

Introduction

The Playland Advisory Committee members have recently reached out to the local community to gather questions from Rye constituents regarding the Playland Improvement Plan (PIP). In doing so, we spoke with Rye citizens, various committees (Traffic, Environmental) and professional groups (Fire and EMT) in the town to hear their input and understand their concerns.

Executive Summary

The Playland Advisory Committee has assembled a list of these questions and issues. In addition, a number of citizens have asked that Rye be included in SEQR as an interested party. And, finally, the question of whether the park alienation process will be followed for the field house has been raised. This last point is especially interesting as the current NYS Park Alienation document for Playland park clearly states what type of use this land/entity can entertain, while clearly rejecting 'profit making ventures like sports complexes. (See NYS Park Alienation document attached).

The Playland Advisory Committee believes that many of these items can be raised by the Mayor and Rye City Council and answered directly by the appropriate parties in the SPI organization and Westchester County government. Rye Citizens have also made it clear that they would like public forums with all concerned parties present to directly answer questions. We advise that the request for these forums come from the Mayor and Rye City Council and be held as soon as possible as the County Board of Legislators vote on this plan is imminent.

The Playland committee additionally requested feedback from the Fire Department, Rye Traffic & Environmental committees. Questions from the traffic committee are included in their unedited form after the community questions below. We recommend that they meet directly with SPI to get questions answered. We await responses from the Fire Department and Environmental committee and will update the council and this document once received.

Questions for SPI

- What is the targeted yearly attendance for all Playland park zones? How many visitors/cars per month are planned for each of the following?
 - Amusement Park
 - Water Zone/Beach
 - Field Zone/Sport's Facility
 - Children's Museum
 - Year-Round Restaurants
- If Field Zone is built, how many parking spaces will be available to accommodate the above?
- Will SPI release all studies done for park including traffic, parking, flooding/environmental prior to public meeting?
- Will SPI agree to hold (in Rye) a public comment, question and answer forum with SPI, representatives for CE Astorino, County BOL and County Parks Department?
- Is SPI willing to request the County Executive amend the Field Zone SEQR filing to include the City as an INTERESTED party?

- Can SPI provide detailed plans for the “Water Zone” to be built in the existing pool area?
- Will existing County Police presence be maintained at park? If not, what is the security plan?
- How will traffic flow be managed to ensure there are no problems in the neighboring community?
- What are the plans/strategies to support non-participating Playland Sports visitors (parents, children). Considering the radius the sports complex will support, do you expect a high percentage of parents/siblings to stay and what types of facilities will support them (including viewing areas, play areas, restrooms, etc.)
- Will SPI appoint a point person to work with the community and respond to the advisory committee on an ongoing basis?
- What is the asset management agreement to determine what each zone pays to SPI over the course of the contract?
- Will SPI provide design for field house waterproofing?
- Is SPI & Westchester County willing to locate the field house elsewhere, the airport etc, if they deem the revenue essential to subsidize the amusement area?

Questions for County Board of Legislators:

- What are the planned milestones/dates for the Playland approval process?
- Does the BOL support amending SEQR to add Rye as an INTERESTED party?
- Does the BOL consider the field zone to be critical to the success of the Playland Park?
- Since SPI PIP does not include sustaining or preserving the land itself (only the structures on it), does the county have a plan to maintain the land. Note - The county will continue to be responsible for the preservation and maintenance of the land from erosion and storm/flood damage.
- Should the contract with SPI be considered alienation of public parkland, and if so, should SPI be required to go through the entire alienation process, similar to the Children’s museum?
- Will you reconsider having CAI to run the park without a field zone as they have said they are willing to do?

Question for County Executive Astorino:

- Will your office amend the Field Zone SEQR filing to include the City as an INTERESTED party?
- Will the alienation process be requested for the field house?

Questions for Rye:

- What services does Rye currently provide to the County related to Playland (Fire, EMT etc)?
- Will any of these services need to be increased and if so at what cost?
 - Police
 - Fire Department
 - EMS
- Will Rye benefit from increased attendance and year round usage?

Public Forums

- Hold two public meetings within the next two months. The meetings should include all key participants for a Q&A session, including representatives from Sustainable Playland, the County, the County Executive, the city council, and the community.

Questions from the Rye Traffic Committee (Note: Some are covered in citizen questions above)

1. What are the internal improvements to the parking area that will improve queuing?
2. Is the full build analyzed and what is the peak attendance projected, both for a full day and at any one point in time (how many people on site at the same time)?
3. Is the park attendance supposed to increase over the past few years and over what it was 5-10 years ago?
4. Is the beach and pool attendance included?
5. What are the hourly parking maximum totals and does that include in the bus area and the lot next to the pool?
6. Is a DEIS/FEIS being prepared? (Draft Environmental Impact Statement/Final Environmental Impact Study)
7. What will prevent people from dropping off/picking up people at the end of Sanford Street to get to the fields?
8. How are people going to the fields separated from the amusement park traffic and will they have to pay for parking?
9. As the traffic counts were done in August, Rye empties out that month. Is there any comparison to July?
10. Is parking and traffic accounted for on holidays as well as for concerts and fireworks? Will there still be concerts and fireworks?
11. Is the City Staff or a Consultant going to review the Study?
12. Are there any traffic improvements proposed now that there will be additional traffic when school is in session?
13. How many days does the parking lot fill and get closed?
14. What is the plan for July 4th?
15. Is there a more detailed parking plan?
16. Will Shore Zone have any pavers in case there is rain?
17. How often would the area by Forest Avenue be used for parking?
18. How was the parking ratio per space determined as the other numbers are based on this?
19. At the intersection of Playland Parkway and Milton Rd, the tables in appendix D (supporting documentation) IV.2 and IV.6 indicates that the Level of Service (los) was being diminished and 32% increases in waiting times can be expected, from level B to C, both when the park was open and closed. Additionally there were several "los" figures that did not reflect the increased waiting times projected- so I question what the threshold is for "los" to be changed and can anything be done to reduce the increases?
20. We could not find discussion about the common-sense impact of passenger/player discharge at the east end of streets like Horton, Rosemere etc for players parents hoping to avoid parking fees.
21. Additionally it appears that about 700 parking spaces that they compute in their 3200 space totals are currently unpaved areas. Is this realistic that they can remain

unpaved? It would be good to have clarification if the totals they propose (700 spaces x 300 sf (ave parking space with circulation) mean that they are in effect asking in the future to pave 210,000 sf of area-about 5 acres adjacent to and including wetland area?

HANDBOOK ON THE Alienation and Conversion of Municipal Parkland in New York



State of New York
Andrew M. Cuomo, Governor

**New York State Office of Parks,
Recreation and Historic Preservation**
Rose Harvey, Commissioner

An Equal Opportunity/Affirmative Action Agency

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