input type="checkbox"/>           |
| b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.<br>Cite Source: _____  | D2c                         | <input type="checkbox"/>               | <input type="checkbox"/>           |
| c. The proposed action may allow or result in residential uses in areas without water and sewer services.   | D1a, D2c                    | <input type="checkbox"/>               | <input type="checkbox"/>           |
| d. The proposed action may include or require wastewater discharged to groundwater.   | D2d, E2l                    | <input type="checkbox"/>               | <input type="checkbox"/>           |
| e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.   | D2c, E1f, E1g, E1h          | <input type="checkbox"/>               | <input type="checkbox"/>           |
| f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.  | D2p, E2l                    | <input type="checkbox"/>               | <input type="checkbox"/>           |
| g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.  | E2h, D2q, E2l, D2c          | <input type="checkbox"/>               | <input type="checkbox"/>           |
| h. Other impacts: _____<br>_____  |                             | <input type="checkbox"/>               | <input type="checkbox"/>           |

| <b>5. Impact on Flooding</b><br>The proposed action may result in development on lands subject to flooding.<br>(See Part 1. E.2)<br><i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i> |                             |                                     |   |
|---|-----------------------------|-------------------------------------|---|
|   |                             | <input type="checkbox"/> NO         | <input checked="" type="checkbox"/> YES |
|   | Relevant Part I Question(s) | No, or small impact may occur       | Moderate to large impact may occur      |
| a. The proposed action may result in development in a designated floodway.  | E2i                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| b. The proposed action may result in development within a 100 year floodplain.  | E2j                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/>     |
| c. The proposed action may result in development within a 500 year floodplain.  | E2k                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| d. The proposed action may result in, or require, modification of existing drainage patterns.   | D2b, D2e                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| e. The proposed action may change flood water flows that contribute to flooding.  | D2b, E2i, E2j, E2k          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?  | E1e                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |

|                         |                          |                          |
|-------------------------|--------------------------|--------------------------|
| g. Other impacts: _____ | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------|--------------------------|--------------------------|

| <b>6. Impacts on Air</b><br>The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES<br>(See Part 1. D.2.f., D.2.h, D.2.g)<br><i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>   |  |  |  |
|---|--|--|--|
|   | Relevant Part I Question(s)            | No, or small impact may occur  | Moderate to large impact may occur   |
| a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:<br>i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )<br>ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)<br>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)<br>iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )<br>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions<br>vi. 43 tons/year or more of methane | D2g<br>D2g<br>D2g<br>D2g<br>D2g<br>D2h | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
| b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.  | D2g                                    | <input type="checkbox"/>   | <input type="checkbox"/>   |
| c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.   | D2f, D2g                               | <input type="checkbox"/>   | <input type="checkbox"/>   |
| d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.  | D2g                                    | <input type="checkbox"/>   | <input type="checkbox"/>   |
| e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.   | D2s                                    | <input type="checkbox"/>   | <input type="checkbox"/>   |
| f. Other impacts: _____   |  | <input type="checkbox"/>   | <input type="checkbox"/>   |

| <b>7. Impact on Plants and Animals</b><br>The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES<br><i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i> |                             |                                     |                                    |
|---|-----------------------------|-------------------------------------|------------------------------------|
|   | Relevant Part I Question(s) | No, or small impact may occur       | Moderate to large impact may occur |
| a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.                                   | E2o                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.   | E2o                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.                  | E2p                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.   | E2p                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |

|   |     |                                     |                          |
|---|-----|-------------------------------------|--------------------------|
| e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.                               | E3c | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.<br>Source: _____                                  | E2n | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.              | E2m | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.<br>Habitat type & information source: _____ | E1b | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.  | D2q | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Other impacts: Three trees in excess of 30 inches DBH will be removed on the north side of the building to accommodate the addition and pavement improvements.<br>_____                  |     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)  
If "Yes", answer questions a - h. If "No", move on to Section 9.

☒ NO

☐ YES

|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|--|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.   | E2c, E3b                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).  | E1a, E1b                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.   | E3b                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. | E1b, E3a                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may disrupt or prevent installation of an agricultural land management system.  | E1 a, E1b                   | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.   | C2c, C3, D2c, D2d           | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.   | C2c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other impacts: _____  |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

| <b>9. Impact on Aesthetic Resources</b><br>The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)<br><i>If "Yes", answer questions a - g. If "No", go to Section 10.</i> |                             |  |  |
|--|-----------------------------|--|--|
|  |                             | <input checked="" type="checkbox"/> NO               | <input type="checkbox"/> YES                         |
|  | Relevant Part I Question(s) | No, or small impact may occur                        | Moderate to large impact may occur                   |
| a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.  | E3h                         | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.  | E3h, C2b                    | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| c. The proposed action may be visible from publicly accessible vantage points:<br>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)<br>ii. Year round   | E3h                         | <input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:<br>i. Routine travel by residents, including travel to and from work<br>ii. Recreational or tourism based activities   | E3h<br>E2q,<br>E1c          | <input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.   | E3h                         | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| f. There are similar projects visible within the following distance of the proposed project:<br>0-1/2 mile<br>1/2 -3 mile<br>3-5 mile<br>5+ mile   | D1a, E1a,<br>D1f, D1g       | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| g. Other impacts: _____  |                             | <input type="checkbox"/>                             | <input type="checkbox"/>                             |

| <b>10. Impact on Historic and Archeological Resources</b><br>The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)<br><i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>   |                             |                                     |   |
|---|-----------------------------|-------------------------------------|---|
|   |                             | <input type="checkbox"/> NO         | <input checked="" type="checkbox"/> YES |
|   | Relevant Part I Question(s) | No, or small impact may occur       | Moderate to large impact may occur      |
| a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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. | E3e                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/>     |
| b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.  | E3f                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/>     |
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.<br>Source: _____   | E3g                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |



|  |                            |                                     |                          |
|--|----------------------------|-------------------------------------|--------------------------|
| d. Other impacts: _____  |                            | <input type="checkbox"/>            | <input type="checkbox"/> |
| If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:  |                            |                                     |                          |
| i. The proposed action may result in the destruction or alteration of all or part of the site or property.   | E3e, E3g, E3f              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. The proposed action may result in the alteration of the property's setting or integrity.   | E3e, E3f, E3g, E1a, E1b    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting. | E3e, E3f, E3g, E3h, C2, C3 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|  |                                    |                                      |   |
|--|------------------------------------|--------------------------------------|---|
| <b>11. Impact on Open Space and Recreation</b><br>The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.<br>(See Part 1. C.2.c, E.1.c., E.2.q.)<br>If "Yes", answer questions a - e. If "No", go to Section 12. |                                    |                                      |   |
|  |                                    | <input type="checkbox"/> NO          | <input checked="" type="checkbox"/> YES   |
|  | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.  | D2e, E1b, E2h, E2m, E2o, E2n, E2p  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| b. The proposed action may result in the loss of a current or future recreational resource.  | C2a, E1c, C2c, E2q                 | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| c. The proposed action may eliminate open space or recreational resource in an area with few such resources.   | C2a, C2c, E1c, E2q                 | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| d. The proposed action may result in loss of an area now used informally by the community as an open space resource.   | C2c, E1c                           | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| e. Other impacts: <u>Temporary closure for at least one ice skating season.</u>  |                                    | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |

|  |                                    |                                      |   |
|--|------------------------------------|--------------------------------------|---|
| <b>12. Impact on Critical Environmental Areas</b><br>The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)<br>If "Yes", answer questions a - c. If "No", go to Section 13. |                                    |                                      |   |
|  |                                    | <input type="checkbox"/> NO          | <input checked="" type="checkbox"/> YES   |
|  | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.   | E3d                                | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.  | E3d                                | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |
| c. Other impacts: _____  |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |



| <b>13. Impact on Transportation</b><br>The proposed action may result in a change to existing transportation systems.<br>(See Part 1. D.2.j)<br><i>If "Yes", answer questions a - f. If "No", go to Section 14.</i> |                                   |  |   |
|---|-----------------------------------|--|---|
|   |                                   | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES                |
|   | Relevant<br>Part I<br>Question(s) | No, or<br>small<br>impact<br>may occur | Moderate<br>to large<br>impact may<br>occur |
| a. Projected traffic increase may exceed capacity of existing road network.   | D2j                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.   | D2j                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| c. The proposed action will degrade existing transit access.  | D2j                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations.  | D2j                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| e. The proposed action may alter the present pattern of movement of people or goods.  | D2j                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| f. Other impacts: _____   |                                   | <input type="checkbox"/>               | <input type="checkbox"/>                    |

| <b>14. Impact on Energy</b><br>The proposed action may cause an increase in the use of any form of energy.<br>(See Part 1. D.2.k)<br><i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>   |                                   |  |   |
|--|-----------------------------------|--|---|
|  |                                   | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES                |
|  | Relevant<br>Part I<br>Question(s) | No, or<br>small<br>impact<br>may occur | Moderate<br>to large<br>impact may<br>occur |
| a. The proposed action will require a new, or an upgrade to an existing, substation.   | D2k                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| b. The 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 commercial or industrial use. | D1f,<br>D1q, D2k                  | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.  | D2k                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.  | D1g                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| e. Other Impacts: _____  |                                   |  |   |

| <b>15. Impact on Noise, Odor, and Light</b><br>The proposed action may result in an increase in noise, odors, or outdoor lighting.<br>(See Part 1. D.2.m., n., and o.)<br><i>If "Yes", answer questions a - f. If "No", go to Section 16.</i> |                                   |  |   |
|---|-----------------------------------|--|---|
|   |                                   | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES                |
|   | Relevant<br>Part I<br>Question(s) | No, or<br>small<br>impact<br>may occur | Moderate<br>to large<br>impact may<br>occur |
| a. The proposed action may produce sound above noise levels established by local regulation.  | D2m                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.  | D2m, E1d                          | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| c. The proposed action may result in routine odors for more than one hour per day.  | D2o                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |

|   |          |                          |                          |
|---|----------|--------------------------|--------------------------|
| d. The proposed action may result in light shining onto adjoining properties.                           | D2n      | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: _____   |          | <input type="checkbox"/> | <input type="checkbox"/> |

|  |                                    |  |   |
|--|------------------------------------|--|---|
| <b>16. Impact on Human Health</b><br>The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part I.D.2.q., E.1. d. f. g. and h.)<br><i>If "Yes", answer questions a - m. If "No", go to Section 17.</i> |                                    |  |   |
|  |                                    | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES              |
|  | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b>   | <b>Moderate to large impact may occur</b> |
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.  | E1d                                | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| b. The site of the proposed action is currently undergoing remediation.  | E1g, E1h                           | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.  | E1g, E1h                           | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).  | E1g, E1h                           | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.  | E1g, E1h                           | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.  | D2t                                | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| g. The proposed action involves construction or modification of a solid waste management facility.   | D2q, E1f                           | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| h. The proposed action may result in the unearthing of solid or hazardous waste.   | D2q, E1f                           | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.   | D2r, D2s                           | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.   | E1f, E1g<br>E1h                    | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.  | E1f, E1g                           | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| l. The proposed action may result in the release of contaminated leachate from the project site.   | D2s, E1f,<br>D2r                   | <input type="checkbox"/>               | <input type="checkbox"/>                  |
| m. Other impacts: _____  |                                    |  |   |

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
(See Part 1. C.1, C.2. and C.3.)

☒ NO☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

|  | Relevant Part I Question(s)       | No, or small impact may occur | Moderate to large impact may occur |
|--|-----------------------------------|-------------------------------|------------------------------------|
| a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).                                | C2, C3, D1a<br>E1a, E1b           | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.                     | C2                                | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action is inconsistent with local land use plans or zoning regulations.  | C2, C2, C3                        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans.  | C2, C2                            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure. | C3, D1c,<br>D1d, D1f,<br>D1d, E1b | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.                       | C4, D2c, D2d<br>D2j               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)                    | C2a                               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other: _____  |                                   | <input type="checkbox"/>      | <input type="checkbox"/>           |

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
(See Part 1. C.2, C.3, D.2, E.3)

☒ NO☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

|  | Relevant Part I Question(s)    | No, or small impact may occur | Moderate to large impact may occur |
|--|--------------------------------|-------------------------------|------------------------------------|
| a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. | E3e, E3f, E3g                  | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)                       | C4                             | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.         | C2, C3, D1f<br>D1g, E1a        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.            | C2, E3                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action is inconsistent with the predominant architectural scale and character.                                     | C2, C3                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. Proposed action is inconsistent with the character of the existing natural landscape.   | C2, C3<br>E1a, E1b<br>E2g, E2h | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. Other impacts: _____  |                                | <input type="checkbox"/>      | <input type="checkbox"/>           |

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

As the project involves primarily renovations to an existing building at a highly-developed/active recreational facility, there will be minimal impacts on the environment.

**IMPACT ON LAND:** Land disturbance will be limited to a small area on the north side of the building, which has already been disturbed and is surrounded by existing park-related development. Site work will not take more than a year.

**IMPACTS ON WATER:** Long Island Sound is located to the rear of the building and is set apart by a boardwalk and sea wall that will not be disturbed. Appropriate best management practices will be followed during construction to prevent any offsite contamination.

**IMPACT ON FLOODING:** All of Playland park is within the 100-year floodplain. The addition will serve to protect the facility's equipment from floodwaters by elevating it several feet above grade. The minor addition in the floodplain will have no downstream impacts since the facility is located on the coastline. Basement pumps will be replaced and another pump added to minimize flood impacts to the facility.

**IMPACT ON PLANTS AND ANIMALS:** Three of five trees that presently exist on the north side of the building will need to be removed to accommodate the proposed site improvements. As these are mature trees, the loss of tree canopy in the immediate area would be apparent. However, the park and adjoining Edith Read Sanctuary contain many mature trees. Nevertheless, nine new trees will be planted within the amusement park, as close to the project site as possible, to offset the proposed tree removals. The project will not have a significant impact on wildlife as it does not affect natural habitat.

**IMPACT ON HISTORIC AND ARCHEOLOGICAL RESOURCES:** In addition to being on the National Register of Historic Places, Playland Amusement Park has been designated a National Historic Landmark. The project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and will serve to restore and protect this historic facility. Restoration in place of in-kind replacement will be considered when viable, as requested by SHPO. No archaeological impacts are anticipated since ground disturbance will be minimal and affected areas have already been disturbed.

**IMPACT ON OPEN SPACE AND RECREATION:** The project will necessitate temporary closure of the ice casino for construction, which is anticipated to impact one ice skating season. The amusement park, beach, pool and boardwalk will not be affected by this project.

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS:** Playland Amusement Park lies within two Critical Environmental Areas—Long Island Sound Shoreline and County and State Park Lands, which were designated by the County for a host of benefits, including: scenic, historical, recreational, ecological, cultural, social and educational. The project will serve to support most of these benefits.

Overall, the project will serve to restore/protect a prominent historic structure and popular recreational asset, while updating all systems including heating, plumbing, electrical, communication and fire suppression, improving energy efficiency, safety and accessibility. Replacement of the generator and oil tank and enclosure of the mechanical equipment will reduce exposure to the environment and extend the life of the equipment, minimizing consumption and waste.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
County of Westchester, acting by and through its Board of Legislators, \_\_\_\_\_ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Playland Ice Casino Improvements (RP02A)

Name of Lead Agency: County of Westchester

Name of Responsible Officer in Lead Agency: Malika Vanderberg

Title of Responsible Officer: Clerk and Chief Administrative Officer of the Board of Legislators

Signature of Responsible Officer in Lead Agency: 

Date: 6/17/2025

Signature of Preparer (if different from Responsible Officer): 

Date: April 9, 2025

**For Further Information:**

Contact Person: David S. Kvinge

Address: 148 Martine Avenue, White Plains, NY 10601

Telephone Number: 914-995-2089

E-mail: [dsk2@westchestercountyny.gov](mailto:dsk2@westchestercountyny.gov)

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

ACT NO. 118 - 2025

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED APRIL 25, 2022, IN RELATION TO THE CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF THE REHABILITATION OF THE ICE CASINO BUILDING AT PLAYLAND AND FOR THE DESIGN OF THE GENERAL BUILDING IMPROVEMENT PROJECT, AT THE MAXIMUM ESTIMATED COST OF \$59,139,000. (Adopted 06/16 , 2025 ).

WHEREAS, this Board has heretofore duly authorized the issuance of \$18,697,000 bonds to finance the design, construction and construction management of the studio rink project at the Ice Casino at Playland and for the design of the general building improvement project (the "Project"), pursuant to Act No. 30-2022 duly adopted on April 25, 2022; and

WHEREAS, it has now been determined that the cost of the Project has increased and it is necessary to increase the amount of bonds to be issued and the appropriation for such 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 (A). The bond act duly adopted by this Board on April 25, 2022, entitled:

"ACT NO. 30-2022

BOND ACT AUTHORIZING THE ISSUANCE OF \$18,697,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COUNTY'S SHARE OF THE DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF THE STUDIO RINK PROJECT AT THE ICE CASINO AT PLAYLAND AND FOR THE DESIGN OF THE GENERAL BUILDING IMPROVEMENT PROJECT, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$19,047,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$18,697,000 BONDS HEREIN AUTHORIZED; PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS; AND THE APPLICATION OF \$350,000 EXPECTED TO BE RECEIVED FROM THE UNITED STATES OF AMERICA TO BE EXPENDED FOR SUCH PURPOSE OR REDEMPTION OF THE COUNTY'S OBLIGATIONS ISSUED THEREFOR, OR TO BE BUDGETED AS AN OFFSET TO THE TAXES FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS."

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF \$58,789,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE CONSTRUCTION AND CONSTRUCTION MANAGEMENT ASSOCIATED WITH THE COMPLETE REHABILITATION OF THE ICE CASINO BUILDING AT PLAYLAND PARK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$59,139,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$58,789,000 BONDS HEREIN AUTHORIZED; PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS; AND THE APPLICATION OF \$350,000 EXPECTED TO BE RECEIVED FROM THE UNITED STATES OF AMERICA TO BE EXPENDED FOR SUCH



PURPOSE OR REDEMPTION OF THE COUNTY'S OBLIGATIONS ISSUED THEREFOR, OR TO BE BUDGETED AS AN OFFSET TO THE TAXES FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted 06/16 , 2025 \_ \_)

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, \$58,789,000 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 and construction management associated with the complete rehabilitation of the Ice Casino Building at Playland Park, 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 object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$59,139,000. The plan of financing includes the issuance of \$58,789,000 bonds herein authorized and any bond anticipation notes issued in anticipation of the sale of such bonds, the levy of a tax to pay the principal of and interest on said bonds and notes, and the application of \$350,000 expected to be received from the United State of America to be expended towards the cost of said object or purpose or redemption of the County's obligations issued therefor, or to be budgeted as an offset to the taxes for the payment of the principal of and interest on said bonds.



Section 2. The period of probable usefulness of the specific object or purpose for which the \$58,789,000 bonds authorized by section 1 of 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 maximum amount of \$58,789,000. 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 \$59,139,000 as the estimated total cost of the aforesaid 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.

**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.

\* \* \*

## CAPITAL PROJECT FACT SHEET

|                           |   |                                 |
|---------------------------|---|---------------------------------|
| Project ID:*<br>RP02A     | <input type="checkbox"/> CBA                        | Fact Sheet Date:*<br>01-02-2025 |
| Fact Sheet Year:*<br>2025 | Project Title:*<br>ICE CASINO IMPROVEMENTS II       | Legislative District ID:<br>7,  |
| Category*<br>PLAYLAND     | Department:*<br>PARKS, RECREATION &<br>CONSERVATION | CP Unique ID:<br>2772           |

### Overall Project Description

The project funds the rehabilitation of the Ice Casino.

|   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input checked="" type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input type="checkbox"/> Life Safety                          | <input type="checkbox"/> Project Labor Agreement        | <input type="checkbox"/> Revenue                   |
| <input type="checkbox"/> Security                             | <input type="checkbox"/> Other                          |  |

### FIVE-YEAR CAPITAL PROGRAM (in thousands)

|                        | Estimated<br>Ultimate<br>Total Cost | Appropriated | 2025   | 2026 | 2027 | 2028 | 2029 | Under<br>Review |
|------------------------|-------------------------------------|--------------|--------|------|------|------|------|-----------------|
| Gross                  | 59,370                              | 37,870       | 21,500 | 0    | 0    | 0    | 0    | 0               |
| Less Non-County Shares | 350                                 | 350          | 0      | 0    | 0    | 0    | 0    | 0               |
| Net                    | 59,020                              | 37,520       | 21,500 | 0    | 0    | 0    | 0    | 0               |

Expended/Obligated Amount (in thousands) as of : 5,806

**Current Bond Description:** This project will fund construction and construction management associated with the complete rehabilitation of the Ice Casino Building at Playland Park.

### Financing Plan for Current Request:

|                    |                      |
|--------------------|----------------------|
| Non-County Shares: | \$ 0                 |
| Bonds/Notes:       | 40,092,000           |
| Cash:              | 0                    |
| Total:             | <b>\$ 40,092,000</b> |

### SEQR Classification:

TYPE I

### Amount Requested:

40,092,000

### Expected Design Work Provider:

|                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> County Staff | <input checked="" type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|---------------------------------------|--|---|

### Comments:

### Energy Efficiencies:

THE PROJECT INCORPORATES ADVANCED TECHNOLOGIES TO IMPROVE ENERGY EFFICIENCY IN LIGHTING, ROOFING, WINDOWS, DOORS, PLUMBING FIXTURES, AND HVAC SYSTEMS.

**Appropriation History:**

| Year | Amount     | Description   |
|------|------------|---|
| 2008 | 300,000    | DESIGN STUDIO RINK  |
| 2010 | 3,000,000  | CONSTRUCTION  |
| 2022 | 16,000,000 | DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT FOR THE STUDIO RINK AND DESIGN OF GENERAL BUILDING IMPROVEMENTS. THE NON-COUNTY SHARES REPRESENT FEDERAL FUNDS RECEIVED FOR HVAC MITIGATION FOR COVID-19 |
| 2023 | 18,570,000 | CONSTRUCTION  |
| 2025 | 21,500,000 | ADDITIONAL CONSTRUCTION   |

**Total Appropriation History:**

59,370,000

**Financing History:**

| Year | Bond Act # | Amount     | Issued    | Description                                |
|------|------------|------------|-----------|--|
| 08   | 204        | 300,000    | 230,534   | DESIGN OF REHAB. OF ICE CASINO AT PLAYLAND |
| 08   | E-204      | -69,000    | 0         |  |
| 22   | 30         | 18,697,000 | 1,355,472 | ICE CASINO AT PLAYLAND IMPROVEMENTS II     |

**Total Financing History:**

18,928,000

**Recommended By:****Department of Planning**

MLLL

**Date**

12-12-2024

**Department of Public Works**

RJB4

**Date**

12-12-2024

**Budget Department**

DEV9

**Date**

12-13-2024

**Requesting Department**

RCL3

**Date**

12-16-2024

## ICE CASINO IMPROVEMENTS II ( RP02A )

**User Department :** Parks, Recreation & Conservation

**Managing Department(s) :** Parks, Recreation & Conservation ; Planning ; Public Works ;

**Estimated Completion Date:** TBD

**Planning Board Recommendation:** Project has historical implications. Project approved in concept but subject to subsequent staff review.

### **FIVE YEAR CAPITAL PROGRAM (in thousands)**

|                         | Est Ult Cost  | Appropriated  | Exp / Obl    | 2025          | 2026 | 2027 | 2028 | 2029 Under Review |
|-------------------------|---------------|---------------|--------------|---------------|------|------|------|-------------------|
| <b>Gross</b>            | <b>59,370</b> | <b>37,870</b> | <b>5,768</b> | <b>21,500</b> |      |      |      |                   |
| <b>Non County Share</b> | <b>(350)</b>  | <b>(350)</b>  |              |               |      |      |      |                   |
| <b>Total</b>            | <b>59,020</b> | <b>37,520</b> | <b>5,768</b> | <b>21,500</b> |      |      |      |                   |

### **Project Description**

The project funds the rehabilitation of the Ice Casino.

### **Current Year Description**

The current year request provides additional construction funds to accomplish the project.

### **Current Year Financing Plan**

| Year | Bonds      | Cash | Non County Shares | Total      |
|------|------------|------|-------------------|------------|
| 2025 | 21,500,000 |      |                   | 21,500,000 |

### **Impact on Operating Budget**

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

### **Appropriation History**

| Year         | Amount            | Description   | Status                      |
|--------------|-------------------|---|-----------------------------|
| 2008         | 300,000           | Design Studio Rink  | DESIGN                      |
| 2010         | 3,000,000         | Construction  | DESIGN                      |
| 2022         | 16,000,000        | Design, construction and construction management for the studio rink and design of general building improvements. The non-county shares represent Federal Funds received for HVAC mitigation for COVID-19 | DESIGN                      |
| 2023         | 18,570,000        | Construction  | AWAITING BOND AUTHORIZATION |
| <b>Total</b> | <b>37,870,000</b> |   |                             |

### **Prior Appropriations**

|                      | Appropriated      | Collected        | Uncollected       |
|----------------------|-------------------|------------------|-------------------|
| <b>Bond Proceeds</b> | <b>37,520,000</b> | <b>1,586,006</b> | <b>35,933,994</b> |
| <b>Federal Funds</b> | <b>350,000</b>    |                  | <b>350,000</b>    |
| <b>Total</b>         | <b>37,870,000</b> | <b>1,586,006</b> | <b>36,283,994</b> |

# **ICE CASINO IMPROVEMENTS II ( RP02A )**

## **Bonds Authorized**

| <b>Bond Act</b> | <b>Amount</b>     | <b>Date Sold</b> | <b>Amount Sold</b> | <b>Balance</b>    |
|-----------------|-------------------|------------------|--------------------|-------------------|
| <b>204 08</b>   | <b>300,000</b>    | <b>11/19/15</b>  | <b>183,066</b>     | <b>69,466</b>     |
|                 |                   | <b>11/19/15</b>  | <b>1,934</b>       |                   |
|                 |                   | <b>11/19/15</b>  | <b>879</b>         |                   |
|                 |                   | <b>12/15/17</b>  | <b>44,495</b>      |                   |
|                 |                   | <b>12/15/17</b>  | <b>160</b>         |                   |
| <b>E-204 08</b> | <b>(69,000)</b>   |                  |                    | <b>(69,000)</b>   |
| <b>30 22</b>    | <b>18,697,000</b> | <b>12/01/22</b>  | <b>199,657</b>     | <b>17,341,528</b> |
|                 |                   | <b>12/01/22</b>  | <b>1,719</b>       |                   |
|                 |                   | <b>12/01/22</b>  | <b>15,435</b>      |                   |
|                 |                   | <b>12/01/22</b>  | <b>133</b>         |                   |
|                 |                   | <b>11/30/23</b>  | <b>1,137,393</b>   |                   |
|                 |                   | <b>11/30/23</b>  | <b>1,135</b>       |                   |
| <b>Total</b>    | <b>18,928,000</b> |                  | <b>1,586,006</b>   | <b>17,341,994</b> |



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 June 16, 2025 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  
June 12, 2025

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:

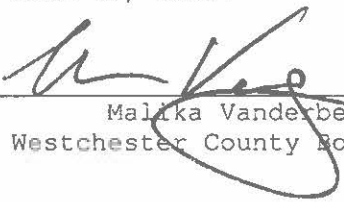
Designated Location(s)  
of posted notice

Date of Posting  
June 12, 2025

[www.westchesterlegislators.com](http://www.westchesterlegislators.com)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on June 17, 2025.



  
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 Benjamin Boykin  
Legislator Terry Clements  
Legislator Margaret Cunzio  
Legislator Vedat Gashi  
Legislator Judah Holstein  
Legislator David Imamura  
Legislator Catherine Parker  
Legislator Erika Pierce  
Legislator Colin Smith  
Legislator David Tubiolo  
Legislator Emiljana Ula  
Legislator Shanae Williams  
Legislator Jewel Williams-Johnson  
Legislator Tyrae Woodson-Samuels

NOES:

Legislator James Nolan

ABSENT:

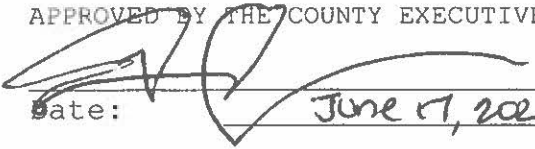
EXCUSED:

The Bond Act was thereupon declared duly adopted.

\* \* \* \* \*

APPROVED BY THE COUNTY EXECUTIVE

Date:

  
June 17, 2025

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

**I HEREBY CERTIFY** that I have compared the foregoing Resolution No. 65 - 2025, and (Bond) Act No. 118 - 2025, with the originals on file in my office, and that the same are correct transcripts therefrom, and of the whole, of said original Resolution, and (Bond) Act, which were duly adopted by the Westchester County Board of Legislators, of the County of Westchester on June 16, 2025, and approved by the County Executive on June 17, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 17<sup>th</sup> day of June, 2025.

*Malika Vanderberg*

Malika Vanderberg

The Clerk of the Westchester County  
Board of Legislators

County of Westchester, New York

