



CITY OF RYE

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December 4, 2013

Honorable Robert Astorino, Westchester County Executive
Kenneth W. Jenkins, Chairman
Westchester County Board of Legislators
148 Martine Avenue, 8th Floor
White Plains, New York 10601

Dear Honorable Jenkins and Members of the Board of Legislators:

On Wednesday October 23, 2013, a number of Rye residents attended a City Council meeting to express concerns regarding the potential development of a 95,000 square foot field house, artificial turf fields and other segments identified in the Playland Improvement Plan (the "PIP"). Residents stated concerns regarding the proposed size and scale of the facility, traffic, compromised views, flood zone impacts, parking implications, adverse impact on area property values, noise and lighting impacts among other environmental concerns.

The City is aware of a proposed resolution declaring the Board of Legislators (the "BOL") as the lead agency and adopting a negative declaration under the State Environmental Review Act ("SEQRA"). Both actions are premature at this time.

The proposed resolution indicates that the BOL has reviewed the environmental assessment form ("EAF") with the supporting documentation and finds that the "Material Improvements" associated with building a 95,000 square foot field house do not result in any significant environmental impacts. Although the City has not had the opportunity yet to review the detailed plans and studies, we have conducted a preliminary review. The City believes that potential adverse impacts may exist and that a more thorough review under SEQRA is required. Furthermore, the impact analysis should be more comprehensive and address all of the potential impacts associated with the PIP in order to avoid a potential segmented environmental review.

The EAF indicates that the County is the only agency that has approval authority over the "Material Improvements" set forth in the PIP. The City does not concur with this position and believes that it is an involved agency under SEQRA. The PIP and related "Material Improvements" should be considered and reviewed in accordance with the City's Local Waterfront Revitalization Plan (the "LWRP"), the City's Master Plan,

and the City's Code, including but not limited to, zoning, floodplain management, stormwater management, wetlands and site plan regulations. This is not unprecedented. In the past, County projects in Rye including improvements to Edith Reed Sanctuary and the Marshlands have been subject to the City's local land use review process.

The City of Rye continues to support responsible uses of Playland and has had a cooperative involvement with Westchester County and Sustainable Playland representatives regarding potential improvement plans. The City expects to maintain a spirit of coordinated and cooperative review but needs to be provided with information so that it can assess the potential impacts of the full development of Playland on the community and abutting residential neighborhoods. It is respectfully requested that the City of Rye be provided with all plans, supporting information and environmental analysis before establishing a lead agency or making a determination of environmental significance.

Sincerely,

A handwritten signature in black ink that reads "Kristen K. Wilson". The signature is written in a cursive, flowing style.

Kristen K. Wilson
City of Rye
Corporation Counsel

Cc: Mr. William Mooney, III
Westchester County Clerk
Mr. Edward Buroughs, County Planning Department
Ms. Catherin Borgia, Committee Chairwoman
Joseph Carlucci, Esq.