

Hampshire Country Club Planned Residential Development
Village of Mamaroneck,
Westchester County, New York
Draft Environmental Impact Statement

C 2014 LWRP Update Policies and Project Consistency



2014 LWRP Update Policies and Project Consistency

Policy		Project Consistency
DEVELOPED COAST POLICIES		
1	Foster a pattern of development within the Village that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a coastal location and minimizes adverse effects of	The Proposed Action adheres to the Village land use regulations and the Village Comprehensive Plan, complying with locally desired patterns of development and maintaining the community character.
1.1	Concentrate development and redevelopment in or adjacent to the traditional waterfront communities of Long Island Sound, such as the Village of Mamaroneck.	The Proposed Action adheres to the Village land use regulations and the Village Comprehensive Plan, complying with locally desired patterns of development and maintaining the community character.
1.2	Ensure that development or uses take appropriate advantage of their coastal location.	The portion of the Project Site with direct coastal access falls within the MR zoning district, and current uses adhere to the zoning regulations for this district. The residential uses in the Proposed Project are appropriately placed so as not to reduce potential for water dependent uses but still derive benefit from the waterfront location.
1.3	Protect stable residential areas.	Single houses, two and three-semi-detached homes would be developed under the Proposed Action, providing stability through a diversification of housing options.
1.4	Maintain and enhance natural areas, recreation and open space.	The LWRP states "Maintain natural, recreational, and open space values including those associated with large estates, golf courses and waterfront clubs." The Proposed Project maintains the values of open space through its clustered design and preservation of 36 acres of shared open space and 36.8 acres of maintained golf use in the R-20 district. The Project Site will transform portions of the Project Site from a private use to a use that all residents can access.
1.5	Minimize adverse impacts of new development and redevelopment.	The design of the Proposed Action was chosen to minimize its land use, environmental, and economic impacts, particularly through clustering the units to preserve open space and the avoidance of any sensitive environmental features.
2	Preserve historic resources of the Long Island Sound coastal area.	Figures II-5 and II-6 of the LWRP identify designated and notable historic resources within the Village of Mamaroneck, none of which are located on or immediately adjacent to the Project Site. After a thorough investigation of the Project Site, the Applicant submitted a Notice of Project to the NY State Historic Preservation Office, which in turn issued a letter of no effect.
2.1	Maximize preservation and retention of historic resources.	Not Applicable
2.2	Protect and preserve archaeological resources.	Not Applicable
2.3	Protect and enhance resources that are significant to the coastal culture of the Long Island Sound.	Not Applicable
3	Enhance visual quality and protect scenic resources throughout Long Island Sound.	The Proposed Action will seek proper site plan and architectural approvals to ensure visual quality. The LWRP states "Group or orient structures to preserve open space and provide visual organization." The Proposed Project will cluster its new residential structures to preserve the open space character of the Project Site.
3.1	Protect and improve visual quality throughout the Village	The Proposed Action will seek proper site plan and architectural approvals to ensure visual quality. The LWRP states "Group or orient structures to preserve open space and provide visual organization." The Proposed Project will cluster its new residential structures to preserve the open space character of the Project Site.

3.2	Protect aesthetic values associated with recognized areas of high scenic quality.	The LWRP highlights both the shoreline of the Long Island Sound and large open space and recreation areas as areas of local significance for their scenic quality and interest. The Proposed Action would not involve any change to the shoreline of the Long Island Sound, as development would only occur on the R-20 portion of the Project Site. In addition, given the current use as a golf course, many of the visual resources on the Project Site are either man-made or highly manicured. The project would allow for a more naturalized landscape. Finally, all development will adhere to the scale of the surrounding neighborhood so as not to impeded viewsheds.
	NATURAL COAST POLICIES	
4	Minimize loss of life, structures and natural resources from flooding and	
4.1	Minimize losses of human life and structures from flooding and erosion hazards.	Under the Proposed Action, no development will occur in a coastal erosion hazard area. The project will preserve the existing natural protective features on-site, including wetlands and ponds which help protect against flooding damage. The Proposed Project will also be constructed above the existing floodplains on the Project Site, and all realigned roads will be constructed at elevations above the floodplains.
4.2	Design projects to prevent adverse consequences to surrounding areas, including in-water areas and mitigate the unavoidable effects of erosion and	A Stormwater Pollution Prevention Plan will be prepared for the Proposed Project and submitted to the NYSDEC for approval. See Chapter F of the DEIS for more information.
4.3	Allow the use of hard erosion control structures, such as seawalls, riprap and bulkheads, in Mamaroneck Harbor and along the Village waterfront, when necessary to facilitate the efficient operation of water-dependent uses. Allow the maintenance and replacement, in kind and in place, of such existing erosion control structures to protect principal upland structures (including residential structures).	Not Applicable
4.4	Maintain participation of the Village in the National Flood Insurance Program and the Community Rating System.	The Applicant will maintain its participation in the National Flood Insurance Program as required.
4.5	Preserve and restore natural protective features.	The natural protective features on the project site, include wetlands and natural ponds, will all be maintained under the proposed project.
4.6	Protect public lands and public trust lands and use of these lands when undertaking all erosion or flood control projects.	Not Applicable
4.7	Manage navigation infrastructure to limit adverse impacts on coastal	Not Applicable
4.8	Ensure that expenditure of public funds for flooding and erosion control projects results in a public benefit.	Not Applicable
4.9	Consider sea level rise when siting and designating projects involving substantial public expenditures.	Not Applicable
4.1	Allow for dredging and alteration of rivers within the Village to reduce	Not Applicable
4.11	Allow fill to increase elevation to maintain existing uses along the waterfront, provided that potential adverse effects on adjacent properties are mitigated and floodplain regulations are complied with.	The Cut and Fill measures associated with the Proposed Project will ensure that all buildings are constructed above the floodplain. The Project will also comply with all floodplain regulations to avoid adverse effects on adjacent properties.
5	Protect and improve water quality and supply in the Long Island Sound coastal area.	The proposed land use for the Project Site will not result in point sources of pollution or cause contravention of water quality standards.
5.1	Prohibit direct or indirect discharges which would cause or contribute to contravention of water quality standards.	The proposed land use for the Project Site will not result in point sources of pollution or cause contravention of water quality standards.

5.2	Manage land use activities and use best management practices to minimize nonpoint pollution of coastal waters.	A Stormwater Pollution Prevention Plan will be prepared for the Proposed Project and submitted to the NYSDEC for approval. See Chapter F of the DEIS for more information.
5.3	Protect and enhance the quality of coastal waters.	Not Applicable
5.4	Limit the potential for adverse impacts of watershed development on water quality and quantity.	Not Applicable
6	Protect and restore the quality and function of the Long Island Sound	Not Applicable
6.1	Protect and restore ecological quality throughout the Village.	Not Applicable
6.2	Protect and restore Significant Coastal Fish and Wildlife Habitats.	Not Applicable
6.3	Protect and restore tidal and freshwater wetlands.	The Proposed Action was designed to avoid any wetlands found on the Project Site and therefore will not result in any net loss of this resource.
6.4	Protect vulnerable fish, wildlife and plant species, and rare ecological communities.	The Project Site does not have any documented vulnerable fish, wildlife and plant species, or rare ecological communities. See Chapter K of the DEIS for more information.
7	Protect and improve air quality in the Long Island Sound coastal area.	The Proposed Action will not impact the air quality of the Long Island Sound coastal area. See Chapter S of the DEIS for more information.
8	Minimize environmental degradation in the Long Island Sound coastal area from solid waste and hazardous substances and wastes.	The Proposed Project will not result in any solid waste or disposal of hazardous substances.
8.1	Manage solid waste to protect public health and control pollution.	Not Applicable
8.2	Manage hazardous wastes to protect public health and control pollution.	Not Applicable
8.3	Protect the environment from degradation due to toxic pollutants and substances hazardous to the environment and public health.	Not Applicable
8.4	Prevent and remediate discharge of petroleum products.	Not Applicable
8.5	Transport solid waste and hazardous substances and waste in a manner which protects the safety, well-being and general welfare of the public; the environmental resources of the State; and the continued use of	Not Applicable
8.6	Site solid and hazardous waste facilities to avoid potential degradation of	Not Applicable
PUBLIC COAST POLICY		
9	Provide for public access to, and recreational use of, coastal waters, public lands and public resources of the Long Island Sound coastal area.	The Proposed Action will not alter the existing access to the coastal waters.
9.1	Promote appropriate and adequate physical public access and recitation throughout the coastal area.	The Proposed Action will not alter the existing access to the coastal waters.
9.2	Provide public visual access from public lands to coastal lands and waters or open space at all sites where physically practical.	Not Applicable
9.3	The State and the Village shall preserve the public interest in, and use of, lands and waters they hold in public trust	Not Applicable
9.4	Assure public access to public trust lands and navigable waters.	Not Applicable
WORKING COAST POLICIES		
10	Protect Long Island Sound's water-dependent uses and promote siting of new water-dependent uses in suitable locations.	The Proposed Action will not displace any water-dependent uses.
10.1	Protect existing water-dependent uses.	The Proposed Action will not displace any water-dependent uses.

10.2	Promote the Mamaroneck Harbor Maritime Center as a suitable location for water-dependent uses.	Not Applicable
10.3	Improve the economic vitality of water-dependent uses by allowing for non-water-dependent accessory and multiple uses, particularly waterenhanced and maritime support services.	The portion of the Project Site falls within the Marine Recreational zoning district fully complies with the regulations of that zoning district, and therefore aligns with the Village's vision for that property. A stable private recreational use in the Village helps support the economic vitality of the Village overall, including its water-dependent uses.
10.4	Minimize adverse impacts of new and expanding water-dependent uses, provide for their safe operation and maintain regionally important uses.	Not Applicable
10.5	Provide sufficient infrastructure for water-dependent uses.	Not Applicable
10.6	Promote efficient harbor operation.	Not Applicable
11	Promote sustainable use of living marine resources in Long Island Sound.	Not Applicable
11.1	Ensure the long-term maintenance and health of living marine resources.	Not Applicable
11.2	Provide for commercial and recreational use of the Sound's finfish, shellfish, crustaceans and marine plants.	Not Applicable
11.3	Maintain commercial fishing in Mamaroneck Harbor.	Not Applicable
11.4	Promote recreational use of marine resources.	Not Applicable
11.5	Promote managed harvest of shellfish originating from uncertified waters.	Not Applicable
11.6	Promote aquaculture.	Not Applicable
12	Protect agricultural lands in the eastern Suffolk County portion of Long Island Sound's coastal area.	Not Applicable
13	Promote appropriate use and development of energy and mineral resources.	Not Applicable
13.1	Conserve energy resources.	Not Applicable
13.2	Promote alternative energy sources that are self-sustaining, including solar- and wind-powered energy generation.	Not Applicable
13.3	Minimize adverse impacts from fuel storage and transport facilities.	Not Applicable