

Hampshire Country Club Planned Residential Development

Village of Mamaroneck, Westchester
County, New York

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1. Executive Summary

A. INTRODUCTION

This Draft Environmental Impact Statement (DEIS) is submitted on behalf of Hampshire Recreation, LLC (the "Applicant") in compliance with the State Environmental Quality Review Act (SEQRA) and in accordance with the requirements of the Planning Board of the Village of Mamaroneck, the Lead Agency under SEQRA. The DEIS examines the potential impacts of a new Planned Residential Development on the 106.2-acre Hampshire Country Club site (the "Project Site").

B. DESCRIPTION OF THE PROPOSED PROJECT

The Applicant proposes to develop a new Planned Residential Development ("PRD") of single-family homes and semi-detached carriage houses located on a portion of the existing Hampshire County Club golf course in the Village of Mamaroneck, NY. The proposed PRD consists of 105 residential units (comprising 44 single-family detached housing lots and 61 carriage homes, which consist of 28 two-family and 33 three-family semi-detached housing lots) on the Project Site (the "Proposed Action"). The Proposed Action would also include development of seven tennis courts and 36 acres of common open space. The existing golf course use would be downsized to a 9-hole course to facilitate the development of the PRD. No development is proposed in the MR-zoned area where the existing membership club facilities (including a clubhouse, pool and parking areas) are located; these amenities will remain on the Project Site. Development is limited to the R-20-zoned area in the Village of Mamaroneck.

Three existing access roads to the Project Site (Cove Road, Eagle Knolls Road and Cooper Avenue) will be modified as part of the Proposed Action. The privately-owned portion of Cove Road within the Project site will be relocated and will form the central corridor for the project. Eagle Knolls Road will be relocated from its existing location and will intersect with the relocated Cove Road prior to terminating in a cul-de-sac. Cooper Avenue, which currently extends from Old Boston Post Road to its terminus at the driveway to an existing golf course maintenance facility, will be extended into the Project Site and will intersect with Cove Road. This roadway extension is currently envisioned to be a two-way, full access road for development residents to provide access to Boston Post Road (US Route 1) via Old Boston Post Road as well as a road for emergency access. Improvements to Cooper Road will be required to widen the existing roadway to accommodate the increased two-way traffic. A new internal roadway, "Road A", will intersect with Cove Road and terminate in a cul-de-sac.



C. APPROVALS AND INVOLVED AGENCIES

The Proposed Action's required approvals are listed in Table 1-1 below.

Table 1-1 Project Approvals and Reviews

Agency	Approval/Review
Village of Mamaroneck Planning Board	<ul style="list-style-type: none">• Site Plan• Subdivision• Special Permit• Stormwater Pollution Prevention Plan (SWPPP)
Village of Mamaroneck Building Department	<ul style="list-style-type: none">• Floodplain Development Permit• Building Permit• Excavation Permit
Village of Mamaroneck Board of Architectural Review	<ul style="list-style-type: none">• Building Permit Application Approval
Village of Mamaroneck Public Works Department	<ul style="list-style-type: none">• Street Opening Permit
Village of Mamaroneck Harbor and Coastal Zone Management Commission	<ul style="list-style-type: none">• Waterfront Revitalization Program consistency review
Westchester County Health Department	<ul style="list-style-type: none">• Water and Sanitary Sewer service
Westchester County Department of Environmental Facilities	<ul style="list-style-type: none">• Sanitary Sewer Permits
Westchester Joint Water Works	<ul style="list-style-type: none">• Water Service Permits
New York State Department of Environmental Conservation	<ul style="list-style-type: none">• Stormwater Pollution Prevention Plan (SWPPP)• Stormwater Pollution Discharge Elimination System (SPDES) permit

The list of involved and interested agencies for the project includes:

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D. STATEMENT OF PROJECT PURPOSE AND NEED

The purpose of the proposed development is to provide high quality single-family homeownership housing with a variety of housing types, including single detached, two-family semi-attached, or three-family semi-attached. The proposed development would generate additional property tax revenues to all taxing jurisdictions, and generate additional purchasing power that would benefit local businesses. The Village of Mamaroneck's 2012 Comprehensive Plan Update recognizes the Hampshire Country Club site for its unique environmental features. The Project Site is designated as a Critical Environmental Area, attributable to its ponds, wetland system, and proximity to the Long Island Sound. Consequently, the Comprehensive Plan identifies the site for a development scenario that will preserve open space and the existing environmental features.

The Applicant is committed to undertaking this project in a manner that is consistent with the Village's planning goal of preserving open space and the existing environmental features on the Project Site. The



Proposed Action is designed to avoid the features identified by the Village as contributing factors to the Project Site's environmental significance. Utilizing the development flexibility standards contained in the Village's PRD Regulations, the Applicant would locate all residences and associated disturbance at least one hundred feet away from all ponds and wetland areas on the Project Site. Accordingly, the Applicant is proposing to preserve all wetlands and pond features. The Applicant also proposes a density that is less than the maximum permitted density for the Project Site, thereby preserving at least 36 acres as common open space, not including the 9-hole golf course and membership club. The size of the property permits the Applicant to also provide substantial buffer areas, including the redeveloped golf course fairways and greens, between the residential development and the adjacent residential neighborhoods.

The Applicant believes that economic conditions are driving the need for site improvement. There are several negative trends affecting membership clubs, particularly 18-hole golf clubs, that have resulted in the closure of over 800 clubs nationwide in the last decade.¹ These trends include declining interest in club membership due to costs, limited time allocation, as well as the economy and an aging population. Between June 2016 and June 2017, for example, the number of rounds played in New York State decreased by 17.8 percent.² In addition, the costs associated with operating and maintaining club properties is increasing.

These trends have made owning, operating, and maintaining a golf club economically challenging, particularly in the northeast, where golf courses are open for only a portion of the year due to winter weather conditions. In addition, the country club/golf course market is saturated in the lower Westchester region. As demonstrated by the numerous club closures in Westchester County and the greater NY Metro Area over the last decade, including several recent prominent club closures in 2017 (such as Elmwood Country Club in Greenburgh and Engineers Club in Roslyn Harbor), the negative trends are resulting in substantial economic losses, threatening the viability of clubs such as Hampshire County Club.³

Hampshire Country Club continues to be negatively impacted by these documented economic conditions. The prior owner of Hampshire Country Club sold the Property due to rising costs and membership loss.⁴ In addition, Hampshire Country Club has sustained only operating losses over the

¹ Business Insider article, entitled "These Eerie Photos of Deserted Golf Courses Reveal a New Norm in America," dated March 5, 2017, and Bloomberg article, entitled "America's Golf Courses are Burning," dated August 15, 2016, both available in Appendix A.

² Golf Datatech, National Golf Rounds Played Report. June 2017

³ A sampling of articles documenting club closures caused by these trends is included in Appendix A.

⁴ Ibid.



last three years.⁵ Rounds of golf are also declining at the Club, from 9,270 rounds played in 2012 to less than 6,500 in 2016.

Accordingly, the Applicant has concluded that it would be fiscally responsible and beneficial to create new sources of revenue to counteract the negative trends affecting continued operation. Moreover, the Applicant believes that closure of the Club could lead to the degradation of the Club property as a custodian of the open space would be lost, as has occurred at various other clubs that have closed.⁶

The Applicant has determined that downsizing the existing golf-course and associated maintenance costs, in addition to redeveloping the rest of the Project Site as residential is the best permissible option consistent with its purpose to maintaining as much as of the current club, tennis, and golfing activities as possible.

Several other benefits would result from the project. Adding a residential component to the PRD Parcel would permit the Hampshire Country Club to continue operating, thereby ensuring a custodian remains to maintain the open space and environmentally sensitive features on the Project Site.

The project is expected to be attractive to new families looking for higher density residential living with access to open space and recreational amenities; purchasers of a housing unit would be welcomed to join or maintain a club membership. The development would provide further tax revenue for the Village of Mamaroneck, while providing a new housing alternative to current and future Village residents.

E. SUMMARY OF IMPACTS AND PROPOSED MITIGATION MEASURES

1. Land Use, Zoning and Public Policy

Potential Impacts

The Proposed Action would alter the existing land use on the 94.5-acre portion of the Project Site located within the Village of Mamaroneck's R-20 Zoning District (the "PRD Parcel") through the addition of 105 residences and associated downsizing of the private golf course use. This change on a portion of the Project Site to a residential use, however, would be consistent with the permitted uses in the R-20 district, as well as the pattern of development in the vicinity of the Project Site, which is primarily residential. In addition, the Proposed Action would preserve 36 acres of shared open space on the Project Site,

⁵ Copies of Hampshire Club, Inc.'s IRS 990 and 990-T forms have been submitted to the Village as a requirement of its Special Permit to conduct non-member events. At the request of the Lead Agency, copies of these forms are also available in Appendix A.

⁶ Business Insider article, entitled "These Eerie Photos of Deserted Golf Courses Reveal a New Norm in America," dated March 5, 2017, and Bloomberg article, entitled "America's Golf Courses are Burning," dated August 15, 2016, both available in Appendix A.



providing opportunities for passive recreation. The clubhouse, a longstanding use of the Project Site located in the MR zone, would remain in use.

The Proposed Action complies with the Village's Planned Residential Development regulations, enacted, according to the Village Code, "For the purpose of promoting environmental protection, open space preservation and superior design of residential development; encouraging the most appropriate use of land; increasing recreational opportunities; and improving the balance and variety of the Village's existing housing stock..." The Proposed Action is also consistent with the underlying R-20 zoning bulk regulations, including regulations for building height, the minimum required setback of 30-foot side yard, 37.5-foot front yard, and 45-foot rear yard setbacks. In accordance with § 342-35(e), no more than four dwelling units will be included in any one grouping of attached carriage homes.

The Proposed Action is also consistent with the major policy documents that govern development in the Village, including the Village's Comprehensive Plan, LWRP, Westchester 2025 policies, and Patterns for Westchester.

Mitigation Measures

The Applicant is proposing to mitigate any potential impacts associated with converting a portion of the PRD Parcel to residential use by limiting the density of the Proposed Action to 105 housing units and the disturbed land area through a clustered development scenario. This would maximize the preservation of environmental features and open space on the Project Site. The 36 acres of shared open space and 36.8 acres of the preserved golf course on the Project Site would generally surround the proposed residential development, providing a significant buffer between the new development and the existing homes that border the Project Site.

As a result, it is the Applicant's opinion that the proposed conversion of 29 acres from a private recreational use to a residential use, consistent with the underlying zoning and Village or County planning documents, would not result in a significant adverse impact upon the Village's land use resources, zoning, or policy priorities. No further mitigation measures are proposed.

2. Community Character and Visual Impacts

Potential Impacts

The visual character of the Project Site would be altered from the existing conditions by the construction of the proposed development. Instead of the current active recreational use and associated open space character on the Project Site, the proposed project would include a development that is more consistent with the character of its immediate surroundings, incorporating single-family homes, similar in style to those along Orienta Avenue or Cove Road, and attached two- and three-family carriage homes, similar in makeup to those within the Fairway Green development. Results of the visibility analyses demonstrated that visibility of the proposed project would be limited to locations immediately adjacent to



the Project Site, including portions of some public streets (Hommocks Road, Eagle Knolls Road, Cove Road and the ends of Protano Lane, Sylvan Lane and Fairway Lane) and the homes that directly border the existing golf course.⁷

Mitigation Measures

The proposed buildings would be architecturally attractive (including features such as front porches, diversity in entry locations, natural siding materials and diverse landscape design elements) and compatible with the homes found in the surrounding residential area. The site planning also allows for landscaped green spaces and contemporary lighting elements that would elevate the physical character of the development. Additionally, the Proposed Action would preserve 36 acres of shared open space and 36.8 acres of private recreational space supporting nine holes of the existing golf course to partially maintain the existing open space character of the Project Site. Finally, 432 trees will be planted around the proposed residential buildings to enhance the buffer from the surrounding neighborhood. No additional mitigation is proposed.

3. Geology

Potential Impacts

Approximately 55.6 acres of the Project Site would be affected by building construction and infrastructure installation. This construction would affect all of the soil types found on the Project Site. The anticipated impacts to these soils include direct impacts to currently landscaped areas where soils would be disturbed for site grading. Some soil erosion would occur during the construction of the Proposed Action. The development would also involve the re-grading of the existing site topography; some of the steep slopes and bedrock features would be reduced to grade to accommodate the proposed buildings and roadways. It is anticipated that rock removal would be required to achieve the proposed development approach. Based on the Preliminary Geotechnical report prepared by GZA Geoenvironmental (Appendix G), shallow bedrock is expected to be encountered by the project in the vicinity of boring GZ-2 (4 feet below existing ground surface) and GZ-6 (3 feet below existing ground surface). Boring GZ-2 is located near the intersection of relocated Eagle Knolls Road and existing Hommocks Road. The existing grade will be cut approximately 2 feet leaving 2 feet to the bedrock. Minor bedrock removal may be required for installation of utilities and foundations. Boring GZ-6 is located in the vicinity of Lot 9. The grade in this area is proposed to be lowered on average of 5 to 6 feet requiring 7 to 8 feet of rock removal. Additional rock removal will be required for utility trenches and foundations.

⁷ Portions of Eagle Knolls Road and Cove Road are private; the visibility of the proposed project that is discussed refers to the public portions of these roadways.



Mitigation Measures

The Proposed Action has been designed to balance cut and fill on the Project Site to the greatest extent practicable and to provide structural fill where necessary to minimize overall site impacts. Sediment and erosion controls would be used to protect the soils during construction, as described in the preliminary Soil Erosion and Sediment Control Plan. The detailed Erosion and Sediment Control Plan would be implemented to mitigate the short-term impacts of soil erosion and the proposed disturbance to steep slopes during the construction period.

Based on the GZA Report rock removal will be performed by either mechanical chipping using a hydraulic ram hoe or by blasting performed in accordance with New York State Department of Transportation Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition. No further mitigation is proposed.

4. Groundwater Resources

Potential Impacts

No usage of groundwater or cutting below the groundwater level is anticipated or proposed for the Proposed Action. Fill associated with the re-grading of the Project Site to accommodate the development is approximately 84,000 cubic yards, which would elevate the development further above the water table.

Mitigation Measures

Erosion control measures, including sediment control measures to collect stormwater runoff from all construction areas, would be implemented on the Project Site to reduce any potential impact to groundwater quality during construction. No other mitigation measures are proposed.

5. Surface Water Courses and Wetlands

Potential Impacts

As a result of the Proposed Action, no direct impacts (e.g., filling, draining, clearing of vegetation, etc.) to the wetlands at the Project Site would occur. Further, nine of the existing golf holes would be maintained along the perimeter of the Project Site, and no development or ground disturbance from the proposed residential buildings would occur within a minimum of 100 feet of the wetlands at the Project Site. The Project Site wetlands would continue their current functions of providing drainage and irrigation for the golf course, and serving as water hazards. Accordingly, no significant adverse impacts to wetlands are anticipated as a result of the proposed PRD.



Mitigation Measures

As a result of construction of the proposed PRD, stormwater would be directed to a stormwater management system consisting of a series of catch basins, drainage pipes, infiltration basins, bioretention basins, stone diaphragms, continuous deflector system (CDS) units and dry wells designed to filter pollutants and control runoff from impervious surfaces. In addition, per the proposed PRD Landscaping Plan, the basins would include a twenty-foot buffer of native plantings. Given these measure, the proposed PRD would result in improvements to the overall functionality of the Project Site wetlands, with respect to water quality and stormwater storage/remediation functions. No mitigation is required.

6. Stormwater Management

Potential Impacts

The Proposed Action would result in an increase in impervious surfaces on the Project Site of approximately 8.3 acres, which in turn would result in an increase in pollutants and likely a corresponding increase in the peak rate of stormwater runoff. However, per Chapter 4 of the Stormwater Management Design Manual dated January 2015, given that the Project Site is located within the Long Island Sound tidal area and onsite runoff is discharging into the tidal water, water quantity control is not required.⁸ Nonetheless, the Applicant is proposing to implement new stormwater management measures, which would treat water runoff to provide greater water quality control. This includes constructing infiltration basins, bioretention basins and CDS units to collect and treat stormwater. In addition, soil erosion would occur during construction of the proposed development.

Mitigation Measures

The proposed drainage system for the Project Site consists of drainage pipes, infiltration basins, bioretention basins, stone diaphragms, continuous deflector system (CDS) units and dry wells. The infiltration basins, bioretention basins and drywells would treat water runoff to provide water quality control. The CDS units serve as water quality pre-treatment devices for the basins. The stone diaphragms serve as pre-treatment for bioretention basins.

⁸ New York State Stormwater Management Design Manual, Chapter 4, Section 4.4 "The C_p requirement does not apply in certain conditions, including the following: the site discharges directly tidal waters or fifth order (fifth downstream) or larger streams"; Section 4.5 "The overbank flood control requirement (Q_p) does not apply in certain conditions, including: The site discharges directly tidal waters or fifth order (fifth downstream) or larger streams."; Section 4.6 "The 100-year storm control requirement can be waived if: The site discharges directly tidal waters or fifth order (fifth downstream) or larger streams."



The proposed drainage system is designed to capture any sediment and mitigate any increased turbidity that may result from the Proposed Action. As a result of implementation, it is expected that there would be no significant water quality impacts on receiving wetlands or downstream discharge points. In addition, a detailed Sediment and Erosion Control Program would be implemented to mitigate the short-term impacts of soil erosion. Erosion and sediment control practices that would be implemented include inlet protection, installation of a silt fence, straw bale, and erosion blanket. As a result of the proposed Sediment and Erosion Control Program, it is expected that there would be no significant erosion or sediment impacts on the Project Site nor are there expected to be sedimentation impacts and induced turbidity in the Long Island Sound or other downstream water courses. Therefore, no further mitigation measures are proposed.

7. Floodplains

Potential Impacts

A Coastal Flooding Hydraulic Analysis was completed to assess potential changes in existing floodplain patterns and flows due to the Proposed Action. The flood analysis demonstrates that there would be no impacts to the neighboring properties, since wave runups or water surface fluctuations that would occur during a tidal flood event will have dissipated by the time the floodwaters reach the property boundaries. In addition, with the proposed grading changes, all proposed buildings and roadways would be located outside the 100-year and 500-year floodplains.

Mitigation Measures

The site development proposes that all new buildings and roadways be built with a minimum finished first floor elevation of 16 feet, three and a half feet above the preliminary 100-year elevations, in accordance with §186-5(B)(3) and §186-5(-C).(1) of the Village Code.. No further mitigation measures are required.

8. Water Supply

Potential Impacts

The estimated domestic average daily demand from the proposed PRD would be 39,490 gallons of potable water per day (gpd). The existing wells on the Project Site will continue to be used for irrigation of the 9-hole golf course and potentially for irrigation in common areas. The Westchester Joint Water Works (WJWW) indicated that system wide water capacity was available. To determine the system requirements to service the proposed project, system wide modeling will be required under coordination with the WJWW. Hydrants will be adequately spaced throughout the Project Site; spacing will be finalized in consultation with the Fire Department.



Mitigation Measures

Since the water supply is currently available and sufficient capacity exists to service the Proposed Action, no mitigation measures are proposed.

9. Sanitary Sewage

Potential Impacts

The estimated sewage generation for the proposed PRD is 39,490 gallons per day, with an estimated peak rate of 110 gpm utilizing the industry standard values for wastewater. The proposed homes will be connected to a combined gravity and force main sewer system.

Mitigation Measures

Since the sanitary service is currently available and sufficient capacity appears to exist, based on discussions with the Village Engineer, to service the project, no Project Site mitigation measures are proposed for sanitary service. However, as typically recommended by Westchester County, sanitary discharge from the Project Site will need to be mitigated at a ratio of 3:1 by providing system flow reductions for Inflow and Infiltration (I&I). The Applicant and project engineer will meet with the Village Engineer and Department of Public Works to identify sanitary system segments in the Village of Mamaroneck that require rehabilitation either through reconstruction, lining and assess the reductions possible for each project. The Applicant will work with the Village Engineer and DPW to further investigate each project area and perform an assessment of reduction potential. Projects will be ranked and selected jointly by the Applicant, Village Engineer and DPW representatives. A plan will be finalized with the Village Engineer and DPW prior to site plan approval. The Applicant will either provide engineering and construction services to perform the selected sanitary upgrades or provide reimbursement to the Village of Mamaroneck to self-perform the proposed upgrades.

10. Solid Waste

Potential Impacts

The projected increase in solid waste generation at full build-out of the Proposed Action is 0.73 tons per day for a total of 266 tons per year, significantly less than 1% of the Charles Point Resource Recovery Facility's daily processing capacity. Therefore, project-generated solid waste would not have a significant impact on the processing capacity at this resource recovery location.

Mitigation Measures

No significant impacts are anticipated. Therefore, no mitigation measures are proposed.



11. Vegetation and Wildlife

Potential Impacts

The majority of the Project Site consists of well maintained, highly manicured vegetation cover types, including mowed lawn, roughs, and greens associated with the existing golf course. The dominant vegetative species at the Project Site include common turf grasses and other landscaping, as well as common native and non-native trees. As a result of the Proposed Action, a total of approximately 432 trees will be removed. No other significant adverse impacts to ecological resources on or adjacent to the Project Site are anticipated.

Mitigation Measures

The primary wildlife mitigation for the Proposed Action is the clustering of the residential development to preserve the majority of natural vegetation on the Project Site, including the 36 acres of shared open space, as well as the 36.8 acres of private recreational space. Within the 36 acres, existing maintained lawn area would be reduced and replaced with native low-maintenance plant species based on the recommendations of the *Coastal Planting Guide for the Village of Mamaroneck*. It is anticipated that these vegetated habitats would attract a more robust wildlife species assemblage. In addition, approximately 432 new, native species trees would be planted. No further mitigation measures are proposed.

12. Critical Environmental Area

Potential Impacts

The Project Site is one of seven Critical Environmental Areas that have been designated in the Village of Mamaroneck due to its drainage patterns into Hommock's Marsh, its location within the 100-year floodplain, and its various ponds and wetlands. The project has been carefully designed to respect and protect the environmental features that make it unique and which contribute to its CEA designation. On-site ponds and wetlands, which function both as an important flood mitigation device and contribute to the Project Site's drainage system, are well protected under the Proposed Action. The proposed infiltration basins, bioretention basins, stone diaphragms, CDS units and drywells would treat water runoff to provide water quality control, which would improve the water quality of the stormwater being discharged into the Hommocks Marsh. The 36 acres of protected open space in addition to the 36.8 acres of the golf course to be maintained along the perimeter of the Project Site are also positioned to act as a barrier to the Hommocks Marsh and isolate the disturbance from the proposed development.

Mitigation Measures

Given the careful design of the project, no further mitigation measures are required.



13. Traffic, Transit and Pedestrians

Potential Impacts

The Proposed Action is expected to generate a total of 61 new trips during the AM peak hour (compared with 33 existing), 73 new trips during the PM peak hour (50 existing) and 61 new trips during the Saturday peak hour (69 existing). Under future Build conditions, intersection levels of service will remain unchanged from those experienced under No-Build conditions. Pedestrian and bicycle circulation will be facilitated on the Project Site through the redeveloped and improved road and sidewalk network. Overall, it is anticipated that the proposed PRD will not have significant adverse impacts on area traffic operating conditions.

In addition, parking will be provided on the Project Site to conform with local regulations. Four parking spaces will be provided for each residential unit, including two in the driveway and two in the garage, totaling 420 residential parking spaces. Additionally, 163 permanent parking spaces for the club and 16 additional overflow spaces for events would be included, for a total of 179 parking spaces. Proposed club parking will be fully compliant with the existing MR-district parking requirements. Residential parking spaces would be off-limits to attendees of special club events. Therefore, impacts from parking are not anticipated.

Mitigation Measures

The proposed site design will lead to a number of improvements to operating conditions, the most notable of which are: improved road surface, profile and alignment of Cove Road across the Project Site for residents on either side of the property; improved pedestrian environment with the completion of a sidewalk across the Project Site; and improved emergency evacuation routes with the raising of Cove Road above flood elevation.

14. Community Demographics, Facilities, and Services

Demographics

Potential Impacts

The addition of 105 new residential units is projected to bring approximately 335 residents to the Project Site. If all of these residents were new to the Village of Mamaroneck, the population of the Village would increase approximately 1.8% based on the Village's 2014 population of 19,133. The number of housing units in the Village would increase approximately 1.3% based on the 2014 American Community Survey estimates. The development would contribute to an updated housing stock.



Mitigation Measures

These increases are not considered significant. Given this, and the net tax benefit described below, no mitigation is required.

Open Space and Recreation

Potential Impacts

The Proposed Action would result in the loss of a portion of the private recreational use on-site, the golf course, which is currently open to Hampshire Country Club members only. The 9-hole golf course would be maintained. The swimming pool and tennis courts would remain in use to serve current and future country club members.

Mitigation Measures

In place of a portion of the private recreational use, the proposed project would include 36 acres of shared open space for development residents. These open spaces would provide passive recreational opportunities for development residents as well as secondary benefits for surrounding residents, including minimizing visual impacts. No further mitigation measures are proposed.

Police, Fire and EMS

Potential Impacts

Impacts to the Village Police, Fire and EMS services as a result of the additional population from the Proposed Action would be insignificant, and adequately mitigated by additions tax revenues. The need for infrastructure upgrades are not anticipated.

Mitigation Measures

Additional taxes generated from the absorption of the project are anticipated to cover the cost of additional police, fire and EMS services. The projected Village taxes are \$1,304,928. No other mitigation measures are required.

Schools

Potential Impacts

Utilizing the Residential Demographic Multipliers by Rutgers University Center for Urban Policy Research (June 2006), the Proposed Action is projected to generate approximately 57 public-school children. These 57 public school children would be spread throughout the 13 grades (K-12). The School District has an enrollment of 5,274 students (2015-2016), therefore, the additional 57 students would increase total enrollment by 1.1%, to 5,331 students. Assuming even distribution across each grade, this equates



to approximately four to five additional students for each grade. This marginal increase is not anticipated to cause the need for infrastructure upgrades in the Mamaroneck Union Free School District.

Mitigation Measures

Applying the per student programmatic cost paid by local property taxes to the estimated 57 new public school students indicates that the proposed project could result in an additional cost of \$905,901 to the Mamaroneck Union Free School District. The estimated property tax revenues to the school district is \$2,604,098. Using these figures, the Mamaroneck Union Free School District would receive an annual surplus of tax revenue of \$1,698,197, which is a beneficial impact of the Proposed Action. No further mitigation measures are required.

15. Fiscal and Economic Conditions

Potential Impacts

The development is anticipated to generate a combined total of \$5,215,568 in annual property taxes, which is greater than the taxes generated from the Project Site currently. The economic benefits to the Town would include tax revenues and other positive impacts to the local economy including employment during construction, and secondary economic impacts from the residents who will occupy the 105 dwelling units of the Project.

Mitigation Measures

The Proposed Action would result in a net positive impact for the taxing districts. No mitigation is required.

16. Historic and Cultural Resources

Potential Impacts

In November 2015, the Applicant, submitted a Notice of Project (NOP) to the New York State Historic Preservation Office (NY SHPO), to which NY SHPO responded with the following: "Based upon this review, the New York SHPO has determined that no historic properties will be affected by this undertaking." No further cultural resources investigations were recommended.

Mitigation Measures

No mitigation measures are required.



17. Environmental Contamination

Potential Impacts

A Limited Phase II ESA of the Project Site was prepared by GZA GeoEnvironmental of New York in April 2016, with the primary objective to collect and analyze shallow soil and sediment samples in order to assess the impacts of pesticide and herbicide usage at the Project Site. Twenty-one soil samples were collected at the surface (a depth of 0-6 inches) and at subsurface (a depth of 18-24 inches) in each location. The soil sample analytical results were compared to the New York State Department of Environmental Conservation Part 375 "Unrestricted Use" Soil Cleanup Objectives (SCOs) and the "Restricted Use" Residential SCO. The project is proposed to contain residential, open space and recreational (golf course) uses. The open space and golf course uses require soil contamination to be at or below Commercial Soil Cleanup Objectives (SCOs). The residential use requires and soil contamination to be at or below Residential SCOs. The Residential SCOs are more stringent than the Commercial SCOs. Six surface soil samples exceeded Residential SCOs for arsenic and one was identified to exceed Residential SCOs for pesticides.

Mitigation Measures

All identified soil samples exceeding Residential SCOs, except two locations, are within the area to be filled to create the soil platform. The filling will bury the contaminated soil below the development platform. The two outlying sample locations are SS-19 and SS-6. SS-19 is adjacent to the maintenance shed located at the end of Copper Avenue and SS-6 is located adjacent to the parking area of the existing clubhouse.

Soil contamination identified at location SS-19 and SS-6 will be delineated by evaluating soil samples taken at the identified elevation at increasing distance from SS-19 and SS-6 until samples indicate clean soil for the target contaminant. It is anticipated the total soil to be relocated will be between 50 and 100 cubic yards. The delineated contaminated soil will be excavated and relocated under the core of the soil platform to ensure isolation from the proposed development with a minimum of 2 feet of clean soil cover. Contaminated soil will be placed at the base of the platform to make sure the soil is not encountered during installation or maintenance of site underground utilities.

18. Noise

Potential Impacts

The noise evaluation demonstrated that the Proposed Action would not result in adverse noise impacts. Due to low volumes of mobile sources and no truck traffic associated with the proposed residential use, the Proposed Action is expected to have negligible noise impacts on the surrounding sensitive receptors. As school bus transportation is provided only for students who live more than two miles from the school, most students walk, bike or are driven to school by a parent/guardian. Therefore, noise



impacts due to school busses are anticipated to be minimal. The club is to remain in operation and the noise generated from the club and golf course will not increase in noise levels or frequency from current conditions, including no additional truck deliveries. In addition, with the proposed residential units located towards the center of the Project Site, sound level from the potential stationary sources equipment are expected to be minimal as sound waves dissipate over distance. Some increases in noise associated with construction vehicles are anticipated within the hours permitted by the Village of Mamaroneck Code.

Mitigation Measures

The Proposed Action would be designed to incorporate the necessary noise reduction measures to minimize noise associated with potential mechanical equipment and service activities relating to project construction. The Proposed Action would adhere to the regulations outlined in the Village's Noise Ordinance. Based on these measures, any temporary increases in noise levels due to construction equipment usage and construction traffic would be minimized. No further mitigation measures are proposed.

19. Air Quality

Potential Impacts

Long term impacts to air quality are not anticipated as a result of the Proposed Action. The qualitative assessment demonstrates that all existing and future carbon monoxide concentrations are expected to be below the National Ambient Air Quality Standards, and that the project conforms to the 1990 Clean Air Act Amendments. Any stationary sources associated with the project would comply with appropriate state and local regulations. Short term impacts to air quality due to construction are expected; it is anticipated that nearby properties would experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact.

Mitigation Measures

Long term impacts to air quality are not anticipated due to the Proposed Action, therefore, no long term mitigation measures are required. Short term impacts to air quality due to construction are expected. Construction activities would be performed in accordance with the State of New York's current construction specifications and regulations which include requiring heavy-duty vehicles be equipped with pollution control devices, adherence to the State's anti-idling law and use of ultra-low sulfur diesel fuel. The construction mitigation would be in compliance with all applicable local, state, and federal regulations.



F. ALTERNATIVES

Six alternative concepts for the Project Site (Alternatives B through G) were analyzed, along with the No Action alternative. These are compared with the Proposed Action, to a conceptual level of detail to generally compare potential impacts. Table 1-2 (a duplicate table from Chapter 4) summarizes the comparison of the Proposed Action, No Action and Alternatives B through G. Tax generation figures below include taxes to the school district.

Alternative A: No Action

In this case, the No Action scenario assumes that the Project Site would remain in its current conditions. While this alternative would eliminate any potential adverse impacts of the Proposed Action, the Village would not receive the economic benefit in terms of increased Village and School District Taxes or the addition of more modernized housing options. In addition, the No Action Alternative does not address the needs, goals, and objectives of the Applicant, and is therefore not a feasible alternative.

Alternative B: Conventional Subdivision under R-20 Zoning

Under Alternative B, the PRD Parcel would be conventionally subdivided into 106 conforming single-family home lots. With this alternative, the Village of Mamaroneck would lose a good portion of the open space/recreation that currently is provided on the R-20 portion of the Project Site. In total, this alternative would result in 37 acres of preserved open space and 68.2 acres of disturbance. Significantly more fill, approximately 350,000 cubic yards, would be required compared to the Proposed Action. Project Site population with this alternative, based on 106 4-bedroom homes, would be approximately 389 persons, of which 93 would be school-aged children. In total, the 106 units would generate \$7,428,241 in annual taxes.

Alternative C: Cluster Subdivision under R-20 Zoning

In Alternative C, the 106 single-family lots permitted under a conventional subdivision in the R-20 district, as demonstrated by Alternative B, would developed according to a clustered design. This alternative would result in 62 acres preserved as open space and 52 acres of disturbance. Traffic generation from the 106 single-family homes would be slightly more than the traffic generated from the 105-unit Proposed Action, and would include 62 AM peak hour trips, 85 PM peak hour trips, and 63 Saturday trips. It is anticipated that 106 4-bedroom homes would result in a population of approximately 389 persons, including 93 school-aged children. In total, the 106 units would generate \$7,428,241 in annual taxes.



Alternative D: Conventional Subdivision under R-30 Zoning

Under this alternative, the Project Site would be redeveloped after being rezoned R-30, allowing for a conventional subdivision into 85 conforming single-family home lots. In total, this alternative would result in 25 acres of preserved open space and 78 acres of disturbance. The zoning on the portion of the Project Site within the Village of Mamaroneck would now match the zoning on the Town of Mamaroneck portion of the Project Site. The conventional subdivision under R-30 would utilize a majority of the Project Site for development. Total fill would amount to approximately 380,000 cubic yards, significantly more than the Proposed Action and slightly more than Alternative B given the large lot sizes.

Project Site population with this alternative, based on 85 4-bedroom homes, would be approximately 312 persons, of which 74 would be school aged children. In total, the 85 units would generate \$5,961,133 annual taxes.

Alternative E: Cluster Subdivision under R-30 Zoning

In Alternative E, the 85 single-family lots permitted under a conventional subdivision in an R-30 district would be developed according to a clustered design. This alternative would result in 50 acres of preserved open space and 51 acres of disturbance. It is anticipated that the 85 units would result in a population of approximately 312 persons, including 74 school-aged children. In total, the 85 units would generate \$5,961,133 annual taxes.

Alternative F: "No Fill" under R-20 Zoning

Under Alternative F, the existing R-20 zoning remains applicable and the Planned Residential Development regulations are applied without bringing any new fill to the Project Site. One hundred and six two- and three-unit semi-detached carriage homes would be developed primarily along a rerouted Cove Road extending through the center of the Project Site. One additional cluster would be developed along an extended Eagle Knolls Road. This alternative would result in 73 acres of preserved open space and 30.9 acres of disturbance, preserving significant natural features on the Project Site.

The estimated population would be 300 persons, of which 30 would be school age children. In total, the 106 units would generate \$3,725,540 in annual taxes.

Alternative G: Rezoning for Condominium and Golf Course

Alternative G represents an alternative previously pursued by the Applicant before the Village Board for a limited condominium development to be developed immediately adjacent to the existing clubhouse. The condominium would include one five-story structure containing a total of 121 units of multifamily housing. The golf course and country club would remain in use under this alternative. To facilitate the condominium development, the entire portion of the Project Site located within the Village of



Mamaroneck would be rezoned to a newly created Open Space/Residential Community District. This district would permit multifamily housing as part of a Planned Golf Course Community, provided that a minimum of 75 percent of the total site area remains limited to recreational and open space uses. However, the condominium development would actually result in the maintenance of over 100 acres, or close to 96% of the Project Site, as open space and recreational use.

Overall, approximately 11 acres of land area on the Project Site would be disturbed in order to construct the residential development and related site improvements. Alternative G would modify and add to the existing clubhouse, but would not materially modify the height from the height of the existing building. The building addition, to be attached to the north face of the clubhouse, would include two wings and a subsurface parking garage (a total of five stories as viewed from the north side).

The golf course would be preserved on the remaining portion of the Project Site, to be protected in perpetuity from future development. Compared with the Proposed Action and the other alternatives analyzed above, the condominium alternative would require far less disturbance. Since the multi-family development would be constructed directly adjacent to the existing clubhouse, preserving the remainder of the Project Site, the Alternative G site plan does not directly affect any of the important natural features on the Project Site.

This alternative would result in a Project Site population of 259, and though not anticipated, it is estimated that the condominium development could generate approximately 20 school age children.

In total, the 121 units would generate \$2,948,994 in annual taxes.

Table 1-2 Comparison of Project Alternatives

	Proposed Action	Alternative A: No Action (Existing Conditions)	Alternative B: Conventional Subdivision Under R-20 Zoning	Alternative C: Cluster Subdivision Under R-20 Zoning	Alternative D: Conventional Subdivision Under R-30 Zoning	Alternative E: Cluster Subdivision Under R-30 Zoning	Alternative F: "No Fill" Under R- 20 Zoning	Alternative G: Rezoning for Condominium and Golf Course
	Exhibit 4-1	Exhibit 4-2	Exhibit 4-3	Exhibit 4-4	Exhibit 4-5	Exhibit 4-6	Exhibit 4-7	
# Residential Units	105 (44 single family homes; 61 carriage homes)	0	106 single family homes	85 single family homes	85 single family homes	106 carriage homes	121 condos (31 one-bedroom, 62 two-bedroom, and 28 three-bedroom units)	
Areas of Disturbance	55.6 acres	0	52 acres	78 acres	50 acres	36 acres	11 acres	
Open Space	36 acres of preserved golf course; 36.5 acres of shared open space	101.8 acres of preserved golf course	62 acres of shared open space	25 acres of shared open space	51 acres of shared open space	73 acres of shared open space	101.8 acres of preserved golf course	
Fill	84,104 cubic yards	0	95,000 cubic yards	380,000 cubic yards	105,000 cubic yards	0	0	
New Trip Generation (Peak Hour)	AM Peak Hour: 61 PM Peak Hour: 73 Saturday: 61	AM Peak Hour: 37 PM Peak Hour: 53 Saturday: 83	AM Peak Hour: 62 PM Peak Hour: 85 Saturday: 63	AM Peak Hour: 47 PM Peak Hour: 65 Saturday: 44	AM Peak Hour: 47 PM Peak Hour: 65 Saturday: 44	AM Peak Hour: 32 PM Peak Hour: 37 Saturday: 17	AM Peak Hour: 60 PM Peak Hour: 70 Saturday: 64	
Incremental Water and Sewer Usage	Water: 39,490 gpd Wastewater: 39,490 gpd	Water: 0 gpd Wastewater: 0 gpd	Water: 46,640 gpd Wastewater: 46,640 gpd	Water: 37,400 gpd Wastewater: 37,400 gpd	Water: 37,400 gpd Wastewater: 37,400 gpd	Water: 34,980 gpd Wastewater: 34,980 gpd	Water: 26,290 gpd Wastewater: 26,290 gpd	
Residential Population ¹	335	0	389	312	312	300	259	
School-age Children ²	57	0	93	74	74	30	20	
Tax Generations	\$5,215,568	\$345,281 ³	\$7,428,241	\$7,428,241	\$5,961,133	\$3,725,540	\$2,948,994 ⁴	
Net Tax Increase from the Existing Conditions	\$4,870,287	\$0	\$7,082,960	\$5,615,852	\$5,615,852	\$3,380,259	\$2,603,713	
Net Fiscal Benefit (Net of costs to School District)	\$4,309,667	\$345,281	\$5,950,192	\$4,785,051	\$4,785,051	\$3,248,750	\$2,631,134	

¹ Rutgers University, Center for Urban Policy Research: Residential Demographic Multipliers - Estimates of the Occupants of New Housing, June 2006 (New York, Total Persons in Units, Single-Family Detached, 4 BR, More than \$329,500; Single-Family Attached, 3 BR, More than \$269,500; 5+ Units Own, 1BR, 2BR, 3BR)

² Rutgers University, Center for Urban Policy Research: Residential Demographic Multipliers - Estimates of the Occupants of New Housing, June 2006 (New York, All Public School Children, Single-Family Detached, 4 BR, More than \$329,500 and Single-Family Attached, 3 BR, More than \$269,500)

³ Hampshire Recreation recently prevailed in a Tax Certiorari proceeding, resulting in a reduced assessment for the Project Site. The Tax Assessment for the years 2010, 2011, and 2012 in the Village of Mamaroneck has been reduced to 5.3 million in 2010 and 5.2 million in years 2011 and 2012. It is anticipated that the current assessed value of the Site will also be reduced in the near future.

⁴ Based on 60% of Market Value (\$1.5 million) for condominium units



2. Description of Proposed Project

A. INTRODUCTION

The Proposed Action is the development by Hampshire Recreation, LLC (the "Applicant" or "Hampshire") for a new Planned Residential Development (PRD) consisting of 105 single family units on the 106.2-acre Hampshire Country Club ("Project Site"), located on Cove Road in the Village of Mamaroneck. The Project Site is currently developed with recreational membership club facilities, including an 18-hole golf course, clubhouse, swimming pool, tennis courts, maintenance facilities, and other support uses. The Village/Town of Mamaroneck municipal boundary line passes through the Project Site, creating a 98.9-acre portion in the Village of Mamaroneck and a smaller 7.3-acre portion within Town of Mamaroneck.

The proposed PRD would be built in its entirety on the 94.5-acre portion of the Project Site located within the Village of Mamaroneck's R-20 Zoning District ("PRD Parcel"). A total of 105 residential units is proposed. This would include 44 one-family detached housing lots, and 61 carriage homes consisting of 28 two-family semi-detached housing lots and 33 three-family semi-detached housing lots. It would also include parking areas, seven tennis courts, and common open space on the PRD Parcel.

The existing golf course use would be downsized to a 9-hole course to facilitate the development of the PRD, which would have approximately 36 acres of common open space. All but two of the nine holes would be maintained from the original golf course; holes six and seven would be redeveloped on the northern portion of the PRD Parcel. No improvements are proposed in the Town of Mamaroneck portion of the Project Site. Therefore, site plan approval is not required from the Town. Generally, the new golf course would be located along the perimeters of the Project Site, including within the portion of the Project Site located in the Town of Mamaroneck. No development is proposed in the MR-zoned area where the existing membership club facilities (including a clubhouse, pool and parking areas) are located; these amenities would remain on the Project Site.

B. PROJECT PURPOSE AND NEED

1. Project Purpose, Need and Benefits

The purpose of the proposed development is to provide high quality single-family homeownership housing with a variety of housing types, including single detached, two-family semi-attached, or three-



family semi-attached. The proposed development would generate additional property tax revenues to all taxing jurisdictions, and generate additional purchasing power that would benefit local businesses. The Village of Mamaroneck's 2012 Comprehensive Plan Update recognizes the Hampshire Country Club site for its unique environmental features. The Project Site is designated as a Critical Environmental Area, attributable to its ponds, wetland system, and proximity to the Long Island Sound. Consequently, the Comprehensive Plan identifies the site for a development scenario that will preserve open space and the existing environmental features.

The Applicant is committed to undertaking this project in a manner that is consistent with the Village's planning goal of preserving open space and the existing environmental features on the Project Site. The Proposed Action is designed to avoid the features identified by the Village as contributing factors to the Project Site's environmental significance. Utilizing the development flexibility standards contained in the Village's PRD Regulations, the Applicant would locate all residences and associated disturbance at least one hundred feet away from all ponds and wetland areas on the Project Site. Accordingly, the Applicant is proposing to preserve all wetlands and pond features. The Applicant also proposes a density that is less than the maximum permitted density for the Project Site, thereby preserving at least 36 acres as common open space, not including the 9-hole golf course and membership club. The size of the property permits the Applicant to also provide substantial buffer areas, including the redeveloped golf course fairways and greens, between the residential development and the adjacent residential neighborhoods.

The Applicant believes that economic conditions are driving the need for site improvement. There are several negative trends affecting membership clubs, particularly 18-hole golf clubs, that have resulted in the closure of over 800 clubs nationwide in the last decade. These trends include declining interest in club membership due to costs, limited time allocation, as well as the economy and an aging population.¹ Between June 2016 and June 2017, for example, the number of rounds played in New York State decreased by 17.8 percent.² In addition, the costs associated with operating and maintaining club properties is increasing.

These trends have made owning, operating, and maintaining a golf club economically challenging, particularly in the northeast, where golf courses are open for only a portion of the year due to winter weather conditions. In addition, the country club/golf course market is saturated in the lower Westchester region. As demonstrated by the numerous club closures in Westchester County and the greater NY Metro Area over the last decade, including several recent prominent club closures in 2017 (such as Elmwood Country Club in Greenburgh, Engineers Club in Roslyn Harbor), the negative trends

¹ Business Insider article, entitled "These Eerie Photos of Deserted Golf Courses Reveal a New Norm in America," dated March 5, 2017, and Bloomberg article, entitled "America's Golf Courses are Burning," dated August 15, 2016, both available in Appendix A.

² Golf Datatech, National Golf Rounds Played Report. June 2017



are resulting in substantial economic losses, threatening the viability of clubs such as Hampshire County Club.³

Hampshire Country Club continues to be negatively impacted by these documented economic conditions. The prior owner of Hampshire Country Club sold the Property due to rising costs and membership loss.⁴ In addition, Hampshire Country Club has sustained only operating losses over the last three years.⁵ Rounds of golf are also declining at the Club, from 9,270 rounds played in 2012 to less than 6,500 in 2016.

Accordingly, the Applicant has concluded that it would be fiscally responsible and beneficial to create new sources of revenue to counteract the negative trends affecting continued operation. Moreover, the Applicant believes that closure of the Club could lead to the degradation of the Club property as a custodian of the open space would be lost, as has occurred at various other clubs that have closed.⁶

The Applicant has determined that downsizing the existing golf-course and associated maintenance costs, in addition to redeveloping the rest of the Project Site as residential is the best permissible option to maintaining as much of the current club, tennis, and golfing activities as possible.

Several other benefits would result from the project. Adding a residential component to the PRD Parcel would permit the Hampshire Country Club to continue operating, thereby ensuring a custodian remains to maintain the open space and environmentally sensitive features on the Project Site.

The project is expected to be attractive to new families looking for higher density residential living with access to open space and recreational amenities; purchasers of a housing unit would be welcomed to join or maintain a club membership. The development would provide further tax revenue for the Village of Mamaroneck, while providing a new housing alternative to current and future Village residents.

2. Objectives of the Applicant

The Comprehensive Plan sets forth guiding themes for the future of the Village of Mamaroneck, including a desire to improve upon quality of life through diversifying housing types and the environment through preserving open space. These themes reflect the values of the residents, businesses and institutions of the Village. More specifically, the Vision Statement reads:

³ A sampling of articles documenting club closures caused by these trends is included in Appendix A.

⁴ Ibid.

⁵ Copies of Hampshire Club, Inc.'s IRS 990 and 990-T forms have been submitted to the Village as a requirement of its Special Permit to conduct non-member events. At the request of the Lead Agency, copies of these forms are also available in Appendix A.

⁶ Business Insider article, entitled "These Eerie Photos of Deserted Golf Courses Reveal a New Norm in America," dated March 5, 2017, and Bloomberg article, entitled "America's Golf Courses are Burning," dated August 15, 2016, both available in Appendix A.



In our vision for the Village of Mamaroneck in 2025 the Village's quality of life, small-town character, diversity, and special natural environment are preserved and enhanced. The beauty and quality of the Village's environment is strengthened, and defines our shared identity and unites us in civic pride.

The Applicant is committed to these stated objectives and the quality of life for present and future residents of the Village of Mamaroneck. The Applicant hopes to create a livable residential community that provides an updated housing stock to the Village while maintaining the sensitive environmental resources and valued open space character. It also seeks to add a residential component to the Project Site in order to offset the increasing costs associated with maintaining the Club use.

C. PROJECT APPROVAL PROCESS

The Proposed Action's required approvals are listed in Table 2-1 below.

Table 2-1 Project Approvals and Reviews

Agency	Approval/Review
Village of Mamaroneck Planning Board	<ul style="list-style-type: none">• Site Plan• Subdivision• Special Permit• Stormwater Pollution Prevention Plan (SWPPP)
Village of Mamaroneck Building Department	<ul style="list-style-type: none">• Floodplain Development Permit• Building Permit• Excavation Permit
Village of Mamaroneck Board of Architectural Review	<ul style="list-style-type: none">• Building Permit Application Approval
Village of Mamaroneck Public Works Department	<ul style="list-style-type: none">• Street Opening Permit
Village of Mamaroneck Harbor and Coastal Zone Management Commission	<ul style="list-style-type: none">• Waterfront Revitalization Program consistency review
Westchester County Health Department	<ul style="list-style-type: none">• Water and Sanitary Sewer service
Westchester County Department of Environmental Facilities	<ul style="list-style-type: none">• Sanitary Sewer Permits
Westchester Joint Water Works	<ul style="list-style-type: none">• Water Service Permits
New York State Department of Environmental Conservation	<ul style="list-style-type: none">• Stormwater Pollution Prevention Plan (SWPPP)• Stormwater Pollution Discharge Elimination System (SPDES) permit



Approval Process

In the case of the Proposed Action, the Planning Board will grant approvals for the site plan, subdivision, and special permit applications. The approval process began with the application submittal of site plan, subdivision, and special permit approvals as required by the zoning and subdivision regulations. The Planning Board will then review the applications and act on the applications after they are deemed complete. Prior to any approvals being granted by the Planning Board, the Board will comply with the provisions of the State Environmental Quality Review Act under Article 8 of the Environmental Conservation Law and its implementing regulations. The Proposed Action will also require a referral to Village of Mamaroneck Harbor and Coastal Zone Management Commission for Local Waterfront Revitalization Program consistency review. For the Proposed Action, a consistency determination needs to be obtained before the Planning Board decision-making on the site plan, special permit and subdivision applications.

The permits required by the other agencies listed above would be obtained after the project is submitted for a Building Permit and prior to the issuance of a Building Permit.

SEQRA Process

Public input on the Proposed Action would be obtained during the SEQRA process, which includes a mandatory public review and comment period, in addition to a public hearing, on this Draft Environmental Impact Statement ("DEIS"). During this period, the public can submit comments on the Proposed Action and potential impacts as set forth in this DEIS. This DEIS will also be referred to other involved agencies for review. See below for the list of involved agencies for the Proposed Action. The Applicant will then respond to all public and agency comments in the FEIS. The Planning Board will then have to adopt a Findings Statement that considers the relevant environmental impacts presented in the FEIS, weighs and balances them with social, economic and other essential considerations, and provides a rationale for its decision making on this Application. All of these steps must occur before the Proposed Action can be approved.

The list of involved and interested agencies for the project includes:

Lead Agency:

Planning Board, Village of Mamaroneck
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543
Contact: Betty-Ann Sherer, Land Use Coordinator
(914) 825-8758
Bsherer@vomny.org



Involved Agencies:

Mamaroneck Village Board of Trustees
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543
Contact: Thomas Murphy, Mayor
914-777-7722
Clerktreasurer@vomny.org
Village of Mamaroneck Building Department
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543
Contact: Dan Gray, Building Inspector
(914) 777-7731
dgray@vomny.org

Village of Mamaroneck Board of Architectural Review
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543
Contact: J. Malte Stoeckhert, Chair
(914) 777-7731
britter@vomny.org

Village of Mamaroneck Department of Public Works
313 Fayette Avenue
P.O. Box 369
Mamaroneck, NY 10543-0369
Contact: Hernane De Almeida, P.E., Superintendent of Public Works
(914) 777-7745

Village of Mamaroneck Harbor and Coastal Zone Management Commission
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543
Contact: Betty-Ann Sherer, Land Use Coordinator
(914) 825-8758
Bsherer@vomny.org

Westchester County Department of Planning
Westchester County Planning Board
148 Martine Avenue, Room 432
White Plains, NY 10601-4704
Contact: Eileen Mildenberger, Planning Commissioner



(914) 995-4402
emm6@westchestergov.com

Westchester County Department of Health
25 Moore Avenue
Mount Kisco, NY 10549
Contact: Dr. Sherlita Amler, Health Commissioner
(914) 864-7292
saa5@westchestergov.com

Westchester County Department of Environmental Facilities
270 North Avenue, 6th Floor
New Rochelle, NY 10801
Contact: Thomas Lauro, P.E., Commissioner
(914) 813-5400
wcdef@westchestergov.com

Westchester Joint Water Works
1625 Mamaroneck Avenue
Mamaroneck, New York 10543
Contact: Terry O'Neill
(914) 698-3500

New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12207
Contact: Basil Seggos, Commissioner
(518) 402-8545

New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, NY 12561
Contact: Kelly Turturro, Regional Director
(845) 256-3033

New York State Historic Preservation Office
Division for Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188
Contact: Ruth L. Pierpont, Deputy Commissioner for Historic Preservation
(518) 237-8643



Interested Agencies:

Westchester County Department of Transportation
148 Martine Avenue
White Plains, NY 10601-4704
Contact: Vincent F. Kopicki, Public Works/Transportation Commissioner
(914) 995-2000
vxk1@westchestergov.com

Westchester County Department of Public Works
148 Martine Avenue
White Plains, NY 10601-4704
Contact: Vincent F. Kopicki, Public Works/Transportation Commissioner
(914) 995-2000
vxk1@westchestergov.com

New York State Department of Transportation
Eleanor Roosevelt State Office Building
4 Burnett Boulevard
Poughkeepsie, NY 12603
Contact: Matthew J. Driscoll, Commissioner
(518) 457-4422

United States Army Corps of Engineers
302 General Lee Avenue
Brooklyn, NY 11252
Contact: Wetlands Permits Division
(347) 370-4650

D. PROJECT IDENTIFICATION

1. Site Location

The Project Site is located in the southern portion of the Village of Mamaroneck, to the east of Boston Post Road (US Route 1), and south of Harbor Island Park (see Exhibit 2-1, Regional Location and Exhibit 2-2, Site Location - Aerial). The Project Site is identified as tax parcel 9-42-568 on the Village of Mamaroneck Tax Map, and 4-14-20 on the Town of Mamaroneck Tax Map (see Exhibit 2-3, Tax Map).

2. Present and Proposed Ownership

The Project Site encompasses 106.2 acres of land, and is currently owned by Hampshire Recreation, LLC.



Source: ESRI/GIS



Hampshire Country Club - PRD

| Village of Mamaroneck, NY

Regional Location



Source: ESRI GIS

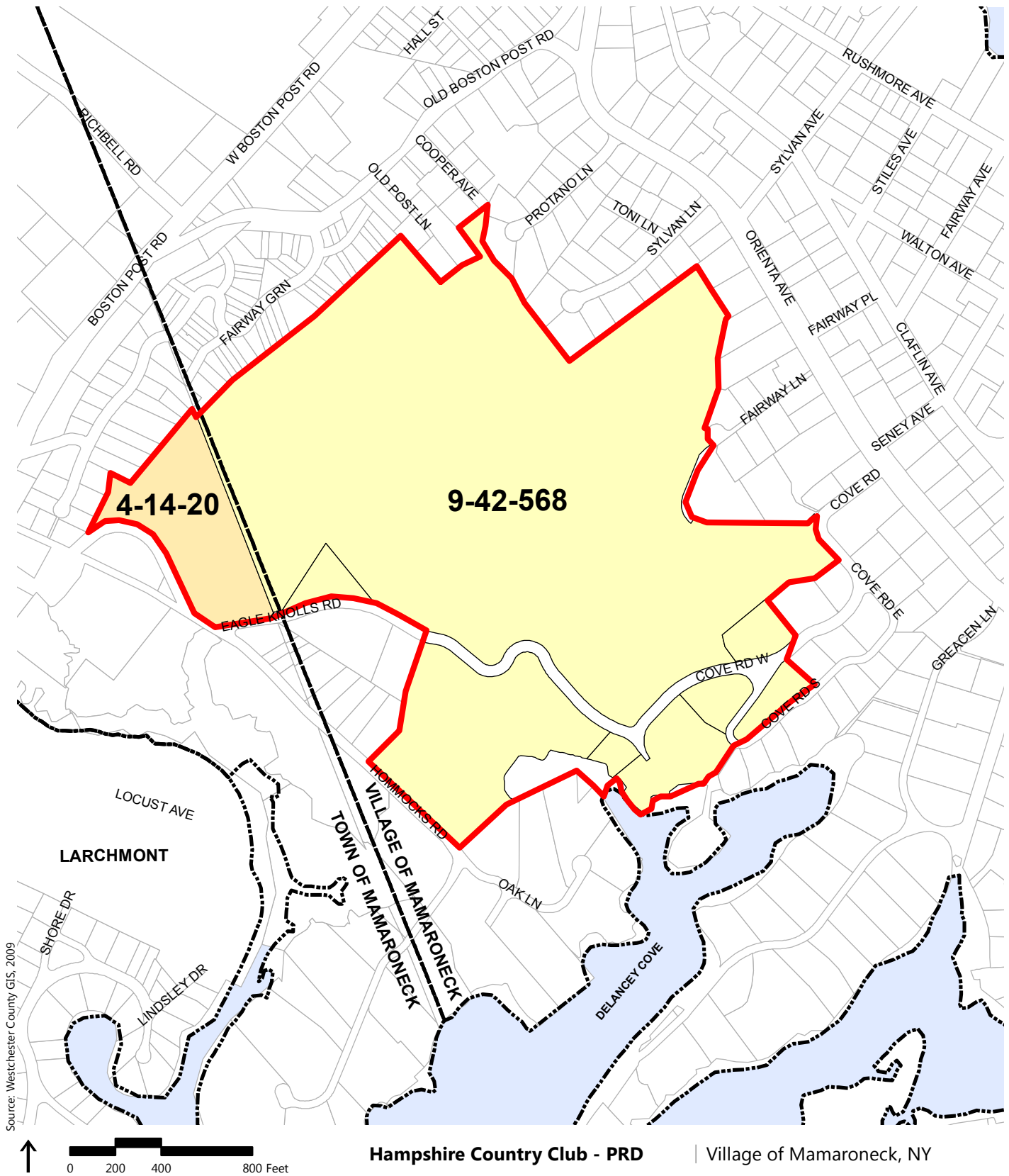


0 170 340 680 Feet




Hampshire Country Club - PRD

| Village of Mamaroneck, NY

Site Location - Aerial



Legend

-  Village of Mamaroneck Consolidated Tax Parcel
-  Town of Mamaroneck Tax Parcel
-  Project Site

Tax Map



The "PRD Parcel" refers to the 94.5-acre portion of the Project Site located within the Village of Mamaroneck's R-20 Zoning District. The ownership of the proposed residential units to be developed on the PRD Parcel would be fee simple ownership. The proposed common spaces would be managed by a Homeowner's Association (HOA). The Club and related facilities, including the 9-hole golf course, clubhouse, tennis, and pool would be owned and operated by the current owner.

See Appendix A containing deeds and easements affecting the Property that evidence ownership of access points required for the Proposed Action.

3. Surrounding Land Uses and Existing Zoning

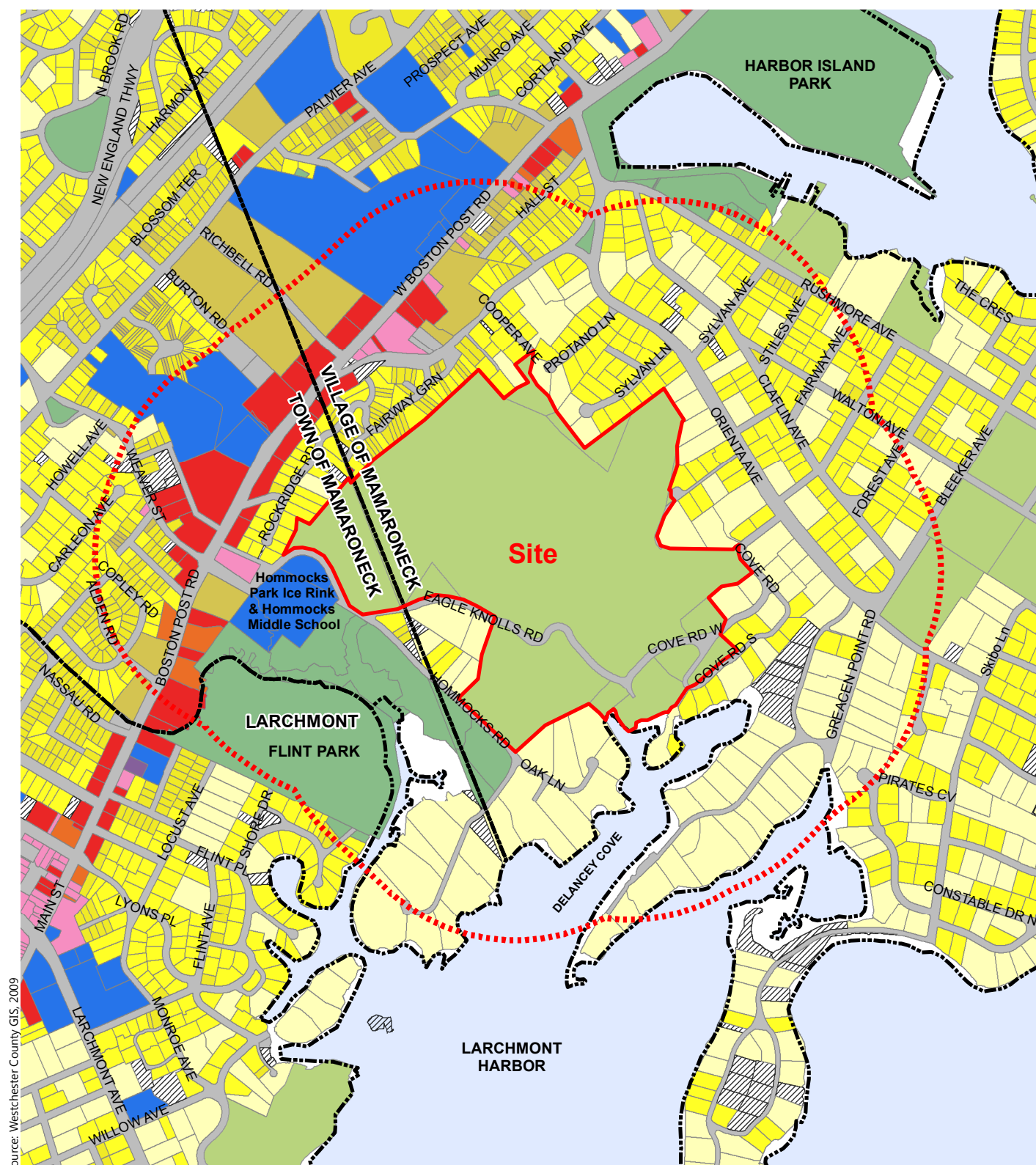
The Village of Mamaroneck contains a mixture of commercial, residential, institutional and open space uses. The Village's primary downtown shopping area is located along Mamaroneck Avenue, extending from the Metro North Railroad Station to Mamaroneck Avenue's termination at the Boston Post Road and Harbor Point Park. Boston Post Road, which runs perpendicular to Mamaroneck Avenue, is a mixed-use corridor with commercial, institutional and residential uses in Mamaroneck and other adjacent communities.

A variety of land uses surround the Project Site (see Exhibit 2-4, Existing Land Use). The Project Site currently contains one of a few private recreation clubs in the area. Other facilities in the vicinity include Mamaroneck Beach & Yacht Club, Orienta Beach Club and Beach Point Club.

However, the Project Site is most predominantly surrounded by residential neighborhoods, including the Orienta neighborhood centered on Orienta Avenue to the northeast and the homes along Oak Lane, Eagle Knolls Road, and Hommocks Road to the south. The Fairway Green Townhouses development is located immediately to the northwest of the Project Site, with approximately 40 percent of the units located along East Fairway Green and West Fairway Green on property adjoining the northern extent of the Hampshire Country Club golf course. Fairway Green contains 54 townhouses on approximately 10.7 acres of land, creating an approximate density of 5 dwelling units (DU) per acre.

Flint Park, a 45-acre park in the Town of Mamaroneck, is located to the southwest of the Project Site. Hommocks Park Ice Rink and Hommocks Middle School are located directly adjacent to the golf course at the southwest corner.

The existing zoning in the vicinity of the Project Site is illustrated in Exhibit 2-5, Existing Zoning. The portion of the Project Site in the Village of Mamaroneck is located in the R-20 and MR districts. The R-20 district permits single-family homes on minimum 20,000 square foot lots and the MR (Marine Recreation) district allows recreational uses, club houses, and accessory facilities. The portion of the Project Site in the Town of Mamaroneck is zoned R-30, which allows single-family homes on minimum 30,000 square foot lots. See Chapter 3A, Land Use, Zoning, and Public Policy, for more detail on the surrounding land use and existing zoning.



Source: Westchester County GIS, 2009



Hampshire Country Club - PRD

Village of Mamaroneck, NY



	Project Site		Mixed Use		Residential - Medium Low Density
	1/4-Mile Radius		Office and Research		Residential - Medium High Density
	Commercial-Retail		Public Parks, Parkway Lands		Residential - High Density
	Institutional and Public Assembly		Private Recreation		Transportation, Communication, Utilities
	Manufacturing, Industrial, Warehouse		Residential - Low Density		Vacant/Undeveloped

Existing Land Use



A horizontal number line with tick marks at 0, 280, 560, and 1120. The word "Feet" is at the end. Three black bars are placed above the line: one from 0 to 280, one from 280 to 560, and one from 560 to 1120.

Legend

-  Zoning Line
-  1/4-Mile Radius from Project Site

Hampshire Country Club - PRD

| Village of Mamaroneck, NY

Existing Zoning



4. Site Conditions

The Project Site currently contains an 18-hole golf course, a clubhouse, swimming pool, seven Har-Tru tennis courts, off-street parking, and other support uses. The newly renovated two-story, 35,000 square foot clubhouse includes a dining room, which can accommodate up to 250 guests. The renovation of the clubhouse was finished in 2007. Other existing buildings on the Project Site include a one-story tennis pavilion, two-story pool facility which houses a pro-shop, a one-story masonry building used primarily for golf cart storage, and two buildings used for grounds maintenance at the north end of the property. 207 permanent (lined) parking spaces are provided on the Project Site. Hampshire Recreation, LLC currently owns all of the existing structures on-site, which are in good condition. The majority of the Project Site, however, is devoted almost exclusively to fairways, greens, roughs, and water features that are part of the golf course.

The Country Club is bisected by Cove Road and Eagle Knolls Road, which run east-west through the southern section of the Project Site. The clubhouse, swimming facility, cart storage, and related structures are situated on Cove Road to the southeast of the Project Site. Tennis courts are located in the central south portion of the Project Site. The golf course covers the area north and east of Eagle Knolls Road, and includes the portions of the Project Site within the Town of Mamaroneck. See Exhibit 2-2 for the locations of the club facilities and Exhibit 3P-1/Table 3P-1 for a comprehensive list and the locations of all Project Site buildings and structures. The Proposed Action would preserve a 9-hole golf course and would involve reconstruction of the tennis courts in the PRD Parcel. The existing tennis pavilion and golf cart storage building would be demolished.

Access to the Project Site is primarily provided at its southern end by Cove Road from the east, and Eagle Knolls Road from the west. There is a third access point to the northern portion of the golf course via Cooper Avenue, currently used by Hampshire Country Club for vehicles servicing the grounds.

The Project Site contains seven ponds, three associated drainage systems and two vegetated wetlands (See Nelson Pope and Voorhis, LLC report as Attachment D in Appendix B). The existing ponds and man-made drainage ways on the Project Site, which are surface water fed and supplemented by municipal water supply, function as part of the drainage system, as well as water hazards for the golf course. NYSDEC tidal wetlands are found along the areas of the southern coastline. See Chapter 3E for additional details on surface water courses and wetlands.

The existing clubhouse building and proposed development areas are within the 100-year floodplain as delineated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the area. The Project Site is also within a Village-designated Critical Environmental Area (CEA). According to the Village's Comprehensive Plan Update, this designation



was based upon the property's drainage patterns into Hommock's Marsh, its location within the 100-year floodplain, and its various ponds and wetlands.

Covenants and Easements on Project Site

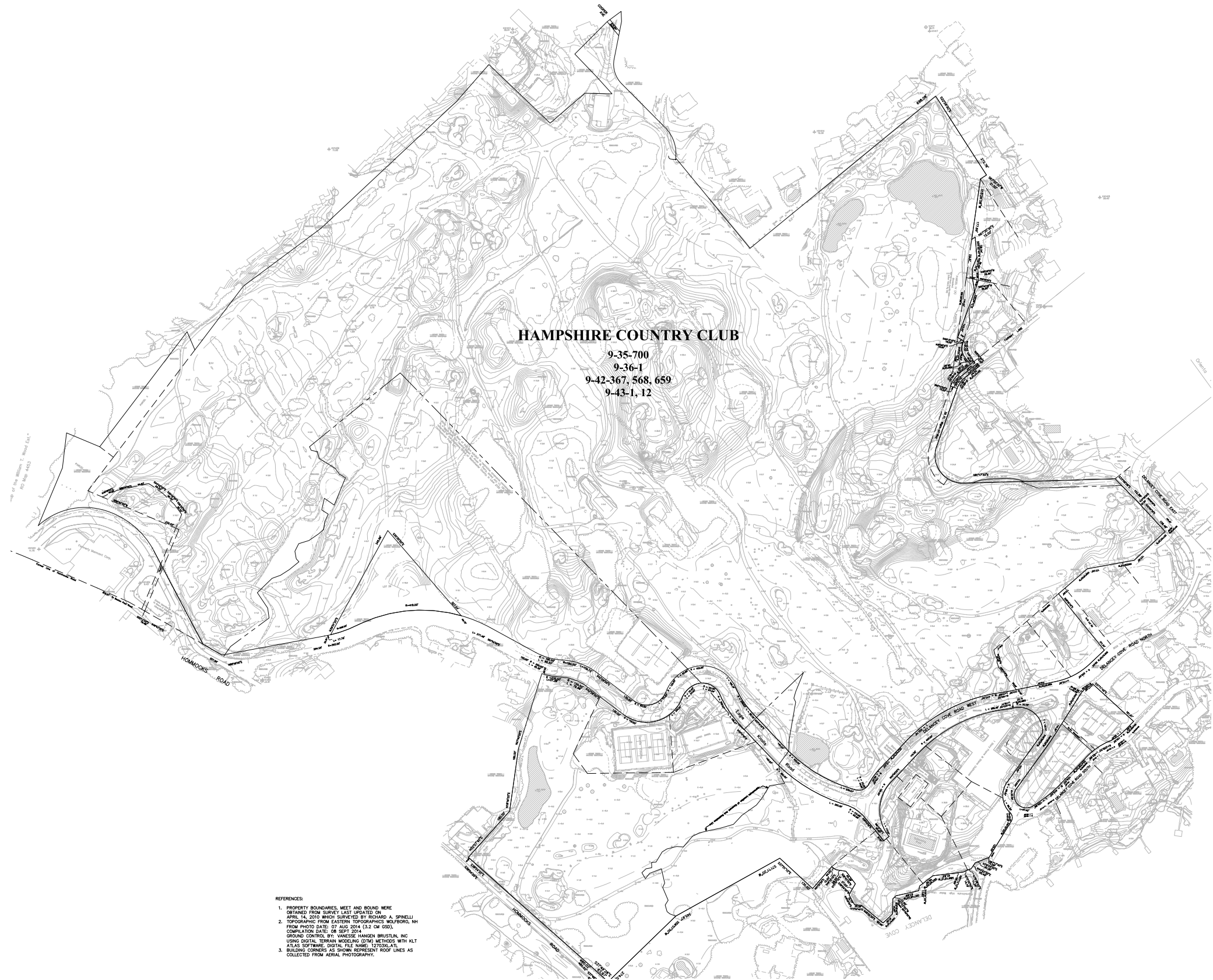
There are several easements on the Project Site reserving the right of the site owner to operate golf course amenities, such as golf tees and cart paths. The location of these easements is shown on the Exhibit 2-6, Existing Conditions Plan. This exhibit is also provided in large scale as Appendix C to be more legible. Several of these easements would likely be extinguished by virtue of the proposed change in use on portions of the golf course. See Appendix A containing deeds and easements affecting the Project Site.

Pursuant to an agreement, dated May 19, 1984, between Fairway Green, Inc. and the Hampshire Country Club (a prior owner of the Project Site), the Fairway Green condominium development possesses a drainage easement over the pond bordering the two sites, permitting it to discharge stormwater from its property into the pond. Under this easement, the parties are obligated to maintain the portions of pond on their respective properties. The Proposed Action would not impact the parties' respective easement rights and duties, as no change to the size, capacity and drainage patterns into this pond are proposed.

There are also several covenants contained in several deeds dating back to the early 1900s over portions of the Project Site and adjacent properties prohibiting manufacturing businesses (e.g., slaughterhouses, tanning, etc.), or hotels/public boarding houses. To the extent any of these covenants remain enforceable, these restrictions would not be violated by the Proposed Action.

Finally, pursuant to an indenture from Ella Cecilia Howell to Alvan W. Perry, dated July 17, 1917, a portion of the Project Site on the north side of Eagle Knolls Road is subject to a provision permitting the construction of dwelling houses for private families. This provision is contained on page 253 of the Indenture. It applies to properties owned by Ella Cecilia Howell between "Boston Post Road and said Palmer Hommock." The portion of the Project Site subject to this restriction is delineated on the Subdivision Map of Eagle Hommocks filed in the office of the Registrar on March 15, 1930, as well as on the Existing Conditions Plan of the Project Site shown in Exhibit 2-6. Similar references to a "dwelling" contained in indentures drafted contemporaneously with the Howell/Perry Indenture have long been interpreted by Courts to permit various types of housing. This not only includes single-family residences, but also multi-family dwellings such as apartment houses and the like. This language, therefore, permits the type of dwellings to be developed in connection with the Proposed Action.⁷

⁷ It should be noted that this Howell/Perry Indenture contains more specific restrictions pertaining to other properties owned by Mrs. Howell, which are not on the Project Site. These provisions limit residential



REFERENCES:

1. PROPERTY BOUNDARIES, MEET AND BOUND WERE OBTAINED FROM SURVEY LAST UPDATED ON APRIL 14, 2010 WHICH SURVEYED BY RICHARD A. SPINELLI. TOPOGRAPHIC FROM EASTERN TOPOGRAPHICS WOLFORD, NH FROM PHOTO DATE: 07 AUG 2014 (3.2 CM GSD). COMPILED DATE: 08 SEPT 2014.
2. GROUND CONTROL BY: VANESSE HANSEN BRUSTLIN, INC USING DIGITAL TERRAIN MODELING (DTM) METHODS WITH KLT ATLAS SOFTWARE. DIGITAL FILE NAME: 127030X.ATL.
3. BUILDING CORNERS AS SHOWN REPRESENT ROOF LINES AS COLLECTED FROM AERIAL PHOTOGRAPHY.



Copies of cases interpreting “dwelling” that were decided around the time of the Howell/Perry 1917 indenture and a more recent Third Department decision are included in Appendix A.

Easements on Privately Owned Roads Providing Access to the Site

The Village of Mamaroneck possesses an easement to install, repair, operate and maintain sewer lines underneath the roads shown on the Subdivision Map of Eagle Hommocks, filed in the office of the Registrar on March 15, 1930 (i.e., Eagle Knolls Road and Cove Road). The successors of Westchester Lighting Company also possess an easement to construct, operate and maintain mains and pipes underneath the roads shown on the Subdivision Map of Eagle Hommocks for the purpose of conducting and transmitting gas. The existing location of these sewer and gas lines will be maintained in connection with the proposed development. The easement holders’ ability to operate, maintain and repair these sewer and gas lines would not be impaired by the Proposed Action.

Similarly, the successors of Westchester Lighting Company and New York Telephone Company possess an easement to construct and maintain poles, wires and cables to provide electric and phone service to various properties in the vicinity of Eagle Knolls and Cove Roads. The existing location of these sewer and gas lines will be maintained in connection with the Proposed Development. The easement holders’ ability to operate, maintain and repair these poles and cables would not be impaired by the Proposed Action.

5. Site History and Project Background

The Hampshire Country Club has been in operation for many years; the golf course was originally designed by Devereaux Emmet in 1928 and subsequently updated, most recently in 2001 by Stephen Kay Golf Architects. Hampshire purchased the property in 2010 and renovated the club facilities.

Prior to this application, Hampshire pursued before the Village Board a limited condominium development at the Club, which would have required a zoning text amendment. The proposed development included 121 units in one five-story structure to be constructed via a slight expansion of the existing clubhouse. Rather than entertaining that application, the Village Board indicated that Hampshire should pursue an application before the Planning Board under the Village’s existing residential zoning regulations.

The Applicant has evaluated the best approach to this residential development and determined that the Village’s Planned Residential Development (“PRD”) Regulations provide the best mechanism to achieve

development to “parcels of no less than one acre in area.” This restriction applies only to Lots 10 and 11 shown on the Subdivision Map entitled “Palmer Hommock” property of Mrs. C.A. Howell, dated 1896. Lots 10 and 11 are not located within the Project Site.



an appropriate balance between a residential development as permitted under the existing R-20 zoning and preserving open space on the Project Site.

The Membership Club currently has a special permit to host non-member events, which was renewed in September 2017. The requirements that apply to the Hampshire Country Club's special permit to host non-member events on the MR-zoned portion of the Property are found in the Resolution of the Village of Mamaroneck, Zoning Board of Appeals, adopted May 1, 2014, and updated in the September 2017 renewal. The Applicant's special permit to conduct non-member events was granted for the MR-zoned portion of the Property subject to the following conditions:

A. The special permit granted herein for non-member events on the portion of the applicant's property zoned MR shall be valid for an initial probationary period of (3) years beginning May 1, 2014, with the renewal application having to be made by the applicant no less than (4) months prior to the expiration date; and, upon the applicant's failure to make such renewal application, the special permit granted herein shall expire without further notice to the applicant.

B. The special permit granted to the applicant shall expire upon a transfer of ownership.

C. The granting of this application shall not be deemed to relieve the applicant of the need to obtain approval of any other board or agency or officer prescribed by law or ordinance with regard to the use.

D. The applicant shall comply with all requirements as set forth in Section 342-35B(9) of the Zoning Code. [This includes that no more than 20% of events in any calendar year may be nonmember events; that the applicant must annually file a copy of Internal Revenue Service forms 990 and 990T with the Clerk-Treasurer of the Village; that the special permit is for a period of no more than three years; that any application for renewal must show the club has complied with all condition previously established by the Zoning Board; and that if, at the time of renewal, there has been a change or addition to existing accessory uses, an application for a new special permit must be submitted].

E. Not more than (20%) of the events or activities of the Club in any calendar year shall be non-member events. As set forth in this Board's recent resolutions renewing non-member event special permits for other clubs situated in the MR Zone:

"Zoning Code Section 342-35(B)(9), if taken literally, does not accurately reflect membership club operations and could classify almost every event held at a membership club as a nonmember event, making compliance with this provision impossible to achieve. The Board has adopted a more practical application of this provision to reflect the



membership operations of membership clubs seeking a special permit to hold nonmember events.”

F. The applicant shall annually file a copy of Internal Revenue Service Forms 990 and 990T with the Clerk-Treasurer of the Village.

G. No non-member event may commence prior to 8:00 a.m.

H. No non-member event or activity commenced Sunday through Thursday may continue after 12:00 a.m. and no non-member event commenced on a Friday, Saturday, or the day before a legal holiday may continue after 2:00 a.m.

I. The applicant must provide the most recent tax returns within (60) days of the date of the resolution.

J. To ensure that there is adequate parking for the non-member events to be held on the MR portion of the applicant’s property, the applicant shall be permitted to use parking facilities in the vicinity of the clubhouse regardless of which zoning district such facilities are located. Parking for nonmember events shall be located only on property owned by the Club.

K. The failure to substantially observe and perform any of these conditions shall render this permit invalid.

The September 2017 renewal also sets the following additional conditions: on the R-20 portion of the property, except for parking, no nonmember event or activity commenced Sunday through Thursday may continue after 9:00 PM and no nonmember event or activity commenced on a Friday, Saturday or the day before a legal holiday may continue after 1 :00 AM; and on the R-20 portion of the property, outdoor music associated with a nonmember event, provided any necessary permits are obtained therefore, may not continue after 7:00 PM Sunday through Thursday and after 9:00 PM Friday, Saturday or the day before a legal holiday. Hampshire Club, LLC has and will continue to comply with all of the above conditions.

E. DESCRIPTION OF PROPOSED PROJECT

1. Proposed Planned Residential Development

a) Design Concept

The Applicant proposes to develop a new Planned Residential Development of single-family homes and semi-detached carriage houses entirely within the 94.5-acre PRD Parcel. As shown on the conceptual

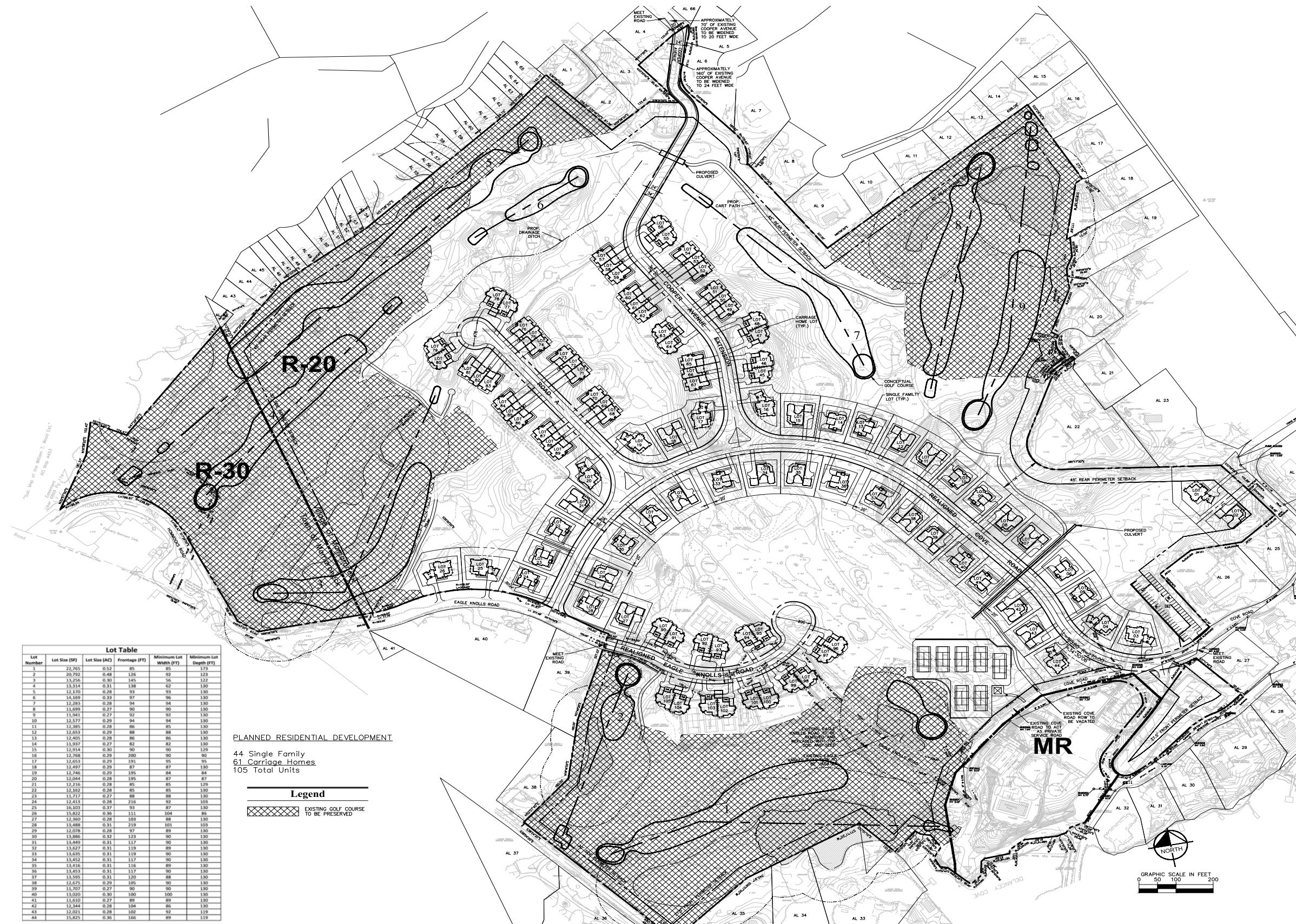


plan (see Exhibit 2-7, Layout Plan) the 105 residential lots would be clustered, with single family homes lining the rerouted Cove Road and three surrounding clusters of carriage houses located along the extended Cooper Avenue, the extended Eagle Knolls Road, and a newly created road in the northwest section of the Project Site. Single-family homes would be approximately 5,000 square feet; carriage houses would range between approximately 2,000 and 4,100 square feet. This plan would maintain 36 acres of shared open space. An additional 36.8 acres would be devoted to the 9-hole golf course, maintaining the existing open space/recreational character on the Project Site, as depicted in Exhibit 2-7. The existing membership club facilities located on the MR-zoned area of the Project Site (supporting a clubhouse, pool and driveway) would remain. In addition, seven tennis courts would be redeveloped on the southeast portion of the Project Site, across from the existing clubhouse, within the PRD Parcel. The 9-hole golf course and tennis courts will remain within the R-20 zoning district with a small portion of the golf course in the R-30 zoning district in the Town of Mamaroneck as it currently exists. The MR will only contain the existing membership club.

b) Sustainability

All elements of the project design would incorporate comprehensive sustainable means and methods including resilient and sustainable site elements, use of sustainable and resilient materials and efficient systems and technologies. Sustainable measures in the project design is outlined in three key areas below:

- I. Health and wellness represents a significant initiative integrated into comprehensive project design features. The proposed residential development would be integrated into an existing golf course and linked to existing and new recreation facilities including the existing clubhouse, pool and relocated tennis facilities. The merging of the new and existing uses supports emerging emphasis towards 'wellness neighborhoods' providing active lifestyle opportunities. Pedestrian linkage via sidewalks along Cove Road promote intra-neighborhood walking and jogging opportunities as well as passage for school children traversing the neighborhood from Hommocks Middle School. In addition, single-family residences would have integrated "kitchen gardens" designed in close proximity to kitchen and family room access locations to promote convenience for growing home vegetables, herbs and flowers.
- II. Green Building practices will be incorporated into the project design. The Project Site and residences would be constructed to recently updated building code energy efficiency standards, structural wind and snow load requirements, as well as FEMA flood standards which yield a neighborhood more resilient to major storm damage and subsequent circumstances which often require significant repair and replacement of exterior and interior building materials and systems. Landscape material would be selected and located to assist in fill stabilization as well as integrating new topography signatures into a blended and well healed visual landscape. Stormwater management features may also include bio-swales.





- III. The project is designed to incorporate aggressive sustainable technologies, means and methods within the residential buildings. These means begin with high performance building envelopes which would exceed state code thermal performance standards reducing heating and cooling loads significantly. Renewable energy opportunities would be provided to home owners seeking renewable energy via pre-designed roof and site areas to host solar photovoltaic arrays. Where possible solar panel areas can be concealed with roof volumes and would likely utilize various forms of photovoltaic technology. The Village of Mamaroneck Code does not specify requirements regarding the installation of solar panels. Systems and fixtures would be utilized to provide significant reductions in water consumption which also result in reduced demands on municipal sanitary systems.

High performance mechanical systems would be incorporated to:

- A. Reduce energy consumption via efficient layout and design.
- B. Reduce energy consumption by utilizing high performance fans, pumps, condensers, heat exchangers, and heat producing mechanisms.
- C. Contribute to efficient performance through sophisticated control and monitoring systems.
- D. Reduce acoustic pollution both on the Project Site and within the residential units through high performance equipment in conjunction with acoustically baffling enclosures.

Project amenities would also include access to common electric vehicles as well as home integrated systems which accommodate electric vehicle charging.

In addition to the measures described above, the project would also include building code related fire and life safety initiatives as follows: Project Site access and infrastructure would comply with all emergency vehicle access and support requirements delineated in the 2015 International Fire Code [3rd printing] as adopted by New York State on April 6, 2016; building separations required by the Fire Code would exceed minimum distances; and all building construction would incorporate all fire resistant, rated assemblies and life safety features as mandated in the building code. These elements extend to active and passive fire-resistant technologies.

c) Residential

The Proposed Action would result in a total of 105 dwelling units at the Project Site, consisting of 44 single-family residences and 61 carriage houses, which include 28 two-family semi-detached housing lots and 33 three-family semi-detached housing lots. The single-family homes would contain four bedrooms and the carriage houses would contain three bedrooms, totaling 359 bedrooms for the entire development. Village Code § 342-56(A) requires two parking spaces per dwelling unit; however, four parking spaces will be provided for each unit, including two in the driveway and two in the garage,



totaling 420 residential parking spaces. All residential development would occur within the PRD Parcel. The new residential buildings on the Project Site would be constructed to current building and fire prevention codes. No variances to these codes would be required.

Ownership of each residential unit would be fee-simple; common space would be managed and maintained by a Homeowner's Association. No affordable or age-restricted housing components are proposed for the new residential development.

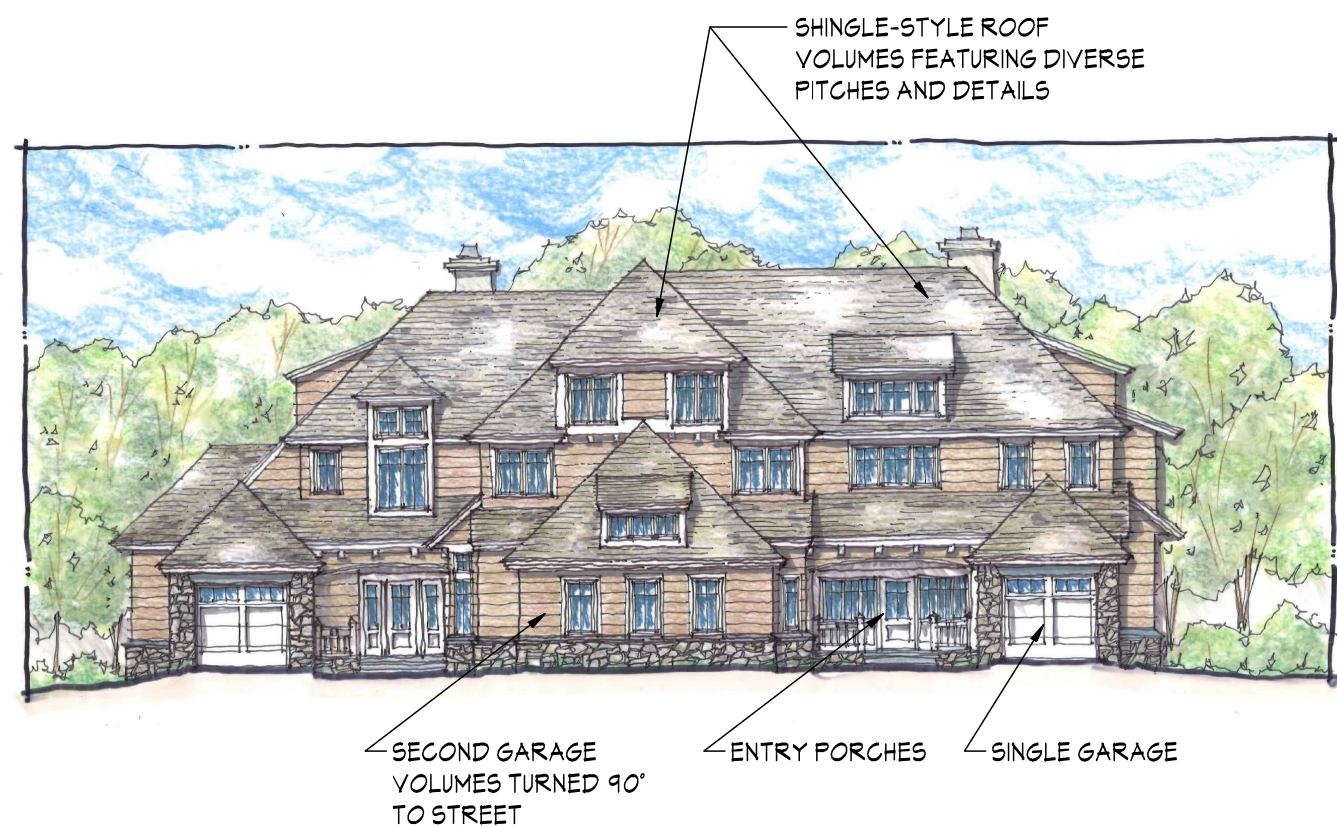
The proposed buildings have been designed to be architecturally attractive (including features such as front porches, diversity in entry locations, natural siding materials and diverse landscape design elements) and compatible with surrounding residential uses. Exhibits 2-8 through 2-11 show a conceptual streetscape and schematic elevations of the proposed buildings as well as massing and design alternatives. As proposed, the single-family homes and carriage homes will be approximately 35 feet in height. In keeping with the surrounding neighborhood, materials and features may include shingle-style roofs with diverse pitches and details, cedar shingles, stone veneer, panel features, entry porches and porticos, among other things. The site planning also allows for landscaped green spaces and contemporary lighting elements that would elevate the physical character of the development.

Membership club facilities, described below, will not be available to project residents unless they are club members.

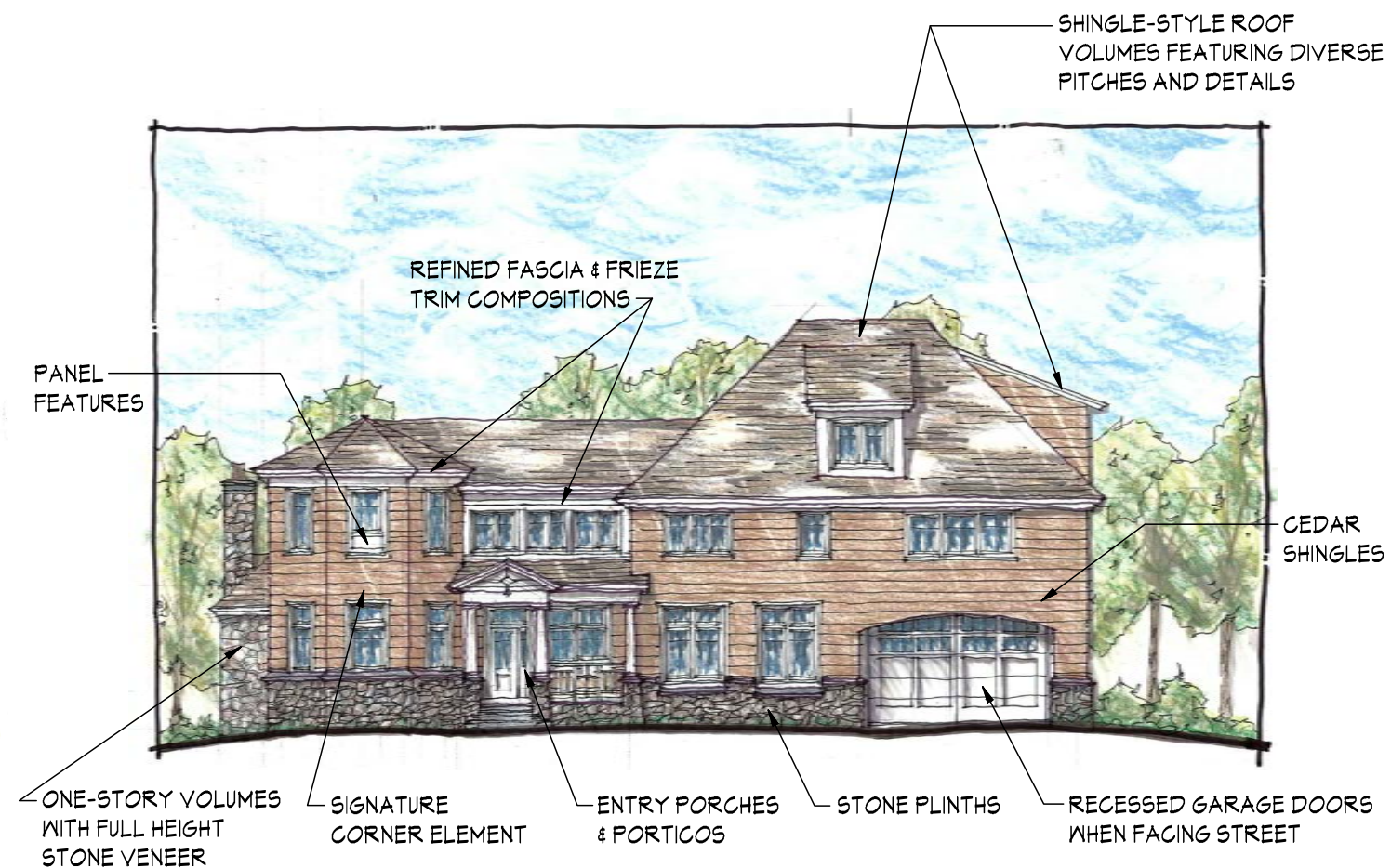
d) Membership Club Facilities

The existing membership club located in the MR-zoned portion of the Project Site, including the clubhouse, pool and building to the north of the pool containing pool facilities and the club pro-shop, would remain in use even as the golf course is redeveloped and construction of the PRD is in progress. The clubhouse would maintain all current uses including the banquet hall, lounges, fitness room, and activity rooms. The seven tennis courts currently located along Eagle Knolls Road would be relocated to Cove Road just across from the clubhouse. As mentioned, the 18-hole golf course would be reduced to a 9-hole golf course. There would be no other differences in structure, facilities and operation between the existing and proposed membership club.

The clubhouse's banquet hall can accommodate up to 250 guests for weddings or other events. The event spaces within the clubhouse are only available for use by club members and guests, with a limited number of outside weddings or events permitted. The membership club currently has a special permit to host non-member events, which was renewed in September 2017. This permit indicates that not more than 20 percent of the events occurring at the club in a calendar year be nonmember events. Nonmember events may not commence before 8:00 AM and must end by 12:00 AM Sunday through Thursday, or by 2:00 AM on Friday, Saturday or the night before a legal holiday. The September 2017 renewal also sets the following additional conditions: on the R-20 portion of the property, except for parking, no nonmember event or activity commenced Sunday through Thursday may continue after



TOWNHOUSE (TWO FAMILY) - 1/2



HOUSE (SINGLE FAMILY) - B

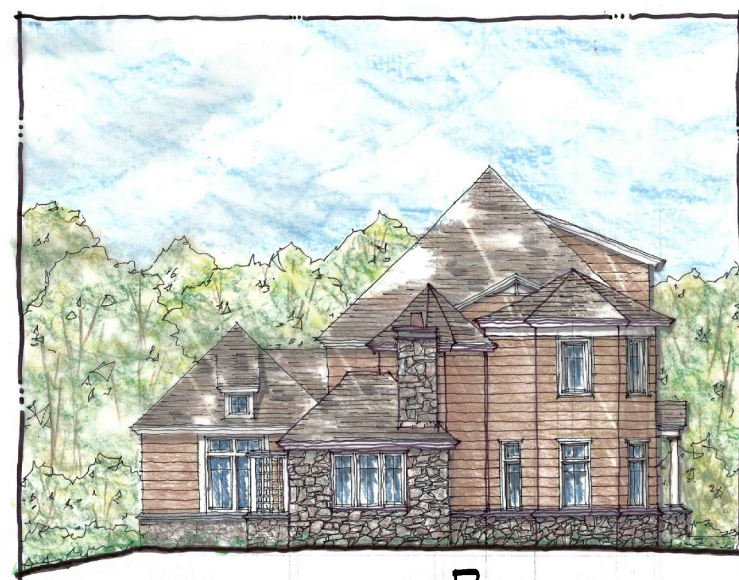




HOUSE - A



TOWNHOUSE - 1/2



HOUSE (SIDE) - B



HOUSE (SIDE) - B



HOUSE (FRONT) - B



TOWNHOUSE (SIDE) - 3, 4, 5



TOWNHOUSE - 3, 4, 5

Hampshire Country Club - PRD | Village of Mamaroneck, New York

Schematic Elevations



Introduce diversity in entry locations which reflect modern plan layout notions and fresh interpretations of traditional forms and details.



Consider sculpting topography to add site design diversity and opportunities (and possibly reduce fill requirements).



Utilize entry elements integrated with front porches.

Common Design Vocabulary Narrative:

- Cedar shingle siding profiles (natural cedar and composite shingles where colors are introduced)
- Shingle style roof massing incorporating diverse roof signatures of gables, hips and shed roofs
- Coursed field stone plinths as water tables, first floor bands, design features and integrated site and landscape design elements



Develop house layouts which are well integrated for outdoor living.



Example of multiple porch features and a side 'porte cochere' element.



Example of course stone utilized as first floor band feature entry element, chimneys and site and landscape features.

Hampshire Country Club - PRD | Village of Mamaroneck, New York

Massing Alternatives

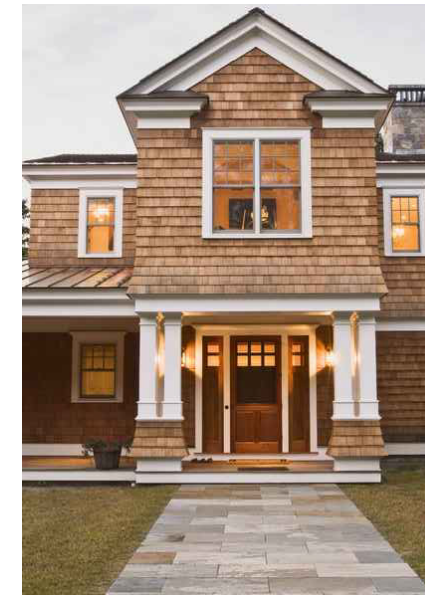
Source: Sullivan Architecture, P.C.



Example of front positioned garage (side loaded), entry porch feature and various field stone bands and plinths.



Introduce various porch and balcony design elements in selected lot locations.



Example of entry design features with second floor common spaces above.



Integrate various massing and design elements such as small cantilevers, corbel details, 2-story paneled window features and gable compositions.



Consider diversifying shingle design features with 'craftsman' elements while maintaining common elements of shingle siding field stone plinths and diverse roof forms.



Example of first floor stone band, diverse roof forms and various shingle flares and shingle gable features.



160 Fenimore Road (Mamaroneck, NY)
Historic example of the general palette of materials and details proposed.



9:00 PM and no nonmember event or activity commenced on a Friday, Saturday or the day before a legal holiday may continue after 1 :00 AM; and on the R-20 portion of the property, outdoor music associated with a nonmember event, provided any necessary permits are obtained therefore, may not continue after 7:00 PM Sunday through Thursday and after 9:00 PM Friday, Saturday or the day before a legal holiday. Events range in size; however, the majority of events occur in the evenings when other club facilities are not in use. A total of 161 events occurred at Hampshire Country Club in 2016, including 140 member events and 21 non-member events.

Hampshire Country Club had 264 members as of early 2017. Given the balance between new potential members from project residents and potential loss of members from the reduction to a 9-hole course, in addition to the limits set by the special permit, the club expects both the number of members and the number of events held at the club annually to remain at their current level once the project is complete. Throughout this DEIS, potential impacts are evaluated assuming that club membership will remain constant. Additional conditions set by the special permit, described above, in addition to the fact that operation levels are to remain consistent with current levels, will ensure that there will be no cumulative impacts associated with the operations of the PRD and Club.

The clubhouse and locker rooms are open April through September, Tuesday through Sunday from 7:30 am to 6:00 pm; hours are extended on Fridays to 8:00 pm.

Per Mamaroneck Village Code Chapter 342, Zoning, Schedule of Minimum Requirements for Nonresidential Districts, all buildings within an MR District are subject to the following regulations: maximum building coverage of 20%; 0.15 Floor Area Ratio; maximum building height of 3 stories and 40 feet; front yard of 25 feet; side yard of 20 feet; and rear yard of 30 feet. Parking regulations, per Village Code §342-56(A), require two spaces for each three individual, family or other type of memberships.

The Project Site currently contains 207 permanent (lined) parking spaces which are located primarily in parking lots adjacent to the clubhouse. Although parking on the private roads within the property is prohibited by the Country Club, during larger events at the clubhouse, when valet parking is provided, parking for an additional 50 vehicles can be accommodated along these roadways within the property as a contingency measure to ensure that cars are never parked along the portion of the roads shared by adjacent neighbors. Valet Parking on property roadways would occur on a very limited basis, generally once or twice a year, such as at the member's annual Memorial Day barbecue. Parking surveys conducted at two events in August 2017 (a 50-person golf outing and a 200-attendee wedding) indicate a maximum parking demand of 95 vehicles.

Village Code § 342-56(A) requires two spaces for each three individual, family or other type of memberships. The Proposed Action would include 163 permanent parking spaces for the club and 16 additional overflow spaces for events, for a total of 179 parking spaces distributed across the Project Site as follows: 50 spaces located in the parking lot to the northeast of the clubhouse; 101 spaces in the parking lot to the east of the clubhouse; 13 overflow spaces to the south of the pool and clubhouse



terrace; and 15 spaces to the southwest of the pool. Based on the parking surveys conducted, there will be sufficient parking to meet the needs of the Club. Proposed parking would be fully compliant with the existing MR-district parking requirements described above.

The 50 spaces located in the parking lot to the northeast of the clubhouse would be located in the PRD Parcel. The Village of Mamaroneck amended the Marine Recreation District chapter of the Zoning Code to clarify that Hampshire could use the portion of the property located in a residential district for non-member events, which includes parking. Zoning Code Section 342-35(B)(9)(a) states, in part, "a special permit to conduct nonmember events issued pursuant to this subsection shall apply to the entirety of the club property notwithstanding that a portion of such property extends beyond the MR Zoning District into an adjoining residential zoning district."

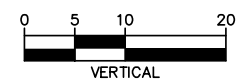
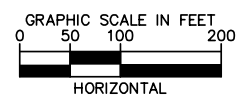
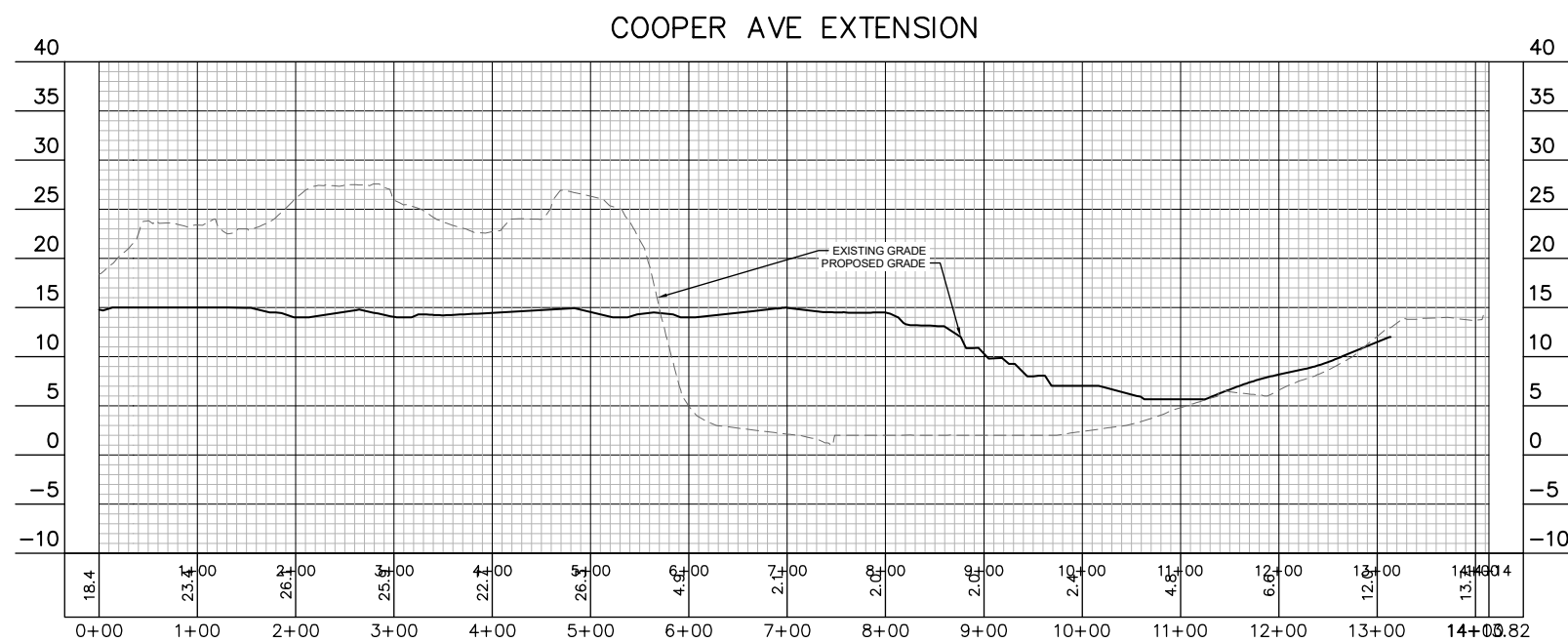
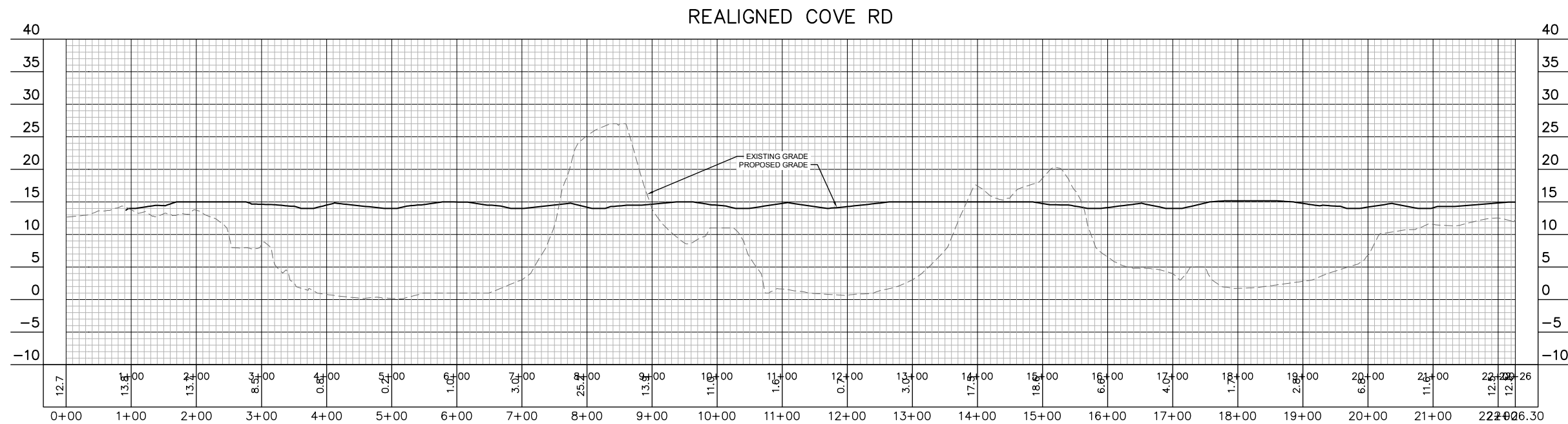
Loading for the existing clubhouse under the proposed action will be along the northeast side of the clubhouse. A portion of vacated Eagle Knolls Road at the base of the slope for the clubhouse will remain as a service drive for loading and basement and mechanical space access for the clubhouse.

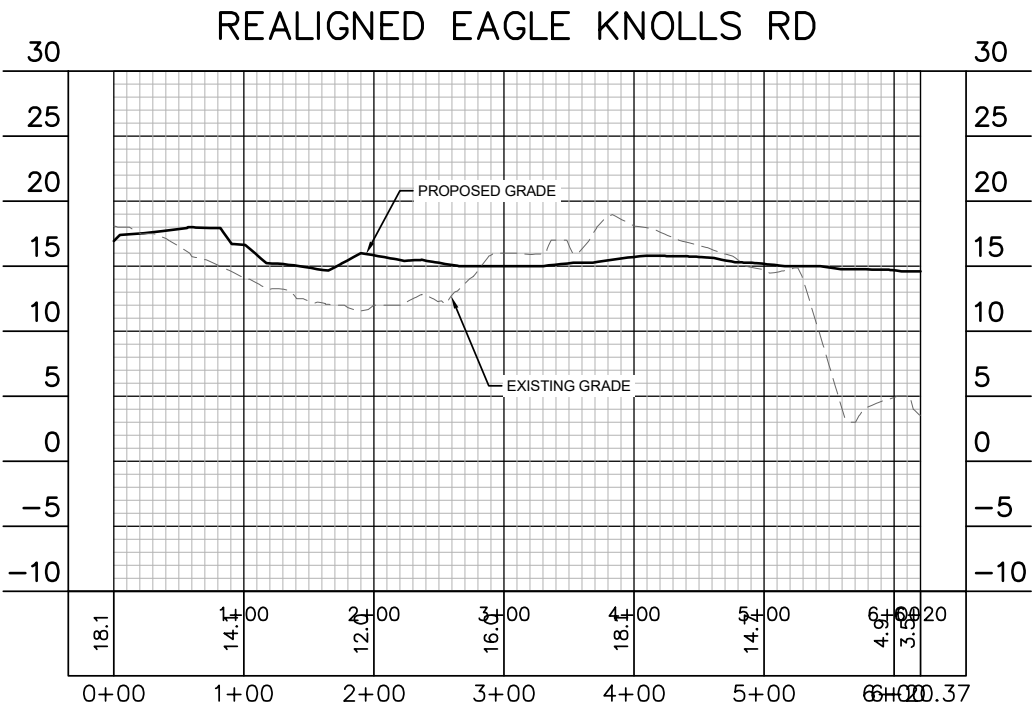
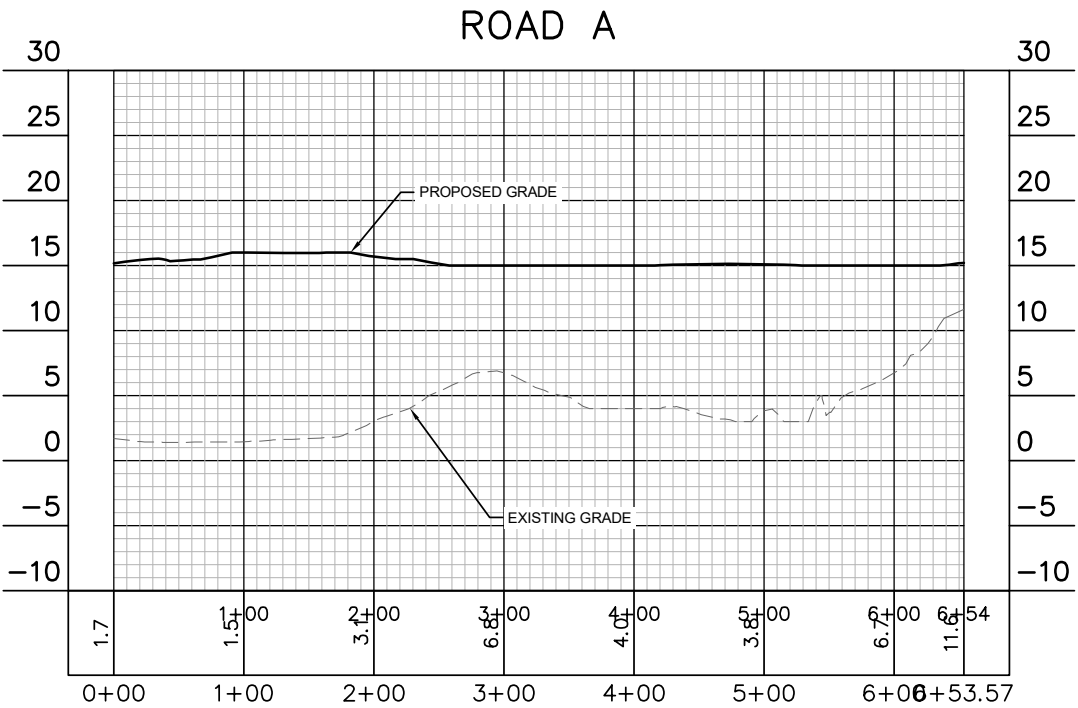
e) Site Access, Roadways and Circulation

The Applicant is proposing to provide three access routes to the proposed project. This includes providing access to U.S. Route 1 via Cooper Avenue and Old Boston Post Road to the north of the Project Site; the extended Cooper Avenue would be a two-way, full access road for development residents. This plan would direct a significant portion of the trips generated by the development away from most residential neighborhoods adjacent to the Project Site. The access points would distribute traffic evenly throughout the Project Site.

A portion of Cove Road owned exclusively by the Applicant would be relocated and would form the central corridor traveling east and west through the Project Site, providing access to the single-family detached homes. This relocation would permit the Applicant to elevate the roadway above the floodplain, thereby eliminating existing flooding conditions. A new roadway ending in a cul-de-sac at the northwest portion of the Project Site would provide access to one cluster of two- and three-family semi-detached homes. An additional cluster of two- and three-family semi-detached homes would be located on Eagle Knolls Road. A portion of Eagle Knolls Road owned exclusively by the Applicant would be realigned from its existing location, and would also terminate in a cul-de-sac. This relocation would also permit the Applicant to elevate the roadway above the floodplain, thereby eliminating existing flooding conditions. Cooper Avenue would extend south to meet Cove Road.

Exhibits 2-12a and b provides road profiles of the Project Site roadways. Exhibit 2-13 shows the local and regional roadway network surrounding the Project Site.

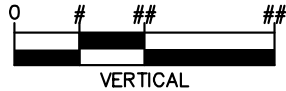
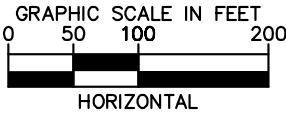




Hampshire Country Club - PRD | Village of Mamaroneck, New York

Road Profiles
Road A and Eagle Knolls Road

Source: Kimley-Horn





Source: ESRI GIS



0 3250 6500 13000 Feet

Hampshire Country Club - PRD

| Village of Mamaroneck, NY

Roadway Network



The portions of Eagle Knolls Road, Cove Road and Cooper Avenue within the Project Site are private roads. These roads were created by the filing of various subdivision maps in the late 1880s and early 1900s. The Village has not accepted any offers of dedication over these roads. Instead, each owner of a lot abutting these roads possess title "to the center line" of that portion of the Road adjacent to their respective lots. This is reflected in the various deeds conveyed to the property owners abutting these roads. It is also evidenced on the Subdivision Plat entitled "Map of Eagle Hommocks," approved by the Village of Mamaroneck Planning Board on June 29, 1930 (filed in Westchester County Records as Map #3571).

Currently, there is no homeowner's association, or similar corporate entity, responsible for the maintenance of these roads.

There are several portions of Eagle Knolls and Cove Roads where Hampshire owns the property on both sides of the road. In these locations, Hampshire possesses title over the entire portion of the road and is responsible for its maintenance. Currently, these roads are moderately well-maintained. As stated above, these are the only portions of Eagle Knolls and/or Cove Road which would be relocated as part of the project in order to improve safety and travel conditions.

With respect to rights of access over those portions of Eagle Knolls and Cove Roads owned exclusively by the Applicant, the adjacent homeowners enjoy an implied easement to use these roads to access the public roads in the vicinity of the neighborhood. Even if these rights are not expressly included in a deed, New York State common law recognizes that these homeowners possess implied easements in the private streets shown on a subdivision map in order to maintain access to public streets. In this case, this would be an easement right to access either Hommocks Road from Eagle Knolls Road or public portions of Cove Road beyond the Project Site.

It is established law in New York, and the New York Court of Appeals has held that the owner of property burdened by an access easement, such as Hampshire in the case of those portions of Eagle Knolls and Cove Roads it owns exclusively, is free to relocate or otherwise alter the route of passage, provided that such improvement does not significantly lessen the utility of the easement to provide access to public roads. Here, the Proposed Action would significantly improve the safety of Eagle Knolls and Cove Roads by elevating low-lying portions of these roads above the floodplain. The road conditions will be upgraded from their present condition. The cases supporting relocation of the roads are included in the Appendix A. Appendix A also contains copies of the deeds and easements affecting the Project Site demonstrating the Applicant's ownership of roads.

During construction of the project, the adjacent homeowners will not be able to exercise the access easement through the site due to safety concerns during construction activities while the roads are being improved. All adjacent property owners have access to alternate routes and will not result in any restriction of access. As construction activities allow, cross access through the site will be



restored. The culvert under the existing Eagle Knolls Road will remain and the vacated portion of Eagle Knolls Road will be converted to a pathway.

The Proposed Action would include sidewalks on the north side of the extended and rerouted Cove Road. The other proposed roadways would not include sidewalks or bicycle pathways. This is in keeping with the road network immediately surrounding the Project Site, primarily the portions of Hommocks Road, Cove Road, Cooper Avenue, and Orienta Avenue immediately adjacent to the Project Site, which do not contain sidewalks. Golf cart access routes are provided to allow for easy movement between the holes of the proposed 9-hole course.

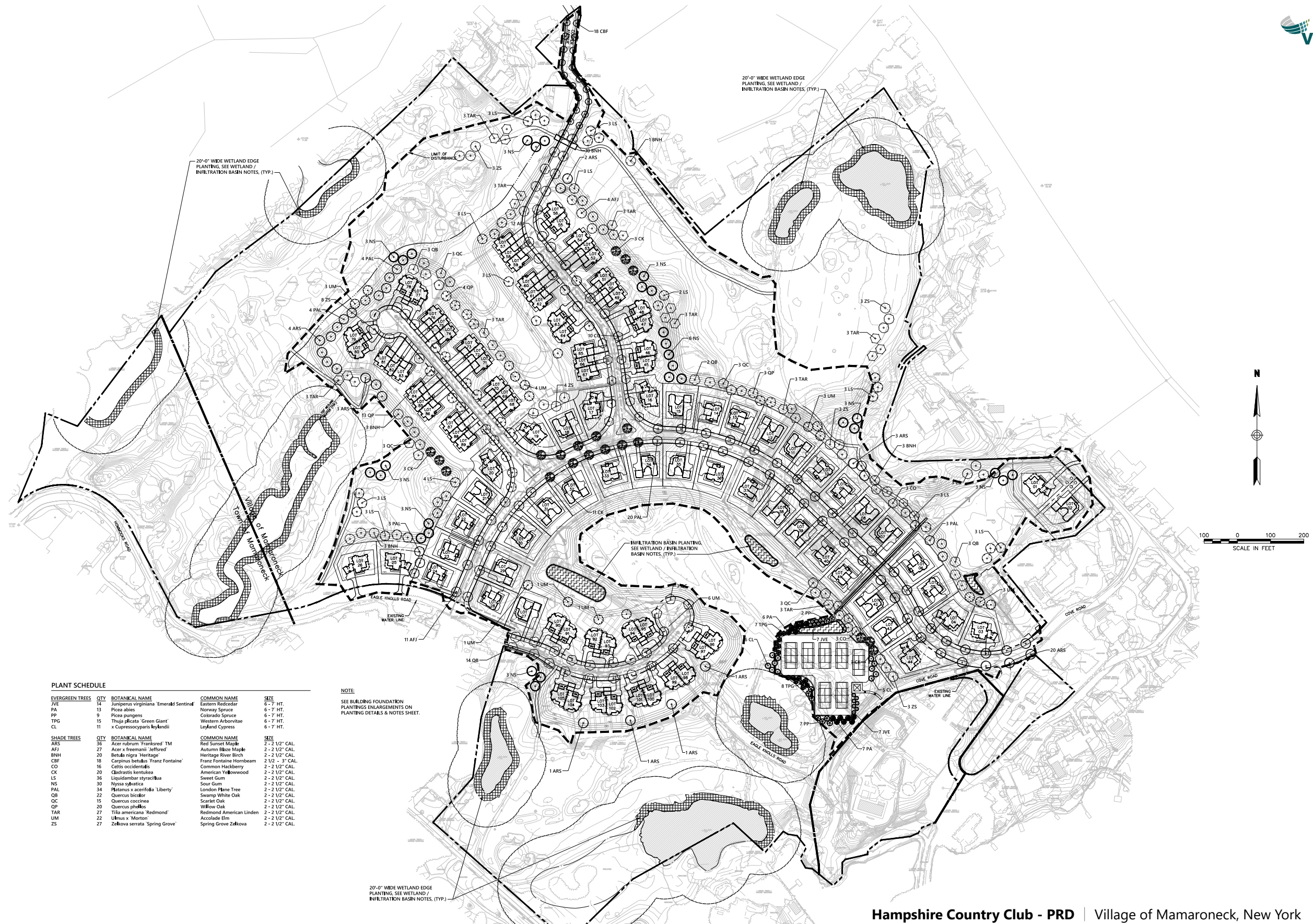
The Proposed Action would provide convenient access to public transit, including rail and bus service. The MTA's Metro-North Railroad's New Haven line runs parallel with Boston Post Road and has two stations in proximity to the Project Site: the Mamaroneck and Larchmont rail stations. The New Haven line provides service between Grand Central Terminal in New York City and New Haven, CT. In addition, Bus route #70 on the Bee-Line operates in vicinity of the Project Site. Route #70 provides weekday service that operates in a loop with the starting and ending points at the Larchmont train station. Route #70 travels along Boston Post Road between Weaver Street and Richbell Road.

Proposed parking associated with the residential and club uses on the Project Site are described in detail above. No designated on-street parking spaces would be provided.

f) Landscaping and Buffers

The Proposed Action would require the removal of approximately 432 trees from the Project Site. The proposed landscaping plans include the planting of 432 trees to replace those that were removed. Exhibit 2-14a and b contains the landscaping plans for the Project Site, including the proposed locations and a list of all tree and plant species proposed for the development. The trees are specifically located to provide vegetative buffers between the new residential buildings and the existing neighboring properties. This includes additional plantings in the open space areas. Trees are proposed to line the streets of the Project Site to provide aesthetic value. In addition, plantings currently within the area of the 9-hole golf course would remain on the Project Site. Twenty-foot vegetative buffers would be planted around all existing wetlands on the Project Site.

In 2014, the Village of Mamaroneck created a document entitled [A Coastal Planting Guide – Village of Mamaroneck, NY](#). This guide provides landscape recommendations for wetland and other critical environmental areas, and contains a list of invasive species to avoid in landscaping plans. The proposed landscaping plan for the Project Site does not include any of the invasive species listed in the planting guide. Furthermore, it includes many of the suggested plant, shrub, and tree species, especially relating to the landscaping proposed for the wetland edge plantings.



PLANT SCHEDULE

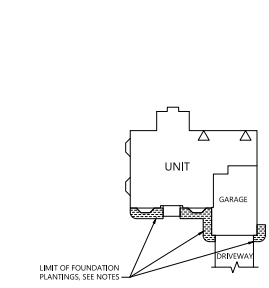
EVERGREEN TREES			
QTY	BOTANICAL NAME	COMMON NAME	SIZE
JVE	14	Juniperus virginiana 'Emerald Sentinel'	Eastern Redcedar
PA	13	Picea abies	Norway Spruce
PP	9	Picea pungens	Colorado Spruce
TPG	15	Thuja plicata 'Green Giant'	Western Arborvitae
CL	11	x Cupressocyparis leylandii	Leyland Cypress
SHADE TREES			
QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARS	36	Acer roburum 'Frankford' TM	Red Sunset Maple
AFJ	27	Acer x freemanii 'Jeffers'	Autumn Blaze Maple
BNH	20	Betula nigra 'Heritage'	Heritage River Birch
CBF	18	Caryinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam
CO	16	Celtis occidentalis	Common Hackberry
CK	20	Quercus coccinea	American Yellowwood
LS	36	Liquidambar styraciflua	Sweet Gum
NS	30	Nyssa sylvatica	Sour Gum
PAL	34	Platanus x acerifolia 'Liberty'	London Plane Tree
QB	22	Quercus bicolor	Swamp White Oak
QC	15	Quercus coccinea	Scarlet Oak
OP	20	Quercus phellos	Willow Oak
TAR	27	Tilia americana 'Redmond'	Redmond American Linden
UM	22	Ulmus x 'Morton'	Accolade Elm
ZS	27	Zelkova serrata 'Spring Grove'	Spring Grove Zelkova

NOTE:
SEE BUILDING FOUNDATION
PLANTING ENLARGEMENTS ON
PLANTING DETAILS & NOTES SHEET.

Hampshire Country Club - PRD | Village of Mamaroneck, New York

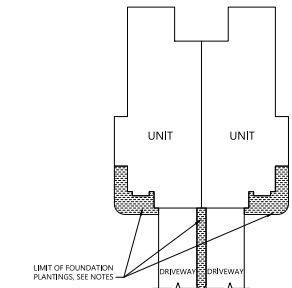
Landscaping Plan

Source: Kimley-Horn



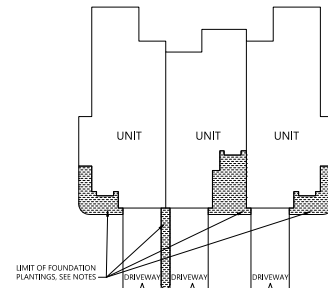
- NOTES**
1. FRONT WALK LOCATION TO BE DETERMINED AND COORDINATED WITH FOUNDATION PLANTINGS.
 2. FOUNDATION PLANTINGS SHALL BE A COMBINATION OF THE FOLLOWING SPECIES:
 - Flowering Dogwood
 - Serviceberry
 - Inkberry Holly
 - Japanese Pieris
 - Otto Luyken Cherry Laurel
 - Unique muscadine 'Big Blue'
 - Shale O'Donoghue
 - Creme Brulee Tickseed

Foundation Planting - Single Family Home 06/16
N.T.S. Source: VHB



- NOTES**
1. FRONT WALK LOCATION TO BE DETERMINED AND COORDINATED WITH FOUNDATION PLANTINGS.
 2. FOUNDATION PLANTINGS SHALL BE A COMBINATION OF THE FOLLOWING SPECIES:
 - Flowering Dogwood
 - Serviceberry
 - Inkberry Holly
 - Japanese Pieris
 - Otto Luyken Cherry Laurel
 - Unique muscadine 'Big Blue'
 - Shale O'Donoghue
 - Creme Brulee Tickseed

Foundation Planting - Two Unit Configuration 06/16
N.T.S. Source: VHB



- NOTES**
1. FRONT WALK LOCATION TO BE DETERMINED AND COORDINATED WITH FOUNDATION PLANTINGS.
 2. FOUNDATION PLANTINGS SHALL BE A COMBINATION OF THE FOLLOWING SPECIES:
 - Flowering Dogwood
 - Serviceberry
 - Inkberry Holly
 - Japanese Pieris
 - Otto Luyken Cherry Laurel
 - Unique muscadine 'Big Blue'
 - Shale O'Donoghue
 - Creme Brulee Tickseed

Foundation Planting - Three Unit Configuration 06/16
N.T.S. Source: VHB

Tree Protection

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Edge of Woods Clearing

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNERS REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNERS REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED 'LOAM & SEED' SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

WETLAND / INFILTRATION BASIN NOTES:

1. WETLAND EDGE PLANTINGS & INFILTRATION BASINS SHALL CONSIST OF A COMBINATION OF THE FOLLOWING SPECIES:

TREES:

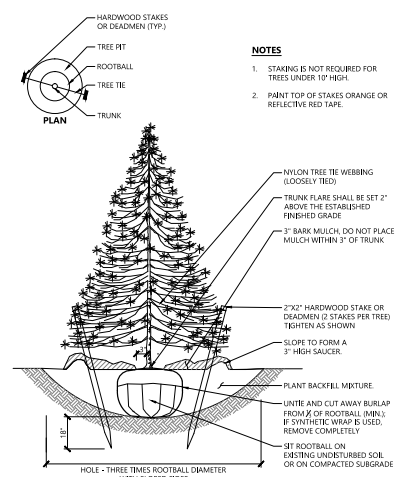
- Acer rubrum - Red Maple
- Betula nigra - River Birch
- Liquidambar styraciflua - Tulptree
- Nyssa sylvatica - Tupelo

SHRUBS:

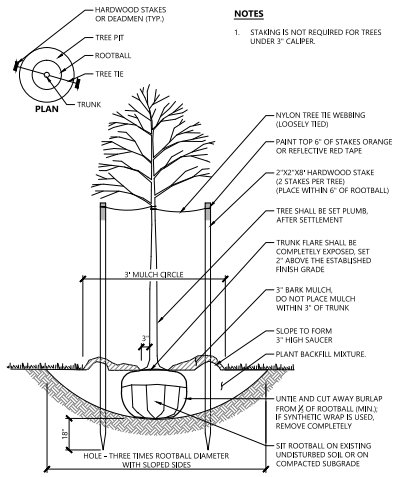
- Baccharis halimifolia - Groundsel Bush
- Clethra alnifolia - Summersweet
- Cornus racemosa - Gray Dogwood
- Ilex glabra - Inkberry Holly
- Ilex verticillata - Winterberry
- Iva frutescens - Marsh Elder
- Sambucus canadensis - Elderberry

PERENNIALS / ORNAMENTAL GRASSES:

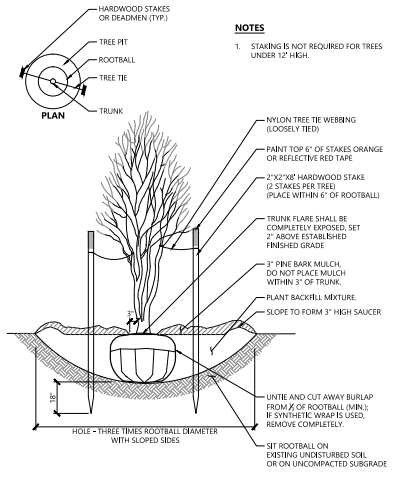
- Asclepias incarnata - Swamp Milkweed
- Carex stricta - Tussock Sedge
- Chelone lyonii 'Hot Lip' - Pink Turtlehead
- Deschampsia cespitosa - Tufted Hairgrass
- Diostocis spicata - Spike Grass
- Eleocharis obtusa - Blunt Spikerush
- Eupatorium purpureum - Joe Pye Weed
- Hibiscus moscheutos var. pallidus - Marsh Mallow
- Iris versicolor - Blue Flag Iris
- Juncea effusa - Common Rush
- Juncea gerardi - Black Grass
- Panicum virgatum - Switchgrass
- Solidago sempervirens - Seaside Goldenrod
- Spartina patens - Salt Meadow Cordgrass



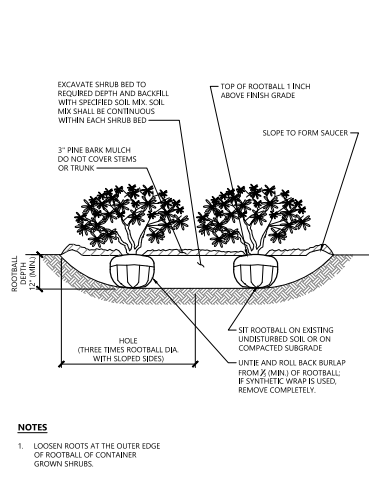
Evergreen Tree Planting 1/16
N.T.S. Source: VHB LD_604



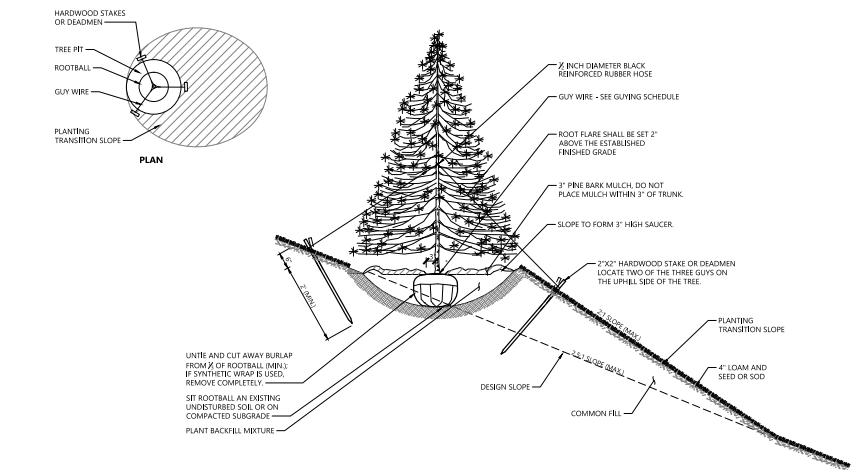
Tree Planting (For Trees Under 4" Caliper) 1/16
N.T.S. Source: VHB LD_602



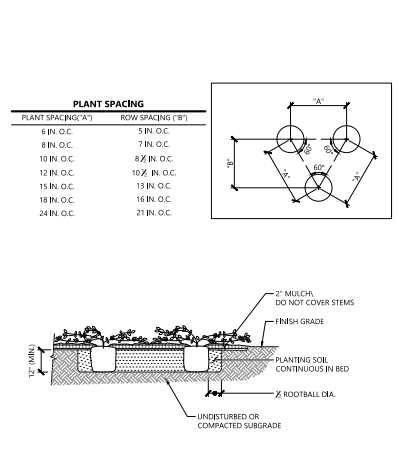
Multistem Tree Planting 1/16
N.T.S. Source: VHB LD_606



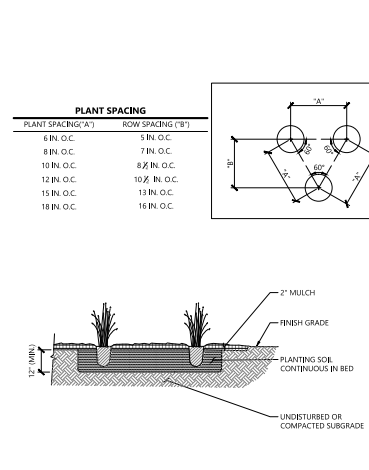
Shrub Bed Planting 1/16
N.T.S. Source: VHB LD_601



Tree Planting on Slope 1/16
N.T.S. Source: VHB LD_605



Ground Cover Planting 1/16
N.T.S. Source: VHB LD_615



Perennial and Ornamental Grass Planting 1/16
N.T.S. Source: VHB LD_618



g) Recreation and Open Space

As mentioned, 36 acres of shared open space would be included as part of the Proposed Action, to be owned and maintained by the proposed HOA. These open spaces would provide passive recreational opportunities in addition to vegetative buffers separating the proposed development from the existing surrounding neighborhoods, as depicted in the landscaping plan described above.

In addition to the shared open spaces, the existing 18-hole golf course currently on the Project Site would be downsized to a 9-hole golf course. This recreational space, consisting of 36.8 acres, would be open to all members of the club. The golf course and other club facilities, which would be maintained by the Applicant, would ensure that the Project Site continues to provide opportunities for private recreation in the community, as well as preserving the open space character of the Project Site.

In addition to the open space resources on the Project Site, the local road network and proposed roadway improvements would provide adequate access to adjacent public recreation resources. Eagle Knolls Road and Hommocks Road provide access to Hommocks Park Ice Rink, Hommocks Pool, and the Hommocks Conservation Area; Boston Post Road provides access to Flint Park to the south of the Project Site and Harbor Island Park to the north.

The Village of Mamaroneck requires new residential developments to reserve adequate park and recreational facilities to meet any identified increased need for recreational resources associated with the addition of 105 residential units to the Orienta neighborhood. In the event there is an identified increase in the demand for recreational resources as a result of a development, the development may pay a fee to the Village in lieu of providing on-site recreational space.

Specifically, Section A348-13 of the Village Code authorizes the Planning Board to reserve land in a subdivision for park, playground or other recreational purposes, or to impose a fee in lieu of land, where it is shown there is no suitable land within the subdivision for recreational space. (Village Code §§ A348-13(B)(3).

The recreation fee in lieu of land is \$8,195 per unit or lot, whichever is greater. (Village Code §§ A348-13(B)(3); A347-1). For the proposed 105 units at the Project Site, the total recreational fee of \$8,195 per unit would be \$860,475.

It is the Applicant's opinion that the proposed project is unlikely to create a substantial additional demand for recreational areas and facilities that cannot be met by existing municipal parkland and recreational areas. The Project's 105 residential units are expected to bring approximately 335 residents to the Project site. While some of the prospective residents are expected to relocate from within the Village of Mamaroneck, if all the residents are new to the Village, the Village's population is expected to increase by approximately 1.8% based on the Village's 2014 population. It is the Applicant's opinion



that the local recreational areas, described in detail in Chapter 3A, Land Use, Zoning and Public Policy, will adequately meet any increase in demand for recreation from the new development.

Moreover, the Applicant expects the proposed project's 36 acres of shared open space providing for passive recreational opportunities will meet any incremental increase in demand for recreational areas created by the residential development. In addition, the Applicant anticipates that with the reduced membership rates offered to residents, many will enroll as members in the club and be able to utilize the 9-hole golf course, seven tennis courts, pools and other club facilities, further reducing the demand on municipal recreational areas.

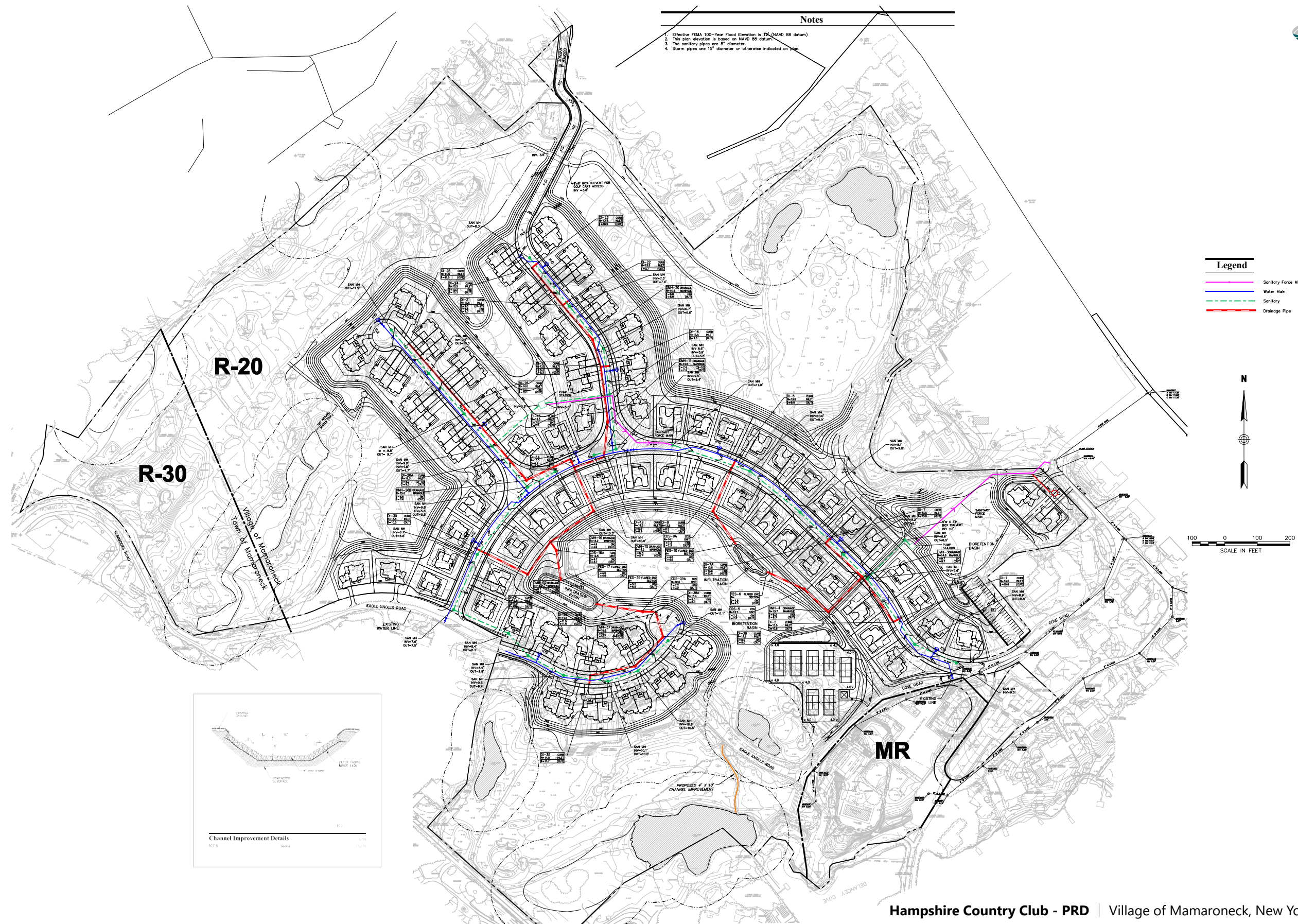
h) Utilities and Support Facilities

Exhibit 2-15, Grading and Utility Plan, displays the on-site and off-site utilities, including proposed infrastructure improvements for the Proposed Action.

The proposed project is expected to generate a total water demand of 39,490 gallons per day. The Project Site is currently served by the Westchester Joint Water Works (WJWW) service area. The proposed project will provide a new 8" water main system connecting an existing Cove Road 12" line to another existing 10" line at Hommocks Road. The new water main will provide a series of hydrants at locations approved by the Fire Official. Domestic connections will also be serviced by the 10" main. The existing public water supply and water lines have the capacity to serve the development as proposed.

It is anticipated that the water lines will be owned and maintained by WJWW. The final limits of the Town and private system will be determined during the final site plan approval process. All construction would be in accordance with Village standards. See Chapter 3H, Water Supply, for further details.

The Project Site is also served by the Mamaroneck Sewage Treatment Plant in the Mamaroneck Sewer District. The estimated sewage generation for the proposed development is 39,490 gallons per day. The proposed homes will be connected to a combined gravity and force main sewer system. Sanitary waste will flow from the homes along the extended Eagle Knolls Road, the extended Cooper Avenue, the new cul-de-sac road and the homes along the western portion of Cove Road to the proposed pump station to be located just north of proposed Lots 17 and 18. The system will continue via force main to a proposed sanitary manhole along the re-routed Cove Road and will continue gravitationally along Cove Road to another proposed pump station between proposed Lots 2 and 3. Finally, sanitary waste will flow through a force main to connect to the existing 10" gravity main along Orienta Avenue. Since the sanitary service is currently available and sufficient capacity appears to exist, based on discussions with the Village of Mamaroneck Engineer, to service the project, no site-specific mitigation measures are proposed for sanitary service. As is typically recommended by Westchester County, sanitary discharge from the Project Site will need to be mitigated at a ratio of 3:1 by providing system flow reductions for Inflow and Infiltration (I&I). The Applicant and project engineer will meet with the Village Engineer and Department of Public





Works to identify and coordinate sanitary system rehabilitation and assess the reductions possible for the project. See Chapter 3-I, Sanitary Sewage, for further details.

The new houses of the proposed development will require public solid waste removal and public recycling services, with residential pick-up from individual disposal and recycling receptacles, in accordance with Village of Mamaroneck placement and enclosure regulations for Garbage, Rubbish and Refuse. The projected increase in solid waste generation at full build-out of the Proposed Action is 0.73 tons per day for a total of 266 tons per year, significantly less than 1% of the Charles Point Resource Recovery Facility's yearly processing capacity, where these materials would be delivered. All waste storage, removal, and disposal associated with the Proposed Action will be conducted in accordance with applicable county and local regulations. See Chapter 3J, Solid Waste, for further details.

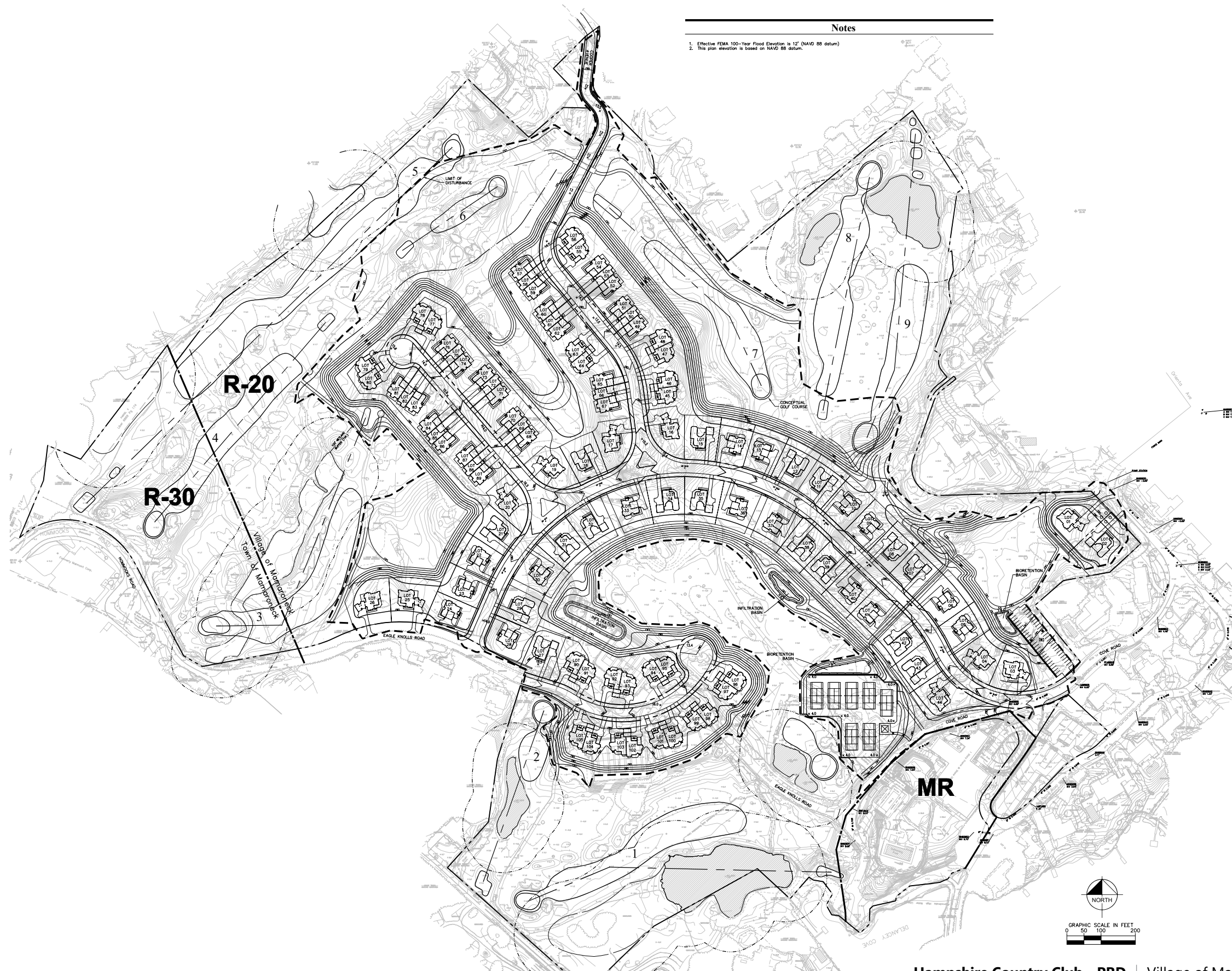
The proposed development will utilize extension of the existing gas, telecom and electrical service in the surrounding neighborhood. Based on the early stage of the project (no formal approvals), Consolidated Edison would not provide existing gas main or electrical service mapping of the surrounding neighborhood. A visual inspection of the surrounding streets shows gas service and utility poles with electric and telecom present on Orienta Avenue, Hommocks Road and Cooper Avenue. On Cove Road gas service is present with electrical and telecom below grade. It is anticipated that Consolidated Edison will extend electrical and gas service at connection point to the existing road network.

Project Site maintenance and storage will be accomplished as part of maintenance and storage related to the remaining 9-hole golf course. Security provisions would be similar to what exists now. Future homeowners will be responsible for their own security provisions. Similar to existing conditions, fences and alarms will continue to be used as security provisions for the clubhouse, tennis courts, pool area, and 9-hole golf course and maintenance facilities.

i) Site Excavation, Grading and Fill Plan

The proposed development would involve the re-grading of the existing site topography within the 55.6-acre area of disturbance on the Project Site. The Grading Plan is illustrated in Exhibit 2-16. The grading design consists of grading for the construction of the proposed homes and other hardscape improvements to an elevation of 16 feet.

As shown on the Grading Plan, some of the manmade steep slopes and bedrock features will be reduced to grade to accommodate the proposed buildings and roadways. The steep slopes surrounding the clubhouse accessory building and pool area will be left unchanged under the Proposed Action. Four hundred and thirty-two trees, which fall within the area of disturbance on the Project Site, will be removed. Four hundred and thirty-two trees are to be planted in their place, as described above. Profiles



Hampshire Country Club - PRD | Village of Mamaroneck, New York

Grading Plan

Source: Kimley-Horn



presenting the existing and proposed elevation of the roadway centerline for each of the relocated and new roadways is included as Exhibits 2-12a and b.

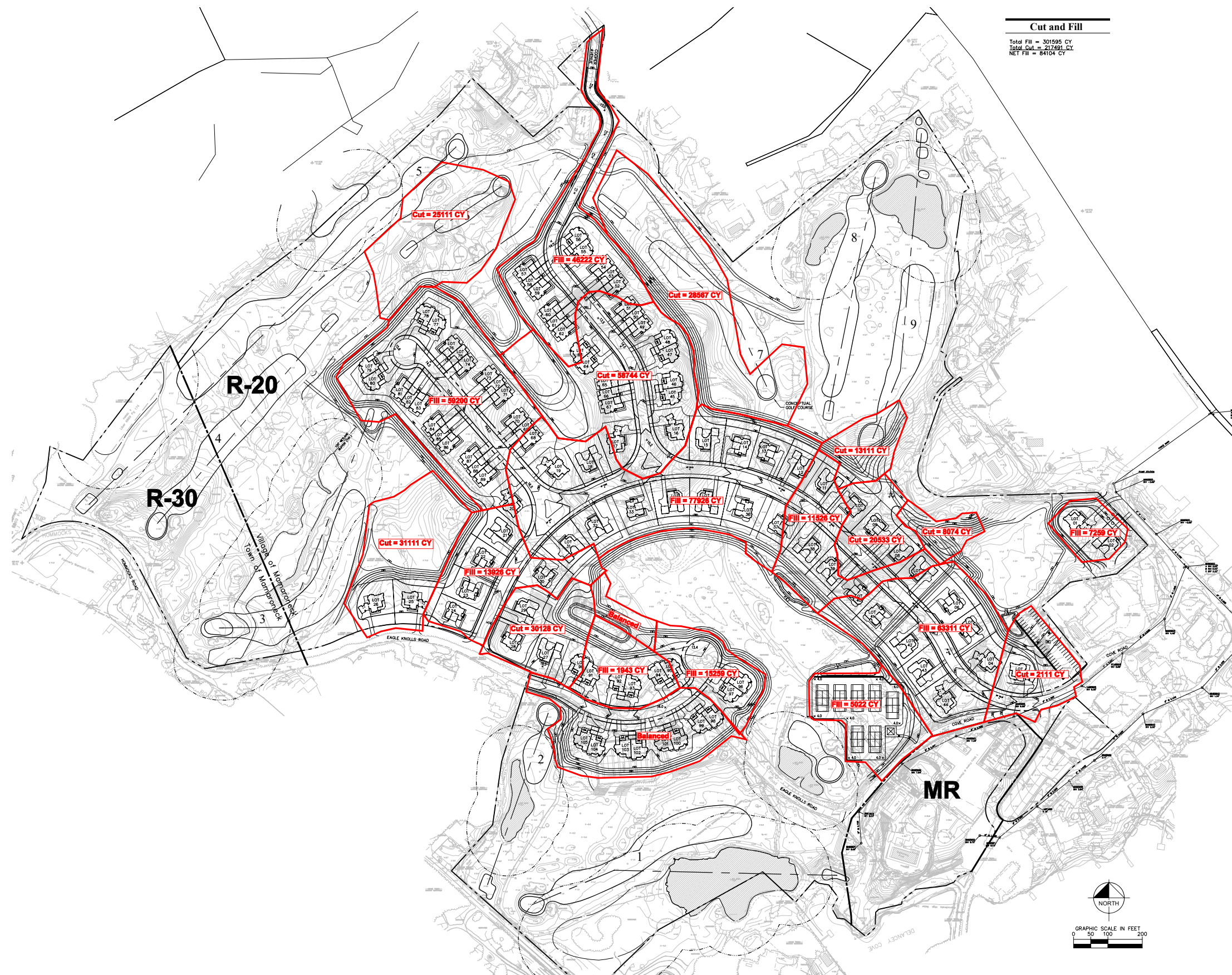
The Proposed Action has been designed to balance cut and fill on the Project Site to the greatest extent practicable and to provide structural fill where necessary. The Proposed Action Cut and Fill Plan is depicted in Exhibit 2-17. The Project will require the onsite cut and relocation of approximately 217,490 cubic yards of soil and the fill of 301,594 cubic yards of soil requiring an estimated net soil import of approximately 84,000 cubic yards. The import soil will be a combination of structural backfill for building foundations, utility trenches, roadways and other hardscape features and general fill. Soil export from the site is not anticipated. At this time the source of the soil has not been determined. Imported soil to be utilized for the Project will be required to be certified clean based on New York State Department of Environmental Conservation Unrestricted Soil Cleanup Objectives and be approved by the project geotechnical engineer. For each soil source, soil sampling results for contaminate levels and requested engineering properties (determined by the project geotechnical engineer) will be required for review and approval by the Village prior to import to the Project Site. There is no construction debris processing or reuse proposed for the development. Any slopes created from fill will be vegetated and landscaped to ensure the soil stability. It is estimated that the initial construction period would be approximately 9 months with an estimated 16-yard truck visits per day required for the import of fill material.

The Project Site is within the flood plain extending from the tidal coast line. Floodwater velocities entering and exiting the Project Site will be modest resulting in gradual rise and fall of flood waters over an extended period of time. The surface of the fill area at a minimum will be a simple vegetated grass cover which will be sufficient to maintain stability of the soils during flood events.

j) Floodplain Management

The Applicant is proposing to construct the entire residential development above the existing floodplains on the Project Site. All buildings will be located a minimum of two feet above the base flood elevation. In addition, both Eagle Knolls Road and Cove Road will be realigned at elevations above the floodplains. This realignment will ensure that safe emergency access routes off the Project Site will be available at all times. The amount of cut and fill required to accomplish these elevations is within a range that would maintain the viability of the Proposed Action. Since the proposed project is located in a tidal floodplain, introduction of fill to areas within the flood plain displacing flood water does not effectively impact flood elevation. Modeling performed on the existing condition and proposed condition demonstrates no significant change in flood plain elevations or impact on surrounding properties.

Section 186-5(A)(3)(c) of the Village Code states, "Whenever any portion of a floodplain is authorized for development, the volume of space occupied by the authorized fill or structure below the base flood elevation shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the base flood elevation at or adjacent to the development site." The purpose of this Regulation is to ensure that any new construction in a regulatory Floodway remains hydraulically



Hampshire Country Club - PRD | Village of Mamaroneck, New York

Cut and Fill Plan

Source: Kimley-Horn



balanced to the existing conditions and as a result there would be no increase in the flood elevations due to the construction. As mentioned, the Proposed Action would not increase overall flood elevations. There will be no change in the flood elevations to the neighboring properties as a result of the Proposed Action. Therefore, hydraulic equivalency is achieved and there will be no impact on the neighboring properties. Therefore, even though Section 186-5(A)(3)(c) does not apply to the Project Site because it is not in a Regulatory Floodway, the purpose and intent of this Regulation is achieved by the Proposed Action.

Chapter 3G provides more detail on Floodplain Management.

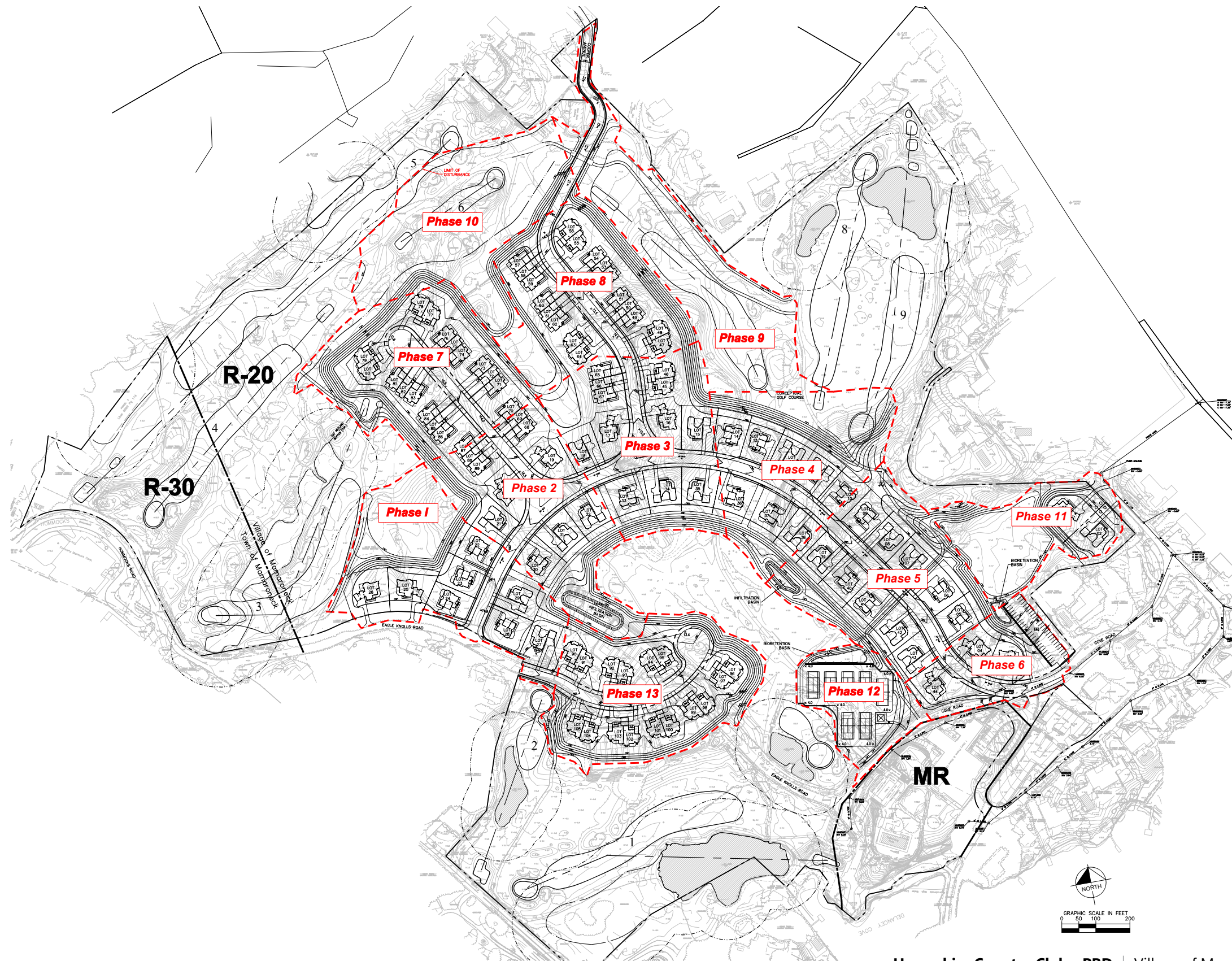
k) Stormwater Management

The Proposed Action will create a total of 14.3 acres of impervious surfaces. Stormwater management for the Proposed Action employs a series of catch basins, drainage pipes, infiltration basins, bioretention basins, stone diaphragms, continuous deflective system (CDS) units and dry wells to filter and reduce pollutants and control runoff from the impervious surfaces; all stormwater from the Project Site will ultimately flow to the Long Island Sound. Per Chapter 4 of the Stormwater Management Design Manual, given that the Project Site is located within the Long Island Sound tidal area and onsite runoff is discharging into the tidal water, water quantity control, such as channel protection volume, overbank flood control, and extreme flood control, is not required. The locations of the proposed stormwater management infrastructure are described in Chapter 3F, Stormwater Management.

Construction of the project is proposed to be performed in a manner not to exceed five acres of disturbance at any given time in accordance with Village Code and NYSDEC requirements. The project will be performed in multiple advancing steps. The project will commence by establishing the development platform for the realigned Cove Road from Eagle Knolls Road or Cove Road. Activities will then extend from the realigned Cove Road to the remaining development corridors. Advancing fill will be placed and stabilized with temporary vegetation in accordance with NYSDEC soil erosion requirements to minimize soil erosion.

2. Project and Construction Phasing

Construction activity for the proposed development will primarily be divided into three stages, grading, structures and finishing. Once construction of the proposed development commences, it is estimated that there will be approximately 24 trucks per day (on a five-day per week schedule) for the first 9 months of construction. After that, the number of trucks will begin to diminish to 3 or 4 trucks per day as the 105 units are built-out. Housing would be constructed when there is a buyer and it is anticipated that about 20 units would be constructed yearly. However, the exact construction schedule is contingent on the build out rate of the homes; therefore, the duration of the construction period and the final build-out date are unknown at this time. Exhibit 2-18 depicts the proposed project Phasing Plan for the build out of the residential structures. A total of 55.6 acres of disturbance are associated with construction.



Hampshire Country Club - PRD | Village of Mamaroneck, New York

Phasing Plan

Source: Kimley-Horn



All construction trucks accessing the Project Site will be required to use I-95, exiting at either Exit 17 (to and from the south) or Exit 19 (to or from the north) to use Boston Post Road (US Route 1) to get to and from Hommocks Road and Eagle Knolls Road. There will be no truck access allowed via Orienta Avenue or East Cove Road. When school is in session, truck access to the Project Site will only be permitted between 8:15 am and 2:30 pm, as well as between 4:00 pm and 7:00 pm. Construction truck routes are depicted in Exhibit 2-19.

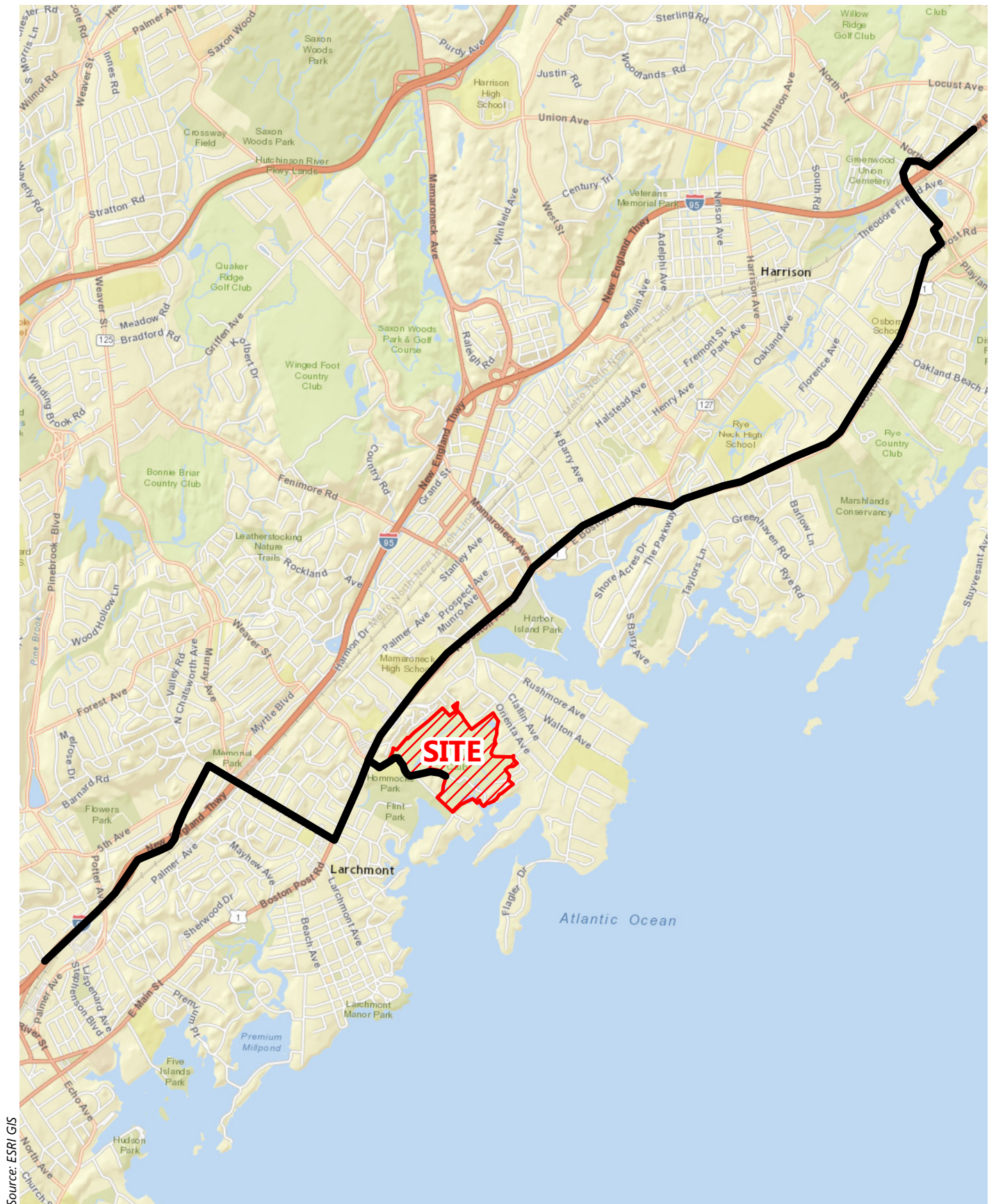
All construction would occur within the hours permitted by the Village of Mamaroneck Code.

3. Emergency Access and Services

Primary access for emergency responders to the Project Site would be provided from Eagle Knolls Road and East Cove Road. Secondary access would also be available through Cooper Avenue once that road has been paved for construction access. Emergency service vehicles would be able to utilize the same roadways as would be provided for construction trucks. The attached Exhibit 2-20 presents maneuvering of a typical single unit fire truck through the proposed roadway network and demonstrates that fire trucks will be able to access all of the proposed residential units from any site access point.

4. Operation of Club Facility during Construction

It is the intention of current ownership of the club facility to continue operation as a social, tennis and swimming club during construction of the project. Current access to the club via Cove Road will be maintained. The parking lot to be located to the northeast of the clubhouse, with 50 proposed parking spaces, will be constructed during the first stage of construction and valet parking will be provided for club members. In addition, operation as a golf club will continue until construction makes it infeasible. At final build out, no changes in club operations are anticipated, with the exception of the reduction from an 18-hole to a 9-hole golf course. Therefore, cumulative impacts associated with the operations of the club and the Proposed Action are not anticipated.



Source: ESRI/GIS

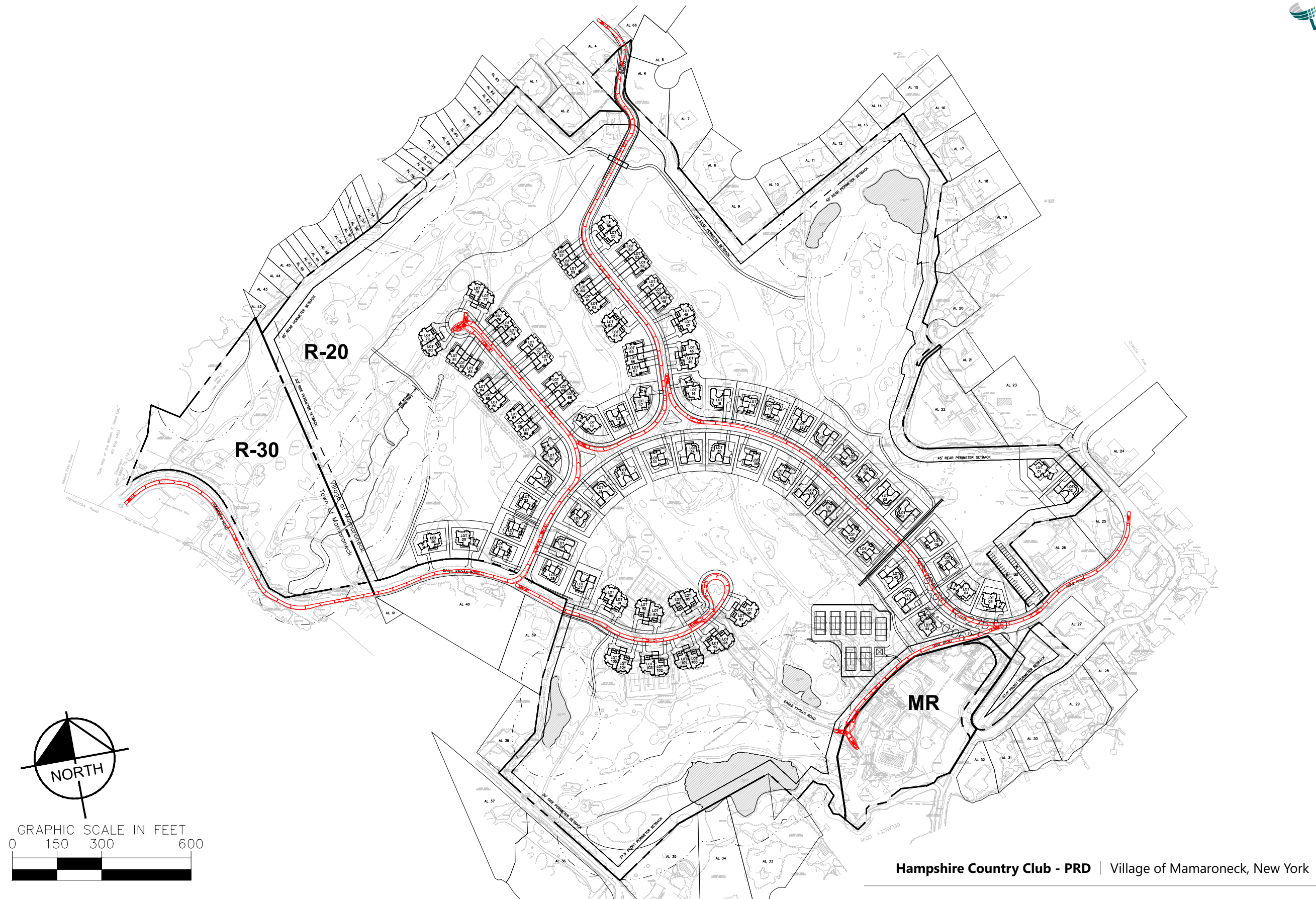


Hampshire Country Club - PRD

Village of Mamaroneck, NY

Truck Routes

Proposed Construction Truck Routes





3. Existing Conditions, Potential Impacts as a Result of the Proposed Project and Proposed Mitigation

A. LAND USE, ZONING AND PUBLIC POLICY

1. Land Use

a) Existing Conditions

The Project Site consists of 106.2 acres. A 4.4-acre portion of the Project Site is located within the Village of Mamaroneck's MR District, and a 7.3-acre portion of the Project Site is located in the Town of Mamaroneck. The remaining 94.5 acres of the Project Site are located in the Village's R-20 District.

The Project Site currently contains an 18-hole golf course, a clubhouse, swimming pool, seven Har-Tru tennis courts, off-street parking, and other support uses. The newly renovated 35,000-square foot clubhouse includes a dining room, which can accommodate up to 250 guests. Other existing buildings on the Project Site include a one-story tennis pavilion, a pool facility which houses a pro-shop, a one-story masonry building used primarily for golf cart storage, and two buildings used for grounds maintenance. All existing buildings are well-maintained and in good condition. The Applicant, Hampshire Recreation, LLC, currently owns the golf course and all of the existing structures on the Project Site. The majority of the Project Site is devoted almost exclusively to fairways, greens, roughs, and water features that are part of the golf course.

The Applicant's proposed 105-unit Planned Residential Development (PRD) would be constructed on the 94.5-acre portion of the Project Site located in the Village's R-20 zoning District (defined previously as the "PRD Parcel"). The residences would be located on a 29-acre portion of the PRD Parcel. In addition, 72.8 acres in both the PRD Parcel and Town of Mamaroneck portion of the Project Site would remain as open or recreational space - specifically, 36.8 acres would be used as a 9-hole golf course, and 36 acres would be preserved as open space. There are several easements on the PRD Parcel reserving the right of the site owner to operate golf course amenities, such as golf tees and cart paths. The location of these easements is shown on the Existing Conditions Plan



(see Appendix C, Existing Conditions Plan). Some of these easements would likely be extinguished by virtue of the proposed change in use on portions of the golf course.

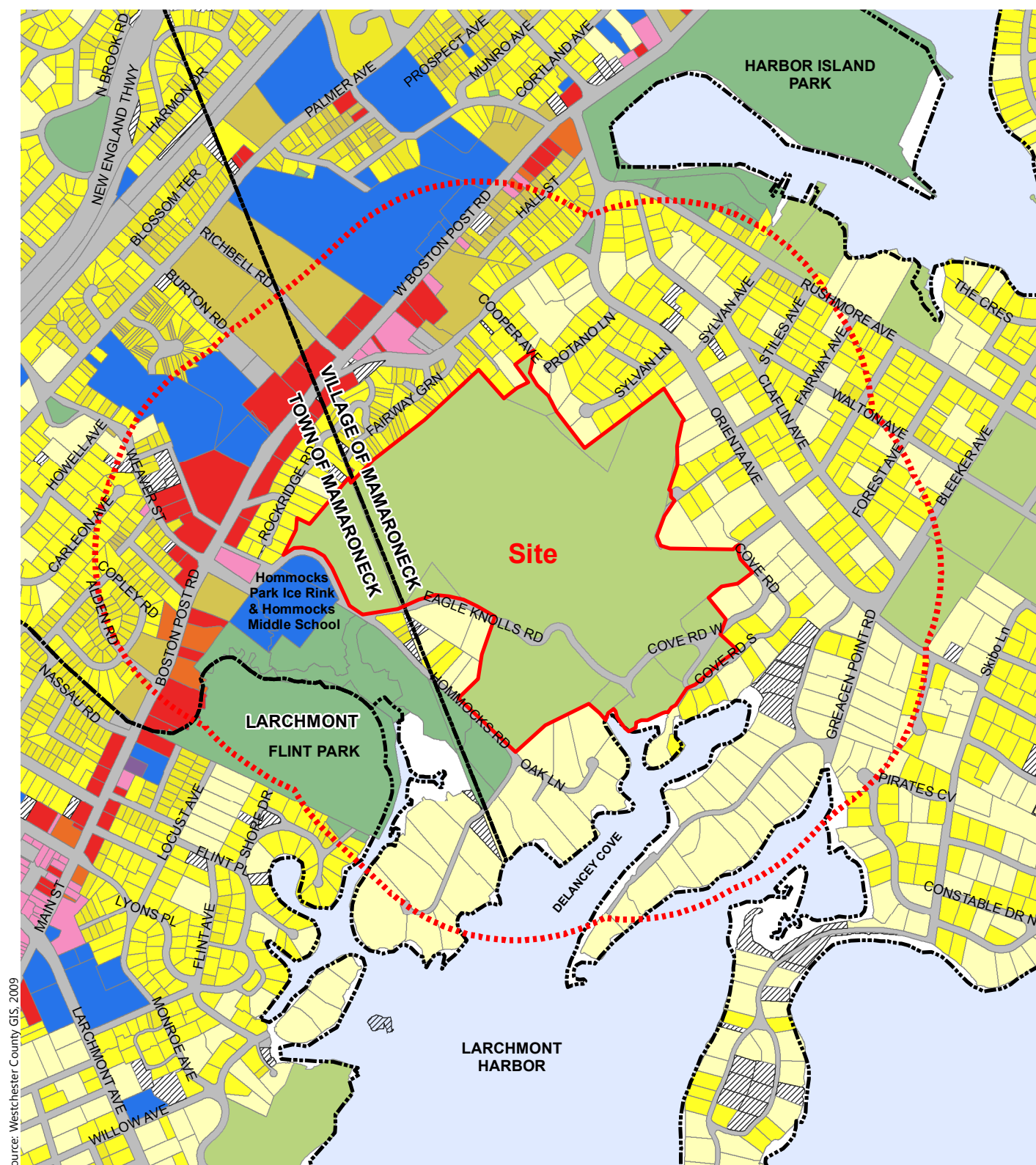
Pursuant to an agreement, dated May 19, 1984, between Fairway Green, Inc. and the Hampshire Country Club, the Fairway Green condominium development possesses a drainage easement over the pond bordering the two sites, permitting it to discharge stormwater from its property into the pond. Under this easement, the parties are obligated to maintain the portions of pond on their respective properties. The Proposed Action would not impact the parties' respective easement rights and duties, as no change to the size, capacity and drainage patterns are proposed.

There are also several covenants contained in several deeds dating back to the early 1900s over portions of the Project Site and adjacent properties prohibiting manufacturing businesses (e.g., slaughterhouses, tanning, etc.), or hotels/public boarding houses. To the extent any of these covenants remain enforceable, these restrictions would not be violated by the Proposed Action.

Finally, pursuant to an indenture from Ella Cecilia Howell to Alvan W. Perry, dated July 17, 1917, a portion of the PRD Parcel on the north side of Eagle Knolls Road is subject to a provision permitting the construction of dwelling houses for private families. This provision is contained on page 253 of the Indenture. It applies to properties owned by Ella Cecilia Howell between "Boston Post Road and said Palmer Hommock." The portion of the PRD Parcel subject to this restriction is delineated on the Subdivision Map of Eagle Hommocks filed in the office of the Registrar on March 15, 1930, as well as on the Existing Conditions Plan of the Project Site (see Appendix C, Existing Conditions Plan). Similar references to a "dwelling" contained in indentures drafted contemporaneously with the Howell/Perry Indenture have long been interpreted by Courts to permit various types of housing. This not only includes single-family residences, but also multi-family dwellings such as apartment houses and the like. This language, therefore, permits the type of dwellings to be developed in connection with the Proposed Action.¹

A variety of land uses surround the Project Site (Exhibit 3A-1, Existing Land Use). The Village of Mamaroneck as a whole contains a mixture of commercial, residential, institutional, and open space uses. The Village's primary downtown shopping area is located along Mamaroneck Avenue, extending from the Metro North Railroad Station to Mamaroneck Avenue's termination at Boston Post Road and Harbor Point Park. Boston Post Road, which runs perpendicular to Mamaroneck Avenue, is a mixed-use corridor with commercial, institutional and residential uses.

¹ The Howell/Perry Indenture contains more specific restrictions pertaining to other properties owned by Mrs. Howell, which are not located within the PRD Parcel, or the Project Site. These provisions limit residential development to "parcels of no less than one acre in area." This restriction applies only to Lots 10 and 11 shown on the Subdivision Map entitled "Palmer Hommock" property of Mrs. C.A. Howell, dated 1896. Lots 10 and 11 are not located within the Project Site.



Source: Westchester County GIS, 2009



Hampshire Country Club - PRD

Village of Mamaroneck, NY

	Project Site		Mixed Use		Residential - Medium Low Density
	1/4-Mile Radius		Office and Research		Residential - Medium High Density
	Commercial-Retail		Public Parks, Parkway Lands		Residential - High Density
	Institutional and Public Assembly		Private Recreation		Transportation, Communication, Utilities
	Manufacturing, Industrial, Warehouse		Residential - Low Density		Vacant/Undeveloped

Existing Land Use



Importantly, the Project Site is more immediately surrounded by residential neighborhoods. The Fairway Green Townhouses development is located immediately to the northwest of the Project Site, with approximately 40% of the units located along East Fairway Green and West Fairway Green on property adjoining the northern extent of the Hampshire Country Club golf course. Fairway Green contains 54 townhouses on approximately 10.7 acres of land (an approximate density of 5 dwelling units (DU) per acre). The Orienta neighborhood, centered on Orienta Avenue, is located to the northeast. In addition, single-family homes are located along Oak Lane, Eagle Knolls Road, and Hommocks Road to the south.

Southeast of the Project Site is primarily open space and institutional uses, including Flint Park, a 45-acre park in the Town of Mamaroneck, the Hommocks Conservation Area, Hommocks Middle School, and the Hommocks Pool and Ice Rink facilities. The Project Site also contains one of a few private recreation clubs in the area. Other facilities in the vicinity include Mamaroneck Beach & Yacht Club, Orienta Beach Club and Beach Point Club.

Table 3A-1 below summarizes the surrounding land use mix within a quarter-mile of the Project Site, by number and percent of parcels and acreage. By acreage, residential uses compose over half (53%) of the land uses surrounding Hampshire Country Club. The residential areas transition gradually from commercial development in the downtown, to the higher-density multifamily residential properties directly adjacent to the PRD Parcel to the northwest, and then to less dense single-family residential development closer to the shore of the Long Island Sound. See Exhibit 3A-1, Existing Land Use, for location of the surrounding uses relative to the Project Site.

Institutional uses and parks each account for approximately ten percent of the land uses within a quarter-mile of the Project Site by acreage. These include the southern edges of Harbor Point Park, the Village's largest recreation area. There are three public schools within a quarter mile, including the Hommocks Middle School, Central Elementary School, and Mamaroneck High School.



Table 3A-1 Surrounding Land Uses within ¼ Mile of Project Site

Land Use	Parcels	Percent	Acres	Percent
RESIDENTIAL	540	82%	239.5	53%*
Low Density Residential	117	18%	119.8	26%
Medium Low Density Residential	272	42%	83.7	18%
High Density Residential	29	4%	20.7	5%
Medium High Density Residential	122	18%	15.3	3%
NON-RESIDENTIAL	60	9%	135.7	30%
Transportation, Communication, Utilities	8	1%	64.8	14%
Institutional and Public Assembly	12	2%	45.4	10%
Commercial-Retail	27	4%	19.7	4%
Mixed Use	9	1%	3.4	1%
Office and Research	4	1%	2.4	1%
RECREATION, VACANT LAND AND OPEN SPACE	64	9%	79.3	17%
Public Parks, Parkway Lands	9	1%	41.4	9%
Private Recreation	15	2%	17.9	4%
Vacant/Undeveloped	35	5%	11.3	2%
Nature Preserves	4	1%	8.6	2%
Cemeteries	1	0%	0.1	0%
TOTAL	664	100%	454.5	100%
* Residential acreage adds up to 53% due to rounding.				

SEQRA Process

Public input on the Proposed Action would be obtained during the SEQRA process, which includes a mandatory public review and comment period, in addition to a public hearing, on this draft environmental impact statement ("DEIS"). During this period, the public can submit comments on the Proposed Action and potential impacts as set forth in this DEIS. This DEIS will also be referred to other involved agencies for review. See Chapter 2, Description of Proposed Project, for the list of involved agencies for the Proposed Action. The Applicant will then respond to all public and agency comments in a final environmental impact statement ("FEIS"). The Planning Board will then have to adopt a Findings Statement that considers the relevant environmental impacts presented in the FEIS, weighs and balances them with social, economic and other essential considerations, and provides a rationale for its decision making on this Application. All of these steps must occur before the Proposed Action can be approved.

b) Future without the Proposed Project

The Applicant does not anticipate any land use changes at the Project Site in the event that the Proposed Action is not pursued. Current economic factors at the Project Site driving the need for the proposed development, as documented in Chapter 2, Project Description, Section 2(B), will continue.



The future of the Project Site without the Proposed Action will result in the golf course and membership club not being a sustainable business in the long run, and operations of the club, and maintenance of the 101.8 acres of open and recreational space currently located at the Project Site, could be in serious jeopardy. As demonstrated at various other clubs that have closed over the last decade, the loss of a daily custodian to maintain the open space on golf courses results in degradation and property damage through neglect.² Thus, without a custodian to manage the grounds, the quality of the critical environmental area, open space and recreational resources at the Project Site could diminish significantly.

Improvements to stormwater management and flood damage prevention included in the Proposed Action would also not be undertaken. Current flooding conditions and potential safety hazards would continue and potentially significantly degrade.

With respect to background "baseline" future conditions, several developments have been proposed or approved in the Village of Mamaroneck. The following are proposed or approved projects: a six-unit multi-family development at 620 West Boston Post Road; a seven-unit multi-family development at 532 W Boston Post Road; a 96-unit multi-family development at 270 Waverly Avenue; a 13-unit multi-family development at 422 East Boston Post Road; and a 21-unit residential development at 690 Mamaroneck Avenue.³ None of these projects are within a quarter-mile radius of the Project Site.

According to staff at the Town of Mamaroneck, current or proposed development in the Town is limited. The Cambium, a new 149-unit, eight-floor luxury condo building at 10 Byron Place, near the Larchmont train station, is currently under construction. The only proposed development is a three-lot subdivision.

c) Potential Impacts

The Proposed Action would alter the existing land use on the PRD Parcel through the addition of 105 residences. This inclusion of a residential use would be consistent with the permitted uses in the R-20 District, as well as the pattern of development in the vicinity of the Project Site. As discussed, over half the land uses within a quarter-mile radius are residential. With the exception of the middle school at the southeast edge of the Project Site, single-family homes or townhomes surround the property on all sides. This includes the 54-unit Fairway Green development on the property adjoining the PRD Parcel to the northwest.

The existing private recreation use, though downsized, would remain on 36.8 acres of the Project Site. The existing ponds and wetlands would remain in their current condition and would be incorporated into the 9-hole golf course. The residential development would be located on 29 acres of the PRD Parcel,

² Business Insider article, entitled "These Eerie Photos of Deserted Golf Courses Reveal a New Norm in America," dated March 5, 2017, and Bloomberg article, entitled "America's Golf Courses are Burning," dated August 15, 2016, both provided in Appendix A.

³ List provided by the Village of Mamaroneck – most up-to-date list as of August, 2017.



and 36 acres of the PRD Parcel and the portion of the Project Site within the Town of Mamaroneck would be preserved for shared open space in perpetuity. A homeowner's association would maintain these areas to ensure they remain a high-quality resource for the community. All 36 acres of open space would be converted from the current active recreational use (golf) to passive private recreation and open space. New landscaping will be planted in this open space to provide vegetative buffers between the new residential buildings and the existing neighboring properties. This open space would provide improved natural habitat and opportunities for passive recreation for all community members.

The Proposed Action would allow for the clubhouse and pool facility in the MR zone to remain in use. As mentioned, the golf course, though downsized, would be maintained on the Project Site, as would other private recreational functions including the tennis facility uses. The membership club would maintain its permit to host non-member events in its banquet hall and the golf course. It is not anticipated that the addition of residential uses would negatively impact the continued clubhouse operation, particularly with the maintenance of the 9-hole golf course and redeveloped tennis courts.

The Proposed Action will require a street opening permit for utility work in the Village's Right of Way. More information on the type of utility work required for the project can be found in Chapters 3H and 3I. A street opening permit is obtained through the Department of Public Works. Specific requirements and procedures are outlined in the permit and can be found in Appendix D of the DEIS. The Applicant would comply with all permit requirements.

d) Mitigation

The Applicant proposes to maintain the current use of the portion of the Project Site in the MR district as a membership club. This would include the continued operation and maintenance of the existing club house and pool. This is a longstanding use of the Project Site, dating back to well before the 1950s. The Applicant also proposes to construct seven new tennis courts for the residents and club members. Given the balance between new potential members from project residents and potential loss of members from the reduction to a 9-hole course, membership at the club is estimated to remain approximately at its 2017 enrollment of 264 members once the proposed project is complete. Similarly, the number of events held at the club annually is not expected to change significantly, and in fact, it is anticipated that the number of nonmember events will decrease again due to the reduction of the golf course from 18 holes to 9 holes. The continued use of portions of the Project Site as a membership club would not result in an impact to existing land uses in the Village.

The private recreational use (golf) currently on the R-30-zoned portion of the Project Site within the Town of Mamaroneck and portions of the PRD Parcel within the Village of Mamaroneck would also remain.

The only potential impact of the Proposed Action on existing land uses in the Village would be the introduction of residential uses on a 29-acre portion of the PRD Parcel, currently utilized as private



recreational space. The existing PRD Zoning Regulations permit up to 141 units to be built on the PRD Parcel (as described in the following section, Zoning). The Applicant is proposing to mitigate any potential impact associated with converting the 29-acre portion of the PRD Parcel to a residential use by limiting the proposed density of the Proposed Action to 105 housing units. This would consist of developing 44 single-family homes and 61 carriage houses (two and three family semi-detached homes) on a central portion of the PRD Parcel to maximize the preservation of environmental features and open space on the Project Site. This proposed residential density would be similar to the existing residential density in the surrounding neighborhood. The 36 acres of shared open space on the PRD Parcel and Town of Mamaroneck portion of the Project Site would surround the proposed residential development and would provide a significant buffer between the new development and the existing homes that border the Project Site, as would the 9-hole golf course to be maintained along the perimeter of the Project Site. Under the Proposed Action, a homeowner's association (HOA) would maintain the 36 acres of open space, ensuring that it would continue to provide aesthetic, recreational and environmental benefits to the community. Hampshire would maintain the golf course. Finally, the proposed landscaping plan includes the planting of 432 trees and other vegetation to further buffer the existing neighborhood from the proposed residential development.

As a result, it is the Applicant's opinion that the proposed conversion of 29 acres from a private recreational use to a residential use, consistent with the underlying zoning, would not result in a significant adverse impact upon the Village's land use resources. Therefore, no further mitigation measures are required.

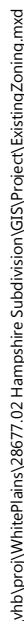
2. Zoning

a) Existing Conditions

The existing zoning for the Project Site and its surroundings is illustrated in Exhibit 3A-2, Existing Zoning. As previously noted, the two sections of the Project Site in the Village of Mamaroneck are zoned R-20 and MR (Marine Recreation). The R-20 district allows single-family homes on a minimum of 20,000 square foot (sf) lots and the MR district allows recreational uses, club houses, and accessory facilities. The portion of the Project Site in the Town of Mamaroneck is zoned R-30, which allows for single-family homes on a minimum of 30,000 sf lots. The permitted uses for each zoning district on the Project Site are described in further detail below.

Village of Mamaroneck: R-20 One-Family Residence

Permitted principal uses within the Village's R-20 district include: one-family dwellings; municipal uses; planned residential developments (PRD) subject to specific provisions set forth in Section 342-52, discussed below; and family day-care homes. Permitted principal uses subject to special permit include: places of worship; schools, i.e., public, private with stipulations, and nursery schools; annual membership





Site

Hampshire Country Club - PRD

Village of Mamaroneck, NY

Legend

 Zoning Line
 1/4-mile Radius from Site

Existing Zoning

Source: Westchester County GIS, 2009



clubs, including beach, golf, country, yacht, or similar clubs; and transformer stations and customary associated uses.

Accessory uses in the Village's R-20 District include: home professional offices or studios; customary home occupations with restrictions; garden houses, greenhouses and tool houses; tennis or other game courts; swimming pools; parking facilities and private garages; not more than two roomers or boarders; the keeping of household pets; and other uses related to private recreation.

Village of Mamaroneck: MR District

A little over four acres of the Project Site are zoned MR. This area includes most of the existing buildings, including the clubhouse and swimming pool facility.

There are two permitted principal uses in the MR District in the Village of Mamaroneck: (i) recreational facilities of membership clubs, such as beach, golf, country, yacht, and similar clubs; and (ii) a principal clubhouse with activities and spaces customarily included within a membership club's principal clubhouse structure. Recreational facilities may include tennis courts, swimming pools, beaches, boating facilities, basketball, gymnasiums, cabanas, health and fitness facilities, racquetball courts, squash courts, and other similar types of recreational facilities. A principal clubhouse structure may include meeting rooms, lounges, reception areas, game rooms, libraries, bathroom facilities, and incidental minor storage spaces.

Permitted accessory uses include: dining, entertainment, and bar facilities as part of a principal clubhouse structure; club administrative offices, locker rooms, and maintenance facilities; residences for full-time club staff members; seasonal residences; and day camps. The Village Code provides additional restrictions on "nonmember" events, subject to a special permit from the Zoning Board of Appeals. The Village Code also permits the holder of the Special Permit to conduct nonmember events on the entirety of its property, including portions extending beyond the MR District into an adjoining residential district. This permits the Applicant to utilize the entire Project Site for nonmember events. As discussed in Chapter 3M, Traffic, Transit and Pedestrians, the Proposed Action provides for event parking sufficient to meet any parking needs during events at the club, and the special permit outlines restrictions on event timing. Therefore, it is not anticipated that the residential development permitted by the Proposed Action would affect the special permit for non-member events.

Town of Mamaroneck: R-30 One-Family Residence

A small portion of the Project Site falls within the R-30 District in the Town of Mamaroneck. Permitted principal uses within the Town's R-30 district include: one-family dwellings; churches and other places of worship; public elementary and high schools; and water supply facilities.

Special Permit uses in the Town's R-30 District include: parochial and private elementary and high schools; nursery schools; nonprofit membership clubs; public utility substations with additional



standards; and playground, park, parkway, library, firehouse, police station or other municipal uses, not including incinerators or dumps.

Accessory uses in the Town's R-30 District include: home professional offices or studios; not more than two roomers or boarders; a private garden house, tool house, garage, playhouse, family swimming pool, tennis courts, greenhouse or similar private accessory use; off-street parking with stipulations; a parish house, rectory, Sunday-school rooms; and signs that conform to the Town's standards. One commercial vehicle may be stored within an enclosed garage.

District Bulk and Area Requirements

Table 3A-2 below outlines the bulk and Area Requirements for the three districts within the Project Site:

Table 3A-2 Bulk and Area Requirements

	MR	R-20 One Family	R-30 One Family
Minimum Lot Area	1 acre	20,000 square feet	30,000 square feet
Minimum Lot Width	150 feet	100 feet	125 feet
Maximum Building Coverage	20%	35%	35%
Floor Area Ratio	.15	.3	n/a
Maximum Building Height	3 stories/ 40 feet	2.5 stories/ 35 feet	2.5 stories/ 35 feet
Front Yard	25 feet	25 feet	50 feet
Side Yard	20 feet	25 feet	20 feet
Rear Yard	30 feet	30 feet	50 feet
Off-Street Parking	For a golf or country club: 2 for each 3 memberships	2 spaces	2 spaces

Adjacent Zoning

A number of other zoning districts are located within a quarter-mile radius of the Project Site boundary in the Village and Town of Mamaroneck. These include business and commercial districts (such as C-1) along Route 1/Post Road and residential districts and higher density residential districts (including R-7.5 and RM-1) between Boston Post Road and the Project Site. Fairway Green, the 54-unit condominium development that abuts the Hampshire Country Club to the northwest, is in the R-7.5 one-family district. The R-7.5 zoning district permits one-family housing with a minimum lot area of 7,500 square feet.



Much of the Orienta neighborhood to the northeast of the property is zoned either R-15 or R-20, low density one-family. R-30 and R-50 districts are located to the south and southwest of the Project Site in the Town of Mamaroneck.

Table 3A-3 below summarizes the surrounding zoning and permitted uses within a quarter-mile of the Project Site. See Exhibit 3A-2, Existing Zoning, for locations of each zoning district.



Table 3A-3 Surrounding Zoning and Permitted Uses

District	Permitted Uses
VILLAGE OF MAMARONECK	
R-5, R-7.5, R-15: One-Family Residence	One-family dwellings; Places of worship; Municipal uses; Public and private schools; Annual membership clubs; Transformer stations; PRD; Family day care homes; Home professional offices; Garden houses or similar uses; Tennis or other game courts; Off-street parking facilities and private garages; Up to two roomers or boarders; Household pets; Swimming pools, Storage of boats
R-2F: One- and Two-Family Residence	Any use permitted in the one-family residence districts; Two-family dwellings
RM-1: Multiple Residence	Any use permitted in the One-Family Residence Districts; Dwellings for three or more families; Professional offices or studios
C-1: General Commercial	Business, professional, and government offices and banks; Retail stores; Laundry or cleaning establishments; Restaurants; Funeral establishments; Motor vehicle service stations; Printing plants; Clubs; Municipal Uses; Places of worships; Farms, truck gardens, greenhouses; Transformer stations; Motels; Residences; Off-street parking
MC-1: General Marine - Commercial	Facilities for hauling, launching, dry storage, and dry sailing of boats; Facilities for building, repairing, and maintaining boats; Facilities for docking and mooring of boats; Facilities for the sale and rental of boats, marine insurance, materials supplies, parts, tools and other equipment, ice, food, soft drinks, fuel and lubricants for boats; Facilities for pumping out marine holding tanks, waste oil collection, marine schools, and a clubhouse under certain restrictions
TOWN OF MAMARONECK	
R-7.5, R-15, R-30, R-50: One-Family Residence	One-family dwellings; Places of worship; Schools; Water supply facilities; Nonprofit membership clubs; Public utility substations; Playgrounds or parks; Professional office space; Not more than two roomers or boarders; Private garden houses, garages, or playhouses; Off-street parking; Tennis courts
R-6: One-Family Residence	Same as One-Family Residence Districts; Railways
B-R: Business-Residential	Store for sale of goods; Indoor recreation or amusement establishments; Business or professional offices; Multi-family housing; Municipal uses; Public utility structures; Places of worship; Educational facilities; Radio towers; Libraries; Veterinary hospitals; Funeral homes; Newspaper printing; Plant nurseries; Restaurants; Supermarkets
UR: Urban Renewal Area	Any business district permitted use; Multi-family dwellings; Affordable multifamily dwellings
VILLAGE OF LARCHMONT	
R-5: One-Family Residence	One-family dwelling; Municipal uses; Schools; Houses of worship; Garages; Up to two roomers and boarders; Home offices; Outside storage of a boat; Decks; Nursery schools; Non-commercial swimming pools; Antennas



Planned Residential Development

Per §342-52 of the Village Code, a planned residential development is a special permit use permitted within one-family residence districts in the Village of Mamaroneck. The Planning Board is authorized to approve a planned residential development subject to the Village's Site Development Plan approval requirements (Article XI of the Zoning Code), and the procedures set forth in the Village's Land Subdivision Regulations (Chapter A348).

According to Village Code §342-52, the Planned Residential Development regulations were enacted "[f]or the purpose of promoting environmental protection, open space preservation and superior design of residential development; encouraging the most appropriate use of land; increasing recreational opportunities; and improving the balance and variety of the Village's existing housing stock..." Permitted uses follow the regulations of the underlying zoning as well, except that attached and semi-detached dwellings are also permitted. Under these regulations, the Planning Board may waive all normally applicable lot area, width, frontage and depth regulations, as well as floor area, yard and coverage requirements. The minimum required setback from all perimeter boundaries of the site must be equal to one and one-half times the applicable yard requirements.

The maximum permitted number of residential dwelling units within a PRD is determined by dividing the gross area of the subject parcel by the minimum lot size requirements. The Planning Board, in its discretion, may reduce the density of the development where the Board determines that, because of environmental limitations, traffic access, the use and character of adjoining land or other planning considerations, the maximum permitted density is inappropriate.

Site Plan and Subdivision Review Process and Design Standards

Per Article XI of the Village of Mamaroneck Zoning Code, an overview of the criteria and standards used by the Planning Board in reviewing applications for site development plan approval is set forth below:

- Insofar as practical, minimize degradation of unique or irreplaceable land types and critical areas;
- Preserve the landscape in its natural state, insofar as practicable and environmentally desirable, by minimizing tree and soil removal. If development of the site necessitates the removal of established trees, special attention shall be given to the planting of replacements or to other landscape treatment. Any grade changes shall be in keeping with the general appearance of neighboring developed areas;
- Proposed structures shall be related harmoniously to themselves, the terrain and to existing buildings and roads in the vicinity that have a visual relationship to the proposed structures. The achievement of such harmonious relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings;
- A proposed development shall be designed so as to provide for proper surface water management through a system of controlled drainage that, wherever practicable, preserves



existing natural drainage patterns and wetlands and enhances groundwater recharge areas and that protects other properties and existing natural and artificial drainage features from the adverse effects of flooding, erosion and the depositing of silt, gravel or stone. The design shall be in conformance with Chapter 186, Flood Damage Prevention

- The site development proposal generally shall minimize adverse traffic effects on the road networks serving the area in question;
- All entrance and exit driveways to public streets shall be located with due consideration for traffic flow and so as to afford maximum safety to traffic on the public streets.
- Considerate of on-site parking,
- Circulation, and pedestrian safety;
- Property utility services and waste disposal;
- Compliance with noise regulations; and
- Sufficient provision of open and recreational space to meet the needs of residents occupying dwelling units that will be built.

A site plan shall be submitted in three stages: sketch, preliminary plan, and final plan. In addition to these three site plans, all required submissions are due in advance of the Planning Board meeting at which a site development plan is to be presented.

Chapter A348 of the Village Code outlines the subdivision regulations for the Village of Mamaroneck, including the following stated policy:

...land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace; that proper provision shall be made for drainage, water supply, sewage and other needed improvements; that all proposed lots shall be so laid out and of such size as to be in harmony with the development pattern of the neighboring properties; that the proposed streets shall comprise a convenient system conforming to the Official Map and shall be properly related to the proposals shown on such portions of the Master Plan as may be in existence at any time and shall be of such width, grade and location as to accommodate the prospective traffic, to afford adequate light and air, to facilitate fire protection and to provide access of fire-fighting equipment to buildings; and that proper provision shall be made for open spaces for parks and playgrounds.

The approval process for subdivisions includes submission and approval of the preliminary plat, construction drawings, and subdivision plat.

b) Future without the Proposed Project

Due to current economic pressures on private golf courses in the area (discussed above), it is likely that the existing membership club use of the Project Site would be discontinued in the future if the Proposed Action is not pursued. If the proposed special permit was not pursued, under the Village's current R-20 and MR zoning, any owner of the Project Site could pursue as-of-right a conventional subdivision development on the portion of the Project Site in the R-20 district, as well as maintain or expand the



existing club facilities in the MR district. The current R-20 One-family residence district on the Project Site allows for a residential development on the golf course and adjacent open space areas. However, while PRD regulations allow for the bulk and area requirements to be waived allowing for a concentrated development and the preservation of significant open space and environmentally sensitive features, under the R-20 zoning regulations, a maximum permitted build-out would not preserve any shared open space on that portion of the Project Site, with the exception of land within a wetland buffer zone. A more detailed analysis and conceptual layout plan for development on the Project Site with existing zoning is provided as Alternative B in Chapter 4, Alternatives.

In addition, under New York Village Law Section 7-738, the owner of the Project Site could pursue a "cluster subdivision." A "cluster subdivision" is a separate and distinct zoning mechanism from a PRD. The Village adopted the PRD zoning mechanism in accordance with its authority pursuant to Section 7-703-a of the New York State Village Law. As set forth in the Applicant's Cover Letter to the Planning Board on June 25, 2015, Section 7-703-a permits the Village Board to set the appropriate measures to calculate the base density of a PRD. In the Village, the base density is set by "dividing the gross area at the subject parcel by the minimum lot size requirements" in the R-20 District. See Zoning Code, § 342-52(C).

Here, the Proposed Action is a PRD. The Applicant could also pursue a "cluster subdivision" pursuant to Village Law Section 7-738. Under the "cluster subdivision" approach, the owner of the Project Site would need to establish the maximum density by first providing a conventional subdivision layout showing how the Property could be divided into single-family homes under the existing zoning regulations. Village Law, § 7-738(b). A more detailed analysis and conceptual layout plan for development on the Project Site under a cluster subdivision is provided in Chapter 4, Alternatives.

The Applicant is unaware of any proposed zoning changes within a quarter-mile of the Project Site at the time of writing this document.

c) Potential Impacts

The Village's Planned Residential Development regulations apply to any property within the Village's one-family residence districts on properties 10 acres or larger where no more than 10% of the land constitutes tidal or freshwater wetlands. (§342-52(A) & (B)). The Proposed Action complies with this provision. Only the portion of the Project Site located in the Village's R-20 District (i.e., the 94.5-acre PRD Parcel) would be developed with residential units. In addition, less than 10% of the PRD Parcel contains wetlands (see Chapter 3E, Surface Water Courses and Wetlands, for wetland delineation).

Again, the Planned Residential Development regulations were enacted "For the purpose of promoting environmental protection, open space preservation and superior design of residential development; encouraging the most appropriate use of land; increasing recreational opportunities; and improving the balance and variety of the Village's existing housing stock..." Under §342-52(C), the "maximum permitted



density" of a Planned Residential Development on the Project Site is calculated by dividing the gross area of the subject parcel by the minimum lot size requirements of the zoning district in which it is located. Excluding the portion of the PRD Parcel to remain as a 9-hole golf course and leaving a 65-acre portion of the Project Site this would result in a maximum permitted density of 141 units (i.e., 65 acres (2,831,400 square feet) divided by 20,000 square feet = 141.57), or 1.6 dwelling units per acre when considering the full R-20 portion of the Project Site. As discussed above, the Planning Board (in its discretion) may reduce this permitted density where there are identified "environmental limitations, traffic access [concerns], or the use and character of adjoining land or other planning considerations" supporting a determination that the maximum permitted density "would be inappropriate." (§342-52(C)).

The Proposed Action would provide for a residential density of 105 units per 65 acres (excluding the acreage for the 9-hole golf course, tennis courts, and the membership club). This density permits a project design that respects the various environmental and planning objectives governing density cited in §342-52(C):

- Environmental limitations of the Project Site: The Project Site is located within a Critical Environmental Area (CEA) due to its location in the floodplain and proximity to Long Island Sound. In addition, the ponds and wetland areas on the Project Site have been identified as sensitive environmental features. The Applicant's proposed development is designed to limit any potential impact to all of these features on the Project Site. By limiting the residential development on the PRD Parcel to 105 units, all wetlands and ponds on the Project Site would be preserved. There would be at least 100 feet of buffer area surrounding these features (with the exception of a small portion of the tennis courts that would be located within the 100-foot buffer area). Some of the existing golf holes would also remain within the 100-foot buffer area, in their pre-existing locations. The proposed density also limits disturbance to areas on the Project Site that can be elevated above the floodplain. The natural topography and post-development contours will act as a barrier to flooding both on and off the Project Site. This will increase significantly the flood storage benefits provided on the Project Site. The floodplain benefits of the Proposed Action are discussed in great detail in Chapter 3G, Floodplains.

The Project Site also currently contains significant elevation changes in limited areas. Steep slopes of between 15% and 25% are clustered in the center of the golf course, southwest of the homes along Fairway Lane, and surrounding the accessory building and pool area of the clubhouse down to the Long Island Sound and to Cove Road. Some of the steep slopes and bedrock features would be reduced to grade to accommodate the proposed buildings and roadways. The steep slopes surrounding the clubhouse accessory building and pool area would be left unchanged under the Proposed Action.

Approximately 55.6 acres of the Project Site would be disturbed by building construction and infrastructure installation, impacting all of the soil types found on the Project Site. The



anticipated impacts to these soils include direct impacts to currently landscaped areas where soils will be disturbed for site grading. An Erosion and Sediment Control Management Program will be implemented to mitigate potential impacts.

In addition, the proposed layout would also preserve 36 acres of open space (including some of the area disturbed by construction, discussed above). Four hundred and thirty-two trees would be planted in this open space to provide vegetative buffers between the new residential buildings and the neighboring properties. This open space would provide improved natural habitat and opportunities for passive recreation for all community members.

- Consistent with adjoining land: The proposed residential layout is designed to generally match the mix of uses on properties adjoining the PRD Parcel. The majority of the carriage homes on the PRD Parcel would be located at the northwest side of the development. The property adjoining the northwest portion of the PRD Parcel is developed with the Fairway Green Townhouse community. As mentioned, Fairway Green contains 54 townhouses on approximately 10.7 acres of land, with an approximate density of five units per acre. The remaining 16 carriage house units would be located at the south end of the PRD Parcel, adjacent to several single-family homes along Eagle Knolls Road, and the club facilities. The Orienta neighborhood centered on Orienta Avenue is located to the northeast of the PRD Parcel. The majority of the single-family homes developed on the PRD Parcel would be located on the portion of the property directly adjacent to the Orienta neighborhood. The Orienta neighborhood consists of single-family homes on 15,000-square foot lots. Comparatively, the single-family homes in the proposed development would be constructed on a minimum of 10,000-square foot lots. The nearest home on this side of the PRD Parcel would be at least 150 feet away from the Orienta Neighborhood. Finally, the relocated tennis courts on the PRD Parcel would be directly adjacent to the existing membership club uses on the portion of the Project Site in the MR District.
- Traffic Access: The improved Cove Road would greatly enhance east-west access for current neighbors on either side of Hampshire Country Club. In addition, the Proposed Action would significantly improve the safety of Eagle Knolls and Cove Road by elevating low-lying portions of these roads above the floodplain. The road pavement conditions would be upgraded from their present condition.

The Proposed Action is also consistent with the underlying R-20 zoning bulk regulations, including regulations for building height, the minimum required 30-foot side yard, 37.5-foot front yard, and 45-foot rear yard setbacks. In accordance with §342-35(E), no more than four dwelling units would be included in any one grouping of attached carriage homes.

With respect to compliance with the Village's residential parking regulations, overall, four parking spaces (including garages) would be provided for each unit, two in the driveway and two in the garage. In



addition, there would be 163 permanent parking spaces for the club and event parking of an additional 16 spaces on the Project Site in compliance with the requirement to have two spaces for each three memberships. The Applicant anticipates there would be approximately 264 memberships under the Proposed Action. Parking requirements and proposed compliance are described in Table 3A-4 below.

Table 3A-4 Proposed Parking in the R-20 PRD and MR District

Required	Proposed
<u>Residential</u> 2 per one-family detached home = 88 required spaces 1 per dwelling unit, plus ½ space per bedroom for each dwelling unit in an attached or semi-detached dwelling = 153 required spaces 1/3 to 2/3 of total spaces required to be covered	210 covered <u>210 uncovered</u> 420 total for the residential units 1/2 of total spaces covered
<u>Country Club</u> 2 for each 3 individual, family or other type of memberships	163 spaces for club use with an additional 16 for events

The Proposed Action also fulfills the stated criteria and standards outlined in the Site Plan and Subdivision regulations set forth in the Village Code. Specifically, the design of the project ensures minimal degradation of the unique environmental features onsite and aligns the land use, density, and open space character of the Project Site with the surrounding residential neighborhoods. The project is proposing to retain 36 acres of open space and maintain 36.8 acres of the existing golf course.

In addition, per the Village Code, any Planned Residential Development is subject to the Special Permit Procedure outlined in Chapter 342, Article X of the Zoning Code. The use of the proposed new tennis courts on the PRD Parcel in connection with the membership club would also require a separate Special Permit, since membership club uses are listed as a principal use subject to the special permit procedures set forth in Article X of the Village Zoning Code. In accordance with Chapter 342, Article X of the Village of Mamaroneck Zoning Code, the Applicant is seeking Special Permits from the Planning Board to develop the 105-unit planned residential development, as well as a separate special permit to relocate the tennis courts on the PRD Parcel in connection with the membership club. The Planning Board must hold a public hearing on the application prior to rendering a decision on these special permit applications.

The inclusion by the Village Board of a Planned Residential Development as a Special Permit Use in the R-20 District is tantamount to a legislative determination that such development is in harmony with the Village's general zoning plan and will be consistent with the surrounding neighborhood. Nonetheless, the Village Zoning Code requires that the Planning Board evaluate the following factors in rendering a decision:

- §342-71(A) - Whether the location and size of the use, the nature and intensity of operations and traffic involved . . . the size of the site in relation to it and the location of the site with respect to the type, arrangement and capacity of the streets giving access to it and the hours of operation are such that the proposed use will be in harmony with the appropriate and orderly development of the district in which it is in: As discussed above, The proposed development layout is designed to generally match the mix of uses on properties adjoining the PRD Parcel. The nature and intensity of the planned residential development use would also be consistent with the residential neighborhood. As discussed in detail in Chapter 3M, Traffic, Transit and Pedestrians, current levels of service at all local intersections will be maintained at full-build conditions, meaning added traffic from the Proposed Action would have no significant impact on current conditions.
- §342-71(B) – Whether the location, nature and height of all buildings, walls and fences and the nature and extent of the landscaping and screening on the site, as existing or proposed, are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings: The majority of the adjacent land is already developed with residential uses, or with amenities supporting the membership club use. The 105 dwelling units proposed would comply with all bulk and height regulations of the R-20 District. With respect to landscaping and screening, as mentioned above, 432 trees would be planted in the 36 acres shared open spaces to provide vegetative buffers between the new residential buildings and the neighboring properties. The landscaping plans for the project include 20 feet of wetland edge plantings for existing and proposed ponds and bioretention areas. In addition, 9 holes of the existing 18-hole golf course would be maintained along the perimeter of the Project Site, providing additional buffers. Chapter 3B discusses in detail the visual impacts of the Proposed Action.
- §342-71(C) – Whether the operations in connection with the proposed use will not be objectionable by reason of noise, fumes, smoke, dust, vibration, glare, intensity or flashing lights: The proposed residential use of the PRD Parcel would not result in objectionable operations producing the impacts listed in this subsection.
- §342-71(D) – Whether the parking areas to be provided will be of adequate capacity for the particular use, properly located and screened from adjoining residential uses, and that the entrance and exit drives shall be laid out so as to achieve maximum safety: Within the proposed residential development, four parking spaces (including garages) would be provided for each unit, two in the driveway and two in the garage. In addition, there would be 163 permanent parking spaces for the club and event parking of an additional 16 spaces on the Project Site in compliance with the requirement to have two spaces for each three memberships. The Applicant anticipates there would be approximately 264 memberships under the Proposed



Action. Therefore, the proposed parking would be adequate to accommodate both the membership club use and non-member events.

- §342-71(E) – Whether the standards and requirements established or approved by the Village Engineer have been satisfactorily met as evidenced by his certification and that all necessary approvals of any other governmental agency or board have been or will be obtained by the applicant: All grading and development as proposed by the Applicant will be executed in accordance with a floodplain development permit. The development project has been designed to minimize flood damage on the Project Site and grading changes actually decrease wave heights for the properties immediately adjacent to the northern property line. Additionally, the project has been designed so that the lowest floor of the proposed homes will be elevated to a minimum of 16 feet, three and a half feet above the preliminary 100-year elevations, in accordance with §186-5-C.1 of the Village Code. Proposed public facilities are elevated as well to minimize flood damage, and the stormwater system is designed to provide adequate drainage, and erosion and sediment control. See Chapter 3F, Stormwater, and Chapter 3I, Sanitary Sewage, for a more detailed description of the project's stormwater control measurements and public utility infrastructure.

The remaining portion of the Project Site, including the clubhouse and other club amenities, currently does and will continue to conform to all zoning requirements of the MR Zoning District. A membership club and the operation of a principal clubhouse and associated recreational facilities, including swimming pool, are all permitted uses in this district. The clubhouse dining room, locker rooms, administrative offices, and maintenance facilities are all permitted accessory uses. The existing building also conforms to all bulk and area requirements set forth in the zoning text. The membership club will continue to meet the parking requirements of MR Zoning District, and will continue to maintain its cabaret license as required.

In addition, the club currently has a Special Permit to host non-member events, which was renewed in September 2017. This Special Permit allows the club to host nonmember events, provided that no more than 20% of its annual events are nonmember events. The September 2017 renewal also sets the following additional conditions: on the R-20 portion of the property, except for parking, no nonmember event or activity commenced Sunday through Thursday may continue after 9:00 PM and no nonmember event or activity commenced on a Friday, Saturday or the day before a legal holiday may continue after 1 :00 AM; and on the R-20 portion of the property, outdoor music associated with a nonmember event, provided any necessary permits are obtained therefore, may not continue after 7:00 PM Sunday through Thursday and after 9:00 PM Friday, Saturday or the day before a legal holiday.

This use would continue in accordance with all requirements of the nonmember event special permit. A recent amendment to the Village Code permits the Applicant to use portions of the club property on adjacent residential districts for nonmember events. This provision would permit the Applicant to use the tennis courts to be constructed on the PRD Parcel.



Given that the Proposed Action would be fully compliant with all Village zoning regulations, there are no anticipated impacts to zoning.

d) Mitigation

Given the Proposed Actions' consistency with the surrounding zoning, consideration of appropriate density, and conformity to the PRD regulations and criteria, it is not anticipated that the residential development would result in any significant adverse impacts with respect to zoning. No additional mitigation measures are proposed.

3. Public Policy

a) Existing Conditions

The following are planning and policy documents relevant to the Proposed Action:

Village of Mamaroneck Comprehensive Plan, February 2012 Update

The Village of Mamaroneck Comprehensive Plan Update sets forth guiding themes for the future of the Village of Mamaroneck, including a desire to improve upon quality of life through diversifying housing types and the environment through preserving open space. These themes reflect the values of the residents, businesses and institutions of the Village. More specifically, the Vision Statement reads:

In our vision for the Village of Mamaroneck in 2025 the Village's quality of life, small-town character, diversity, and special natural environment are preserved and enhanced. The beauty and quality of the Village's environment is strengthened, and defines our shared identity and unites us in civic pride.

The Project Site is categorized on the Comprehensive Plan's land use map as a Conservation & Open Space Area. The Project Site is also one of seven Critical Environmental Areas (CEAs) in the Village, attributed to its location in the floodplain and proximity to Long Island Sound. In addition, the ponds and wetlands on the Project Site are identified as elements contributing to its environmental significance.

The Comprehensive Plan specifically discusses the potential rezoning options for the Project Site. The Comprehensive Plan states it would be appropriate for the Village Board to consider "more sensitive" zoning techniques to apply to the Project Site. Such techniques include exploring "some development options by reducing the allowable residential density from R-20 (i.e., minimum 20,000 square foot lots) to R-30 (i.e., minimum 30,000 square foot lots. The Comprehensive Plan also suggests assessing a "cluster" development on the Project Site, because it would "allow the development to preserve a significant amount of the property as open space." The Comprehensive Plan also proposes evaluating rezoning the Project Site to a "recreational/open space" District. See Appendix E for a listing of all policies



in the Comprehensive Plan Action Plan and an explanation of how the Proposed Action is consistent with all of the applicable Action Plan items.

Village of Mamaroneck Local Waterfront Revitalization Plan (LWRP)

The current Local Waterfront Revitalization Plan (LWRP) was approved in August, 1985 to permit the "beneficial use of coastal resources while preventing the loss of living marine resources and wildlife, diminution of open space areas or public access to the waterfront, impairments of scenic beauty, or permanent adverse changes to the ecological systems."⁴ To do so, the document designates different policies governing development, fish and wildlife, flooding, public access, recreation, scenic quality, and water and air resources, in addition to proposed land and water uses for the entire waterfront area.

The LWRP identifies the Hampshire Country Club as a Conservation Area or Open Space for its tidal and freshwater wetlands, flood plains, sensitive drainage area and potential to impact the Hommocks Conservation Area. For these reasons, among others, the document supports the Project Site's designation as a Critical Environmental Area. The 1985 LWRP recommends a rezoning of the Recreation Club area to a zoning district which allows for club uses. The recommended zoning map and text changes from the 1985 LWRP were implemented.

In 2016, a draft update to the LWRP was published for review. The 2016 update designates the Hommocks Conservation Area, immediately south of the Hampshire Country Club, as a Significant Coastal Fish and Wildlife Habitat, a designation meant to protect the site so as not to reduce a vital resource or change the environmental conditions for local species. The document states, "When a proposed action is likely to alter any of the biological, physical, or chemical parameters as described above beyond the tolerance range of the organisms occupying the habitat, the viability of that habitat has been significantly impaired or destroyed. Such action, therefore, would be inconsistent with the above policy."⁵

The 2016 LWRP update defers to the recommendations of the Comprehensive Plan regarding the rezoning of the Hampshire Country Club. It states, "The zoning changes discussed in the 2012 Comprehensive Plan to preserve Hampshire and better reflect the use of Village parks and open space would be consistent with the goals and objectives articulated and policies presented in this LWRP."⁶

Westchester 2025

Adopted by the Westchester County Planning Board in 2008, the Westchester 2025 plan reviews the County's planning policies in the context of the challenges facing the region today. The plan identifies land use policies and provides a context for a planning partnership between the County and its 45

⁴ Village of Mamaroneck Local Waterfront Revitalization Program, Approved 1985. Page 2

⁵ Village of Mamaroneck Local Waterfront Revitalization Program, Draft Update 2016. Page 51

⁶ Village of Mamaroneck Local Waterfront Revitalization Program, Draft Update 2016. Page 86



municipalities. Westchester 2025 currently is a web-based format of its county-wide planning policies, with the intent of showing residents and municipalities the importance of working together.

In May 2008, and then amended in January 2010, the Westchester County Planning Board adopted the "Context and Policies" for the Plan. This adopted portion of Westchester 2025 lays out general policies and goals for regional planning efforts.

Relevant goals that are supported by the Proposed Action from Westchester 2025 (listed under "Policies to Guide County Planning") include:

Policy 3. "Assure a diverse and interconnected system of open space to shape development, to provide contrast in the texture of the landscape, to separate developed areas and to provide linkages among open space systems of the region."

Policy 5. "Preserve and protect the county's natural resources and environment, both physical and biotic. Potential impacts on water resources (water bodies, wetlands, coastal zones and groundwater), significant land resources (unique natural areas, steep slopes, ridgelines and prime agricultural land) and biotic resources (critical habitat, plant communities and biotic corridors) require careful consideration as part of land management and development review and approval."

Policy 10. "Maintain safe and environmentally sound systems and policies for waste removal, collection and treatment as well as the treatment and distribution of drinking water consistent with the county's land use policies. Programs to reduce and recycle the waste stream, protect water quality, control and treat storm water and mitigate or reduce the impacts of flooding must be strengthened."

Policy 13. "Encourage efforts to define the desired character of each municipality and neighborhoods within the broader, diverse palate of Westchester County. Support initiatives to adapt and establish land use policies and regulations that enhance that character through focus on location, setting, aesthetic design and scale of development as well as the public context of street life, tree canopy and utility placement."

Patterns for Westchester (1995)

Prepared by the Westchester County Planning Boards and adopted in 1995, Patterns for Westchester (Patterns) is a broad policy document about the County's physical development. Patterns functions as the County Planning Board's reference for the standards to be used in carrying out its three principal County Charter responsibilities: Long Range Planning; advising the County Executive and Legislature on capital spending for infrastructure, land acquisition and other public facilities; and bringing the County's perspective to bear on planning and zoning referrals from municipal governments.



The Patterns for Westchester Map is the land use map that provides “parameters for county and municipal planning decisions by providing a unified picture of density that surrounds existing centers.” The Land Use Map in Patterns designates the Project Site as an “area of open space character” as well as Medium Density Suburban (MDS). A Gross Residential Density of 1 to 3 dwelling units per acre is proposed by Patterns for the Project Site. The Proposed Action meets the recommended residential dwelling units per acre.

The Greenprint for a Sustainable Future...the Westchester Way (2004)

Prepared by the Westchester County Planning Department, the Greenprint for a Sustainable Future (Greenprint) is the Westchester County Greenway Compact Plan, with the stated goal to ensure a sustainable future for Westchester County. Greenprint provides the basis for participating municipalities to qualify for incentives granted by the New York State Legislation through the Hudson River Valley Greenway Act of 1991.

Greenprint specifies five Greenway criteria to provide an overall vision for voluntary local Greenway plans and projects: natural and cultural resource protection; regional planning; economic development; public access to the Hudson River, or Long Island Sound; and heritage and environmental education. Within this framework, Greenprint reiterates the policies set forth in Patterns to guide future actions.

In 2008, the Village of Mamaroneck adopted Local Law 7-2008 to adopt the Greenprint plan as a statement of policies, principles, and guides to supplement other established land use policies in the Village.

b) Future without the Proposed Project

As mentioned above, in 2016, a draft update to the LWRP was published for review by the Village of Mamaroneck. As of the writing of this document, the draft update is still under review and consideration by the Village and by the NYS Department of State. A discussion of the Local Waterfront Revitalization Plan and its pending update can be found in the previous section.

c) Potential Impacts

Comprehensive Plan

Although the Comprehensive Plan was adopted in 2012, no zoning changes discussed in the Comprehensive Plan were implemented at the Project Site. The Village Board, in fact, refused to consider prior rezoning petitions submitted by the Applicant, which would have created a new “Open Space / Residential Community District” permitting limited residential development near the clubhouse while requiring that at least 75% of the Project Site be preserved as open and/or recreational space in perpetuity.



Although this application does not, as the Comprehensive Plan Update recommends, include a rezoning proposal, in the Applicant's opinion, the density and level of open space preservation proposed still achieves the stated planning goals for the Project Site contained in the Comprehensive Plan. The 105 units proposed is far less than the maximum amount permitted under an R-30 zoning (which permits 137 units based on the calculation of total area divided by permitted lot size). The proposed 105 units would be "clustered" in a location on the PRD Parcel that would permit a total of 36 acres to be preserved as shared open space. In addition, 36.8 acres of the existing golf course would be maintained on the Project Site, contributing to the recreational/open space character of the area. Together, this amount of open space is greater than the amount of open space preservation contemplated for the Project Site under the residential rezoning options set forth in the Comprehensive Plan. In addition, the PRD clustered development layout would permit the Applicant to preserve all wetlands and ponds identified in the Comprehensive Plan as contributing to the environmental significance of the Project Site. Also, this layout would permit the Applicant to improve the floodplain benefits of the Project Site by using the natural topography and post-development contours to act as a barrier to flooding both on and off the Project Site. This will increase significantly the flood storage benefits provided on the Project Site. See Appendix E for a listing of all policies in the Comprehensive Plan Action Plan and an explanation of how the Proposed Action is consistent with all of the applicable Action Plan items.

The Proposed Action further meets the objectives set forth in both the LWRP update and the current LWRP by preserving the important environmental features on-site that contributed to its designation as a Critical Environmental Area, namely its location in the floodplain, ponds and wetlands, and proximity to Long Island Sound. The LWRP also notes the Project Site's sensitive drainage area and potential to impact the Hommocks Conservation Area. The Proposed Action's shared open spaces and maintained golf holes are designed to provide a significant buffer to these environmental resources, including the Long Island Sound, the Hommocks Conservation Area, and the designated wetlands on-site, to ensure that the residential development has no negative impact on these features. The proposed density also limits disturbance to areas that could be elevated above the floodplain so that the natural topography will act as a barrier to flooding on the Project Site. The draft update also states that a project that is consistent with the recommendations of the Comprehensive Plan "would be consistent with the policies and projects presented in this LWRP." As demonstrated, the Applicant believes the Proposed Action meets the objectives of both the Comprehensive Plan and the LWRP update. See Appendix E which includes a listing of all policies in the Approved 1985 LWRP and 2016 LWRP update and an explanation of how the Proposed Action is consistent with all of the applicable LWRP policies.

The Proposed Action supports the Westchester 2025 policies encouraging a diverse and interconnected system of open space to separate developed areas, protection of the county's natural resources, and maintenance of the local character. The Proposed Action includes shared open spaces that would help maintain some of the existing open space character currently on the Project Site and create a harmonious relationship to the surrounding single-family homes and townhomes. As mentioned, the design of the project specifically avoids the important natural features on the Project Site. For these



reasons, the Applicant is confident the design and layout of the project ensures that it will be a good fit for the Village and the County.

The Proposed Action would maintain a portion of the existing golf course as an area of open space, as well as providing additional shared open spaces that will help protect some of the open space character designated by the Land Use Map in Patterns and currently enjoyed by Village residents. Patterns also recommends a Gross Residential Density (GRD) of 1 to 3 dwelling units per acre. If the GRD is calculated based on the R-20 portion of the Project Site, the Proposed Action GRD would be 1.6, which would comply with the recommendation. As discussed above, the policies set forth in Patterns form the basis of the policy guidance outlined in the Greenprint plan. In addition, the Proposed Action preserves the important environmental features on the Project Site and contributes to economic development of the Village by strengthening the local customer base (adding new residents) and providing for the financial preservation of the Hampshire Country Club (described in detail in Chapter 2, Description of the Proposed Project). Finally, the Proposed Action preserves existing access to the coastal waters adjacent to the Project Site. Therefore, the Proposed Action complies with the policy framework outlined in the Greenprint plan.

As mentioned above, in 2016, a draft update to the LWRP was published for review by the Village of Mamaroneck. As of the writing of this document, the draft update is still under review and consideration by the Village and by the NYS Department of State. A discussion of the Local Waterfront Revitalization Plan and its pending update can be found in the previous section.

d) Mitigation

The Proposed Action incorporates the development goals for the Project Site contained in the 2012 Comprehensive Plan, by permitting a combination of residential development and open space preservation. This preserved open space will also provide a significant buffer to both the existing uses that abut the Project Site and the unique and sensitive environmental features highlighted in both the Comprehensive Plan Update and the current and updated LWRP. The Applicant has carefully considered the existing planning documents from the Village and the County in its design of the Proposed Site. For these reasons, no further mitigation measures are proposed.



B. COMMUNITY CHARACTER AND VISUAL RESOURCES

1. Existing Conditions

a) Site and Surrounding Neighborhood Character

The Project Site is located within the Orienta neighborhood. Photographs of the Project Site are included as Exhibit 3B-1a, Site Photographs 1-11. Photographs of the surrounding neighborhood are included as Exhibit 3B-1b, Surrounding Neighborhood Photographs 12-18. A Photograph Key is provided in Exhibit 3B-1.

Geographically, Orienta is the largest of the Village neighborhood areas. The housing stock in the neighborhood is mixed, with single-family homes in R-20, R-15, R-10, R-7.5, and R-5 zoning districts, one- or two-family homes in the R-2F district, and multifamily housing in the RM-1 district (see Exhibit 3A-2, Existing Zoning, in the Land Use, Zoning and Public Policy chapter for locations of these districts). Commercial and multifamily uses are concentrated along the Boston Post Road (US Route 1) corridor, which forms the neighborhood's northwestern boundary. Single-family homes are concentrated between Orienta Avenue and Harbor Island Park to the northeast and the Long Island Sound to the south. Multifamily housing is located between the Project Site and US Route 1 along Old Boston Post Road. The neighborhood contains a significant amount of waterfront property, including large single-family homes on Delancey Cove and Satans Toe peninsula and commercial marine use along Rushmore Avenue.

Although US Route 1 is largely a mixed-use corridor, its most significant landmark in this portion of Mamaroneck is Harbor Island Park. This 44-acre Village open space includes active recreation fields, walking paths, and fishing and boating facilities. Flint Park to the southwest of the Project Site in the Town of Mamaroneck also contains several active recreation fields. Hommocks Conservation Area, immediately adjacent to Flint Park, is a small marshland and grassland area with walking trails.

The two existing access roads that lead to the Project Site are also important components of the neighborhood's character. Orienta Avenue, which is identified in the Village Comprehensive Plan as a collector street, provides access to US Route 1 for most of the neighborhood. Although partially designed as a boulevard, its character is a residential street lined with attractive single-family homes. The Project Site does not directly abut Orienta Avenue; it is accessed from local streets and private roads that lead to Orienta Avenue, including Cove Road (see Photographs 14-15).

In addition to Orienta Avenue, Hommocks Road on the southeast border of the Project Site provides access to a US Route 1 intersection; Eagle Knolls Road leads directly to Hommocks Road (see Photographs 12-13). The character of Eagle Knolls Road and Hommocks Road is defined by the existing



↑ 0 225 450 900 Feet **Hampshire Country Club - PRD** | Village of Mamaroneck, NY

Legend **Site and Neighborhood Photographs Map Key**

Photograph Location and ID

Photo 1

Project Site access as viewed looking northeast along Cove Road; parking on left and right



Photo 2

Hommocks Middle School on the western boundary of the golf course as seen in the distance



Photo 3

Hampshire Golf Course Clubhouse as viewed from the parking lot; the clubhouse is located in the southeast portion of the property



Photo 4

Hampshire Golf Course accessory building, to the southwest of the clubhouse



Photo 5

Clubhouse pool, as
viewed from the
Clubhouse patio facing
southwest



Photo 6

Tennis courts are located
to the west of Eagle
Knolls Road



Photo 7

Golf course greens and
roughs



Photo 8

Golf course sand traps
and cart/pedestrian
paths



Photo 9

Golf Course water
features: stone-lined
channels



Photo 10

Golf Course water
features: ponds and
fountains



Photo 11

Fairway Green townhouses border the golf course to the north; a pond separates the nearest condominiums from the golf course



Photo 12

Hommocks Road



Photo 13

Hommocks Road



Photo 14

Cove Road



Photo 15

Cove Road





Hampshire Country Club golf course, single-family homes, Hommocks Middle School and the Hommocks Conservation Area in the Town of Mamaroneck.

Between Hommocks Road and Orienta Avenue, directly behind the US Route 1 frontage, is the Fairway Green development to the north of the Project Site. This is a 54-unit multi-family townhouse development located on 10 acres. As seen in the Photographs 11 and 18, many of these townhouse units are directly adjacent to the Project Site.

Homes along other streets in the Orienta neighborhood that approach the Project Site to the north include Fairway Lane, Sylvan Lane, and Cooper Avenue, which also provides access to the existing maintenance area for Hampshire Country Club.

b) GIS Visibility Analysis

A GIS viewshed analysis (the "GIS Visibility Analysis") was prepared utilizing ESRI ArcGIS Spatial Analyst, a computer modeling tool, to determine areas of potential visibility for the Proposed Action. LiDAR data was downloaded from Westchester County Geographic Information Systems for the area within approximately one mile of the Project Site. A digital surface model (DSM) was then created from the raw LiDAR data, which accounts for ground elevations and obstructions such as tree canopy, buildings, towers, and other manmade structures. The proposed grade surface changes on the Project Site were included in the DSM. In addition, a five-mile radius was examined utilizing the Westchester County 50-foot digital elevation model (DEM) from Westchester County GIS.

To obtain areas of potential visibility, the DSM surface was offset 6 vertical feet to represent a conservative viewing height, and the proposed structures at the site were offset 35 feet from the proposed grade surface.

The results of the one-mile GIS Visibility Analysis are presented in Exhibit 3B-2. According to this analysis, there was likely to be very little visibility outside of the one-mile radius of the Project Site, due to the large number of trees and single-family homes or condominiums in the Orienta neighborhood and immediately surrounding the Project Site. Based on this analysis, it was decided, in consultation with the Village of Mamaroneck, to limit any field testing to the one-mile radius and the major land uses within the three-mile radius of the Project Site, including parks, schools, and community facilities.

It should be noted, the GIS Visibility Analysis in Exhibit 3B-2 represents an over-approximation of potential areas of visibility to a typical observer due to limitations in the LiDAR data. Exhibit 3B-3, General Visibility, displays a more accurate map of visibility based on the balloon test and site visit described in Section 3 below.

Photo 16

Orienta Avenue



Photo 17

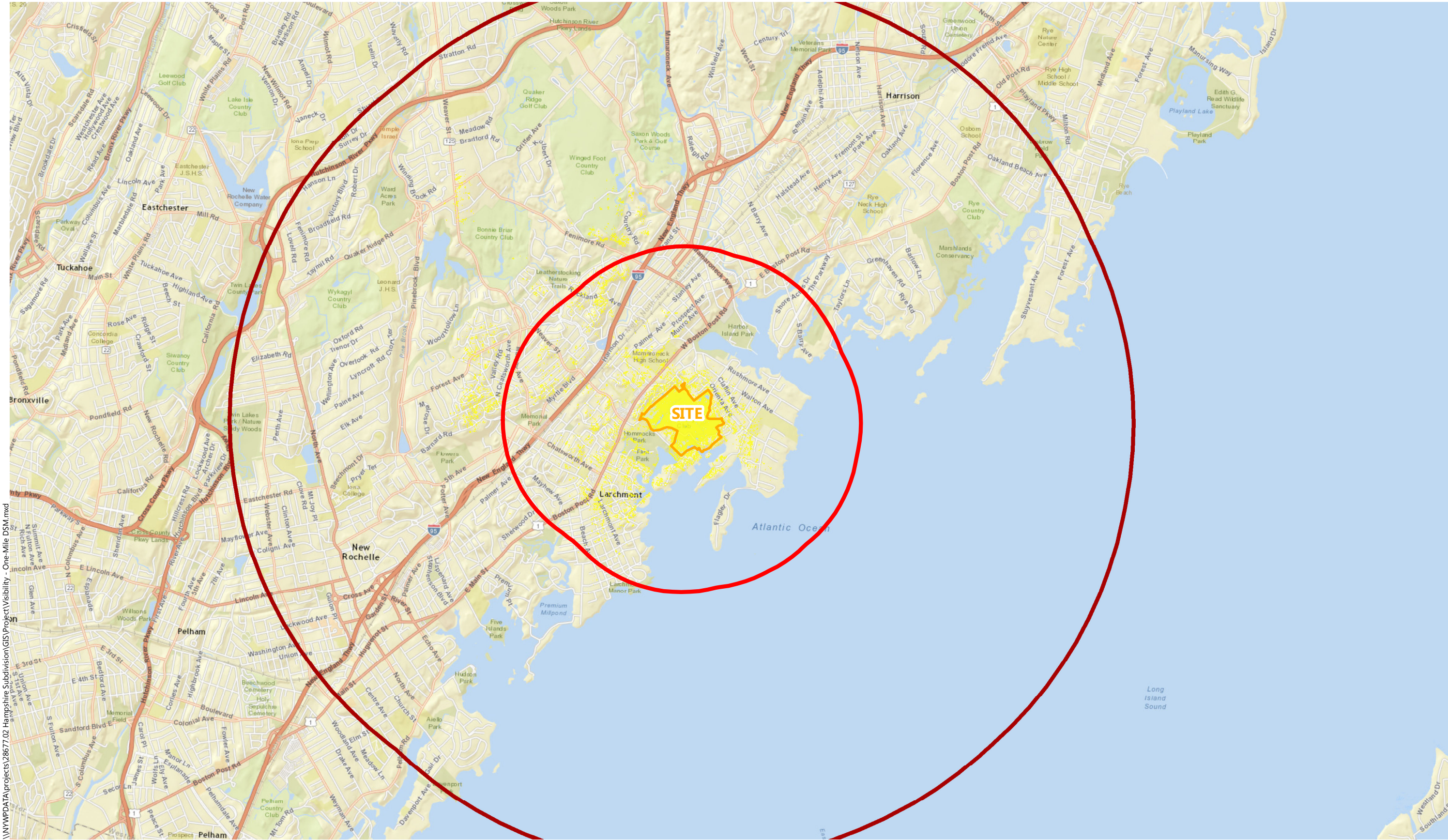
Orienta Avenue



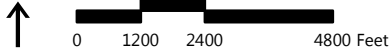
Photo 18

Fairway Green
Townhouses





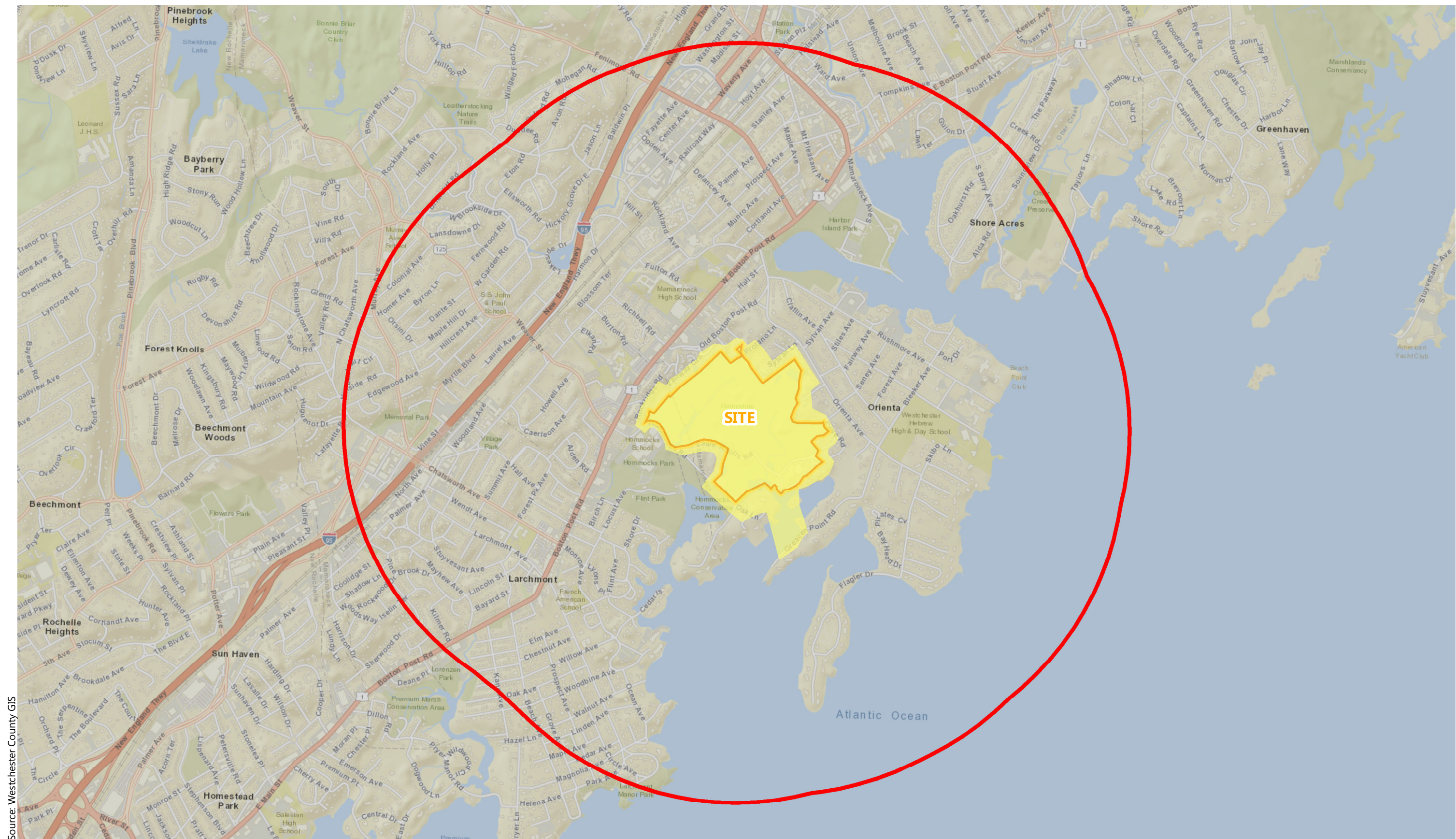
\\NYWPDATA\projects\28677.02 Hampshire Subdivision\GIS\Project\Visibility - One-Mile DSM.mxd



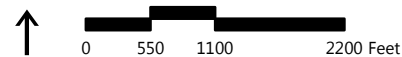
- Site
- One-Mile Radius
- Three-Mile Radius
- Potentially Visible

Hampshire Country Club - PRD | Village of Mamaroneck, NY

Visibility - One-Mile
Source: Westchester County GIS



Source: Westchester County GIS



Legend

- Visibility Area
- Not Visible
- One-Mile Radius

Hampshire Country Club - PRD | Village of Mamaroneck, NY

General Visibility



2. Future without the Proposed Project

Without the proposed project, conditions of community character and visual resources on the Project Site would remain, in the short term, as previously described in this chapter. As documented in Chapter 2, Project Description, Section 2(B), current economic and financial factors at the Project Site driving the need for the proposed development would continue in the long term. The future of the Project Site without the Proposed Action would result in the golf course and membership club not being a sustainable business in the long run. Operations of the club, and the continual maintenance of the open and recreational space at the Project Site, would cease. As demonstrated at various other clubs that have closed over the last decade, the loss of a daily custodian to maintain the open space on golf courses results in degradation and property damage through neglect.¹ Thus, without a custodian to manage these features of the Project Site, the visual character of the Project Site would diminish significantly.

3. Potential Impacts

a) Visibility from the Surrounding Neighborhood

A balloon test was conducted at the Project Site on March 30, 2016 to further assess the existing viewshed of the surrounding neighborhood from photograph locations selected by the Village of Mamaroneck. For each round of the balloon test, an orange balloon was floated at a location and height specified to mimic the height and location of the proposed development. Based on the results of the GIS Visibility Analysis, photo locations were limited to within a one-mile radius of the Project Site or major land uses within a three-mile radius of the Project Site. Visibility Test photographs were taken using a Nikon D810 Full Frame Camera with an AF-S Nikkor 24-70mm f/2.8 E lens. These photographs were also used as the basis for the Photo Simulations described below.

The balloon test was conducted in two phases. The first phase tested visibility from major land uses or landmarks surrounding the Project Site. Exhibit 3B-4, Surrounding Viewpoint Photographs 19-29 display the photographs taken during this phase of the balloon test (at a balloon height of 51 feet), including photographs from or near the following places of interest: Delancey Cove; Westchester Hebrew High School and Westchester Day School; Otter Creek Preserve; Shore Acres Point; Harbor Island Park; Hommocks Middle School; Mamaroneck Village Hall; Stanley Avenue Park; Mamaroneck High School; and Mamaroneck Central Elementary School. Phase one of the balloon test revealed that the orange balloon was only visible in two of the test locations: Hommocks Middle School and Delancey Cove/Greacen Point Road.

¹ Business Insider article, entitled "These Eerie Photos of Deserted Golf Courses Reveal a New Norm in America," dated March 5, 2017, and Bloomberg article, entitled "America's Golf Courses are Burning," dated August 15, 2016, both provided in Appendix A.

Photo 19

View toward Hampshire
Country Club looking
north from Greacen Point
Road and Delancey Cove



Photo 20

View from intersection of
Orienta Avenue and
Bleeker Avenue west
toward Hampshire
Country Club; no visibility
of the Project Site



Photo 21

View from entrance to Mamaroneck Beach and Yacht Club and southern tip of Otter Creek Preserve southwest toward Hampshire Country Club; no visibility of the Project Site



Photo 22

View from Shore Acres Point southwest toward Hampshire Country Club; no visibility of the Project Site



Photo 23

View from Harbor Island
Park southwest toward
Hampshire Country Club;
no visibility of the Project
Site



Photo 24

View from Hommocks
Middle School northeast
toward Hampshire
Country Club; visibility of
the Project Site



Photo 25

View from intersection of
Prospect Avenue and
Mount Pleasant Avenue
near Mamaroneck Village
Hall south toward
Hampshire Country Club;
no visibility of the Project
Site



Photo 26

View from Stanley Avenue
Park south toward
Hampshire Country Club;
no visibility of the Project
Site



Photo 27

View from intersection of
US Route 1 and Richbell
Road southeast toward
Hampshire Country Club;
no visibility of the Project
Site



Photo 28

View from intersection of
US Route 1 and Rockland
Avenue south toward
Hampshire Country Club;
no visibility of the Project
Site



Photo 29

View from intersection of
US Route 1 and Weaver
Street near Mamaroneck
Central Elementary
School east toward
Hampshire Country Club;
no visibility of the Project
Site





The second phase of the balloon test, the Visibility Test, included five rounds of photographs from 15 photograph locations selected in consultation with the Village of Mamaroneck. Before each round, the balloon was moved and elevated to the specified height to mimic different locations of the proposed development (51 feet for Rounds 1 through 4, 40 feet for Round 5). Exhibit 3B-5 shows the five balloon locations, the 15 tested photograph locations, and the results from each round of the second phase Visibility Test. Photographs from the Visibility Test are also included.

The results of the second phase Visibility Test indicate that the proposed development would only be visible to locations immediately adjacent to the Project Site, including some public streets and the homes that directly border the existing golf course.

Exhibit 3B-3 provides a map depicting general visibility of the proposed development within the one-mile radius of the Project Site, taking into consideration the results of the GIS Visibility Analysis and the balloon test phases one and two (including Rounds 1 through 5 of the phase two, Visibility Test). As exhibited, visibility is limited to a very small buffer surrounding the Project Site and a portion of Delancey Cove and Greacen Point Road. Results of these analyses indicated that the large majority of the surrounding neighborhood has no visibility of the Project Site, and therefore would not be visually impacted by the Proposed Action.

b) Photo Simulations

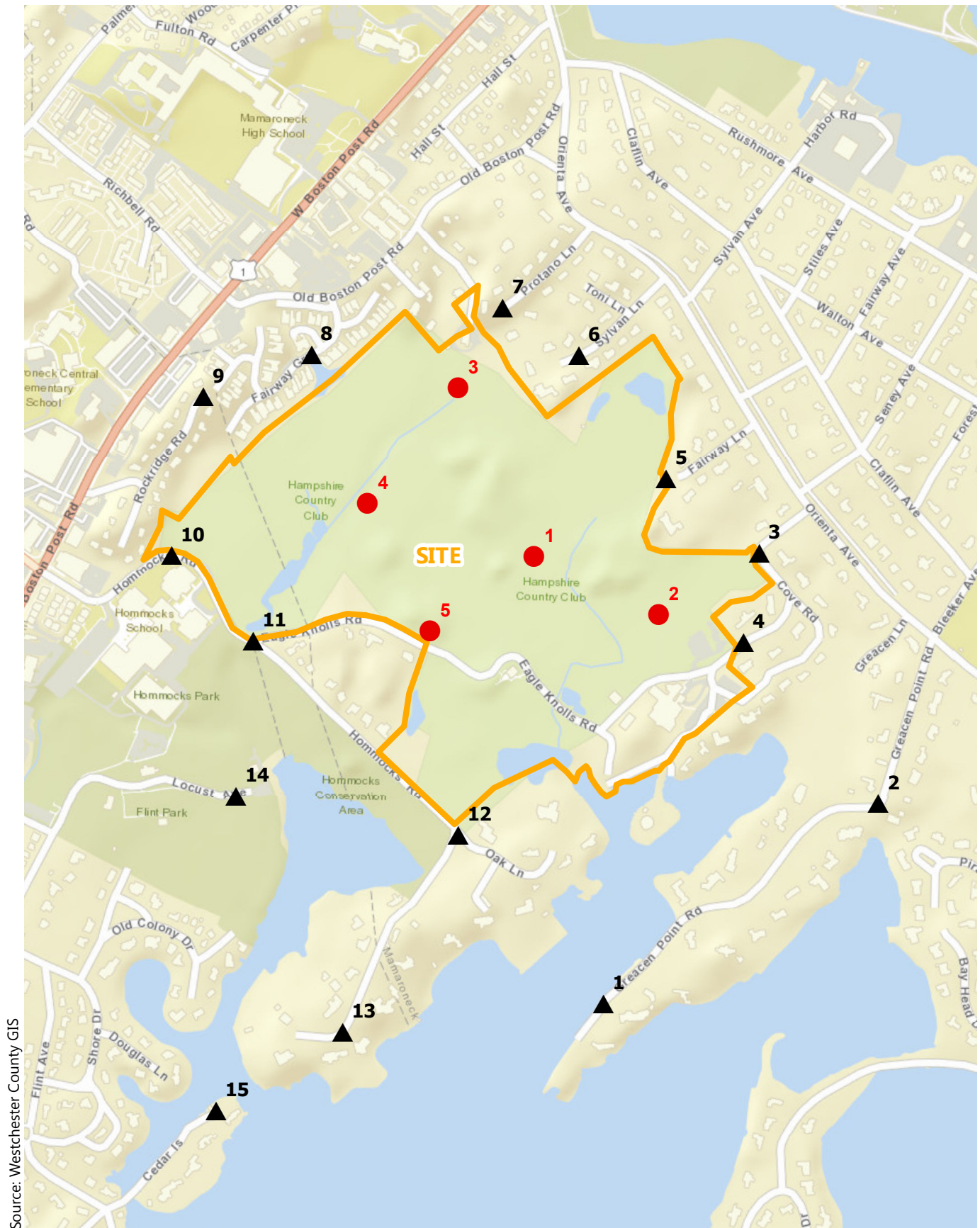
Based on the results of the Visibility Test, and in consultation with the Village of Mamaroneck, six surrounding neighborhood locations were chosen for photo simulations. These photo simulations were prepared to determine the visibility of the proposed project at full build-out for both leaf-on and leaf-off conditions, to represent summertime and wintertime. The Photo Simulations are depicted in Exhibit 3B-6 and described below.

Location 1: Hommocks Road

The proposed project would be visible from Hommocks Road immediately adjacent to Hommocks Middle School. However, different landscaping features, including trees on the golf course, temper these views, particularly during the summertime when leaves are present. In addition, as discussed in Section 3c below, trees planted in association with the Proposed Action would provide additional screening from the Hommocks Road location.

Location 2: Fairway Green

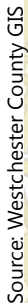
Given the distance from the proposed development and the landscaping features on the golf course, the proposed buildings would have a minimal visual impact on views from Fairway Green. During leaf-on conditions, the proposed buildings are not visible from this test location.



Legend

- Balloon Location
- ▲ Tested Viewpoint

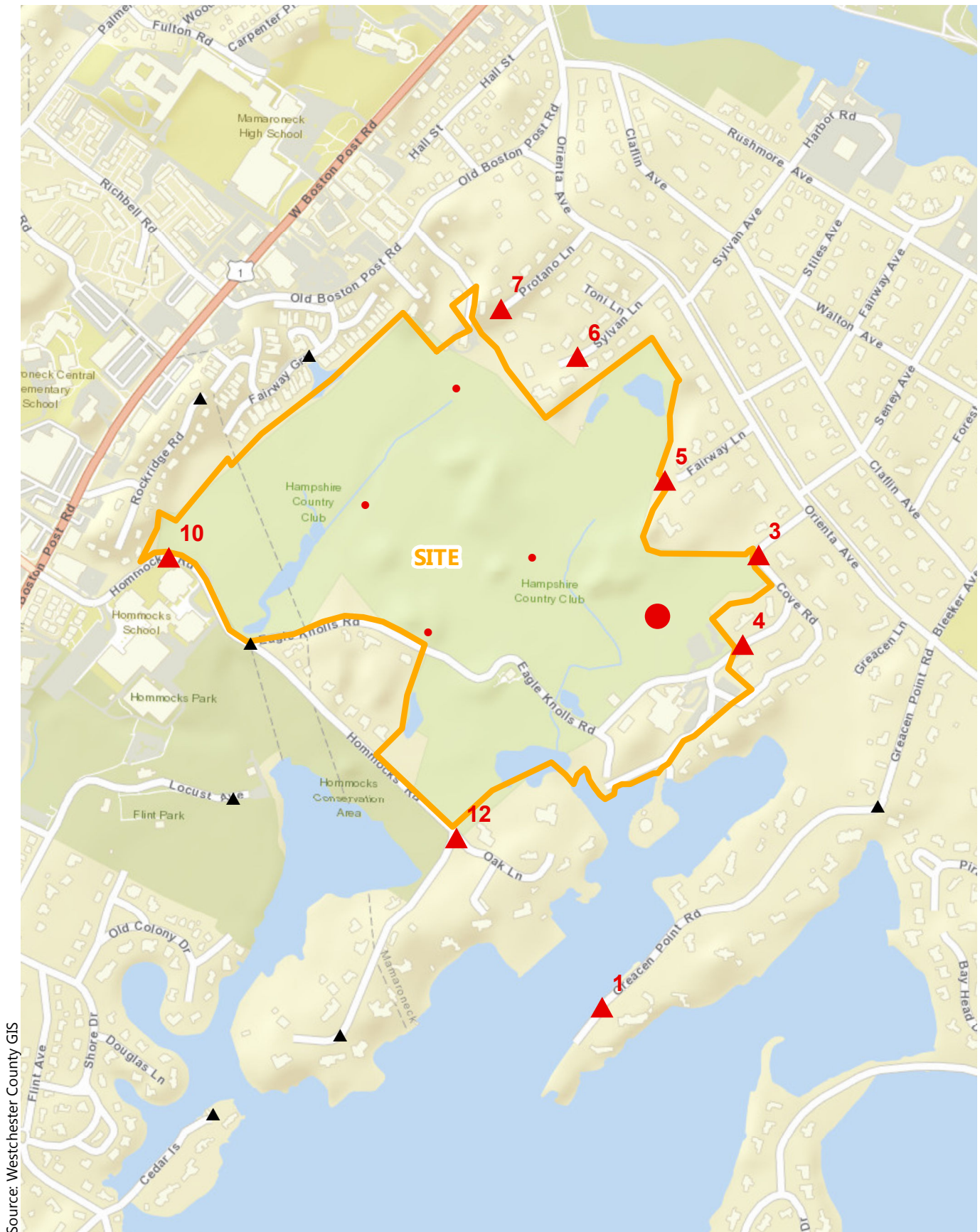
Visibility Test Map Key



Legend

- Round 1 Balloon Location ▲ View to Balloon ▲ No View to Balloon

Visibility Test Round 1



Source: Westchester County GIS



0 250 500 1000 Feet

Hampshire Country Club - PRD

Village of Mamaroneck, NY

Legend

Visibility Test Round 2

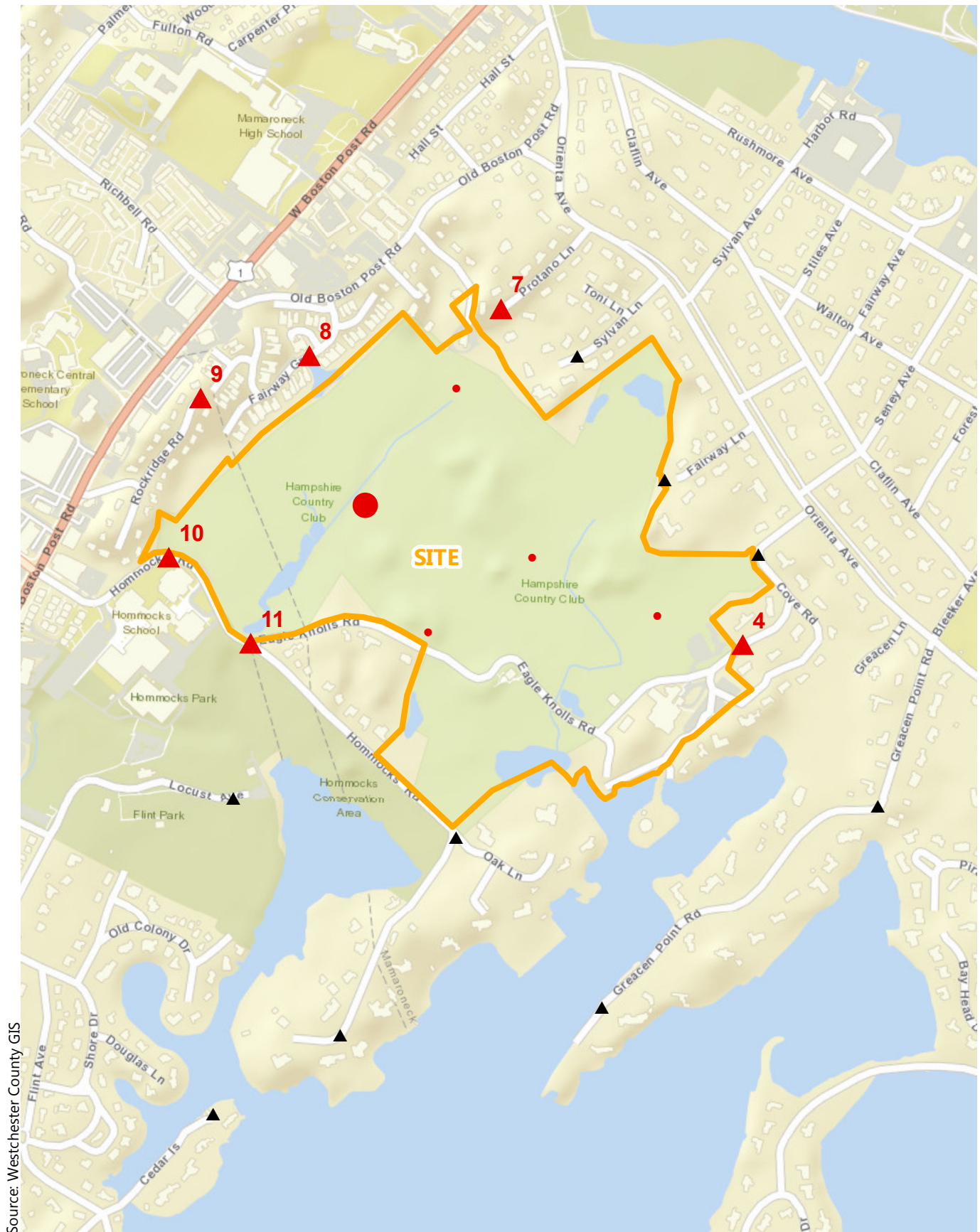
- Round 2 Balloon Location
- ▲ View to Balloon
- ▲ No View to Balloon



Legend

- Round 3 Balloon Location
- ▲ View to Balloon
- ▲ No View to Balloon

Visibility Test Round 3



Source: Westchester County GIS



0 250 500 1000 Feet

Hampshire Country Club - PRD

Village of Mamaroneck, NY

Legend

- Round 4 Balloon Location
- View to Balloon
- No View to Balloon

Visibility Test Round 4



Source: Westchester County GIS



0 250 500 1000 Feet

Hampshire Country Club - PRD

Village of Mamaroneck, NY

Legend

- Round 5 Balloon Location
- View to Balloon
- No View to Balloon

Visibility Test Round 5

Photo Location 1

Balloon visible in round 2



**Addition Tested
Viewpoint near
Location 1**

Balloon visible in round 1



Photo Location 2

Balloon not visible in any round



Photo Location 3

Balloon visible in rounds 1, 2, and 5



Photo Location 4

Balloon visible in
rounds 1, 2, and 4



Photo Location 5

Balloon visible in
rounds 1, 2, and 5



Photo Location 6

Balloon visible in round 2



Photo Location 7

Balloon visible in
rounds 2, 3, 4, and 5



Photo Location 8

Balloon visible in
rounds 1, 4, and 5



Photo Location 9

Balloon visible in
rounds 4 and 5



Photo Location 10

Balloon visible in
rounds 1, 2, and 4



Photo Location 11

Balloon visible in
rounds 1, 3, and 4



Photo Location 12

Balloon visible in
rounds 1, 2, and 5



Photo Location 13

Balloon not visible in any
round



Photo Location 14

Balloon not visible in any
round



Photo Location 15

Balloon not visible in any
round



Location 1
View from Hommocks Middle School



Leaf Off - Existing



Leaf Off - Proposed



Leaf On - Existing



Leaf On - Proposed



Location 2
View from Fairway Green



Leaf Off - Existing



Leaf Off - Proposed



Leaf On - Existing



Leaf On - Proposed





Location 3: Protano Lane Dead End

The proposed project is visible from the dead end of Protano Lane immediately adjacent to the Project Site. However, given the elevation difference and the buffer of trees, mostly just the rooftops are visible, and these features are hidden under leaf-on conditions. In addition, as discussed in Section 3C below, trees planted in association with the Proposed Action would provide additional screening from Protano Lane.

Location 4: Fairway Lane Dead End

A good portion of the proposed project would be visible from the Fairway Lane dead end. However, as Fairway Lane is surrounded by tree plantings, the visual impact is severely diminished in the summer time. In addition, trees would be planted along the perimeter of the proposed residential development, providing further screening from Fairway Lane.

Location 5: Cove Road

Given the proposed project's proximity to Cove Road, the new single-family homes are highly visible from this test location in both the leaf-off and leaf-on conditions, although the existing trees temper the visual impact. Two homes would be accessed directly from this portion of Cove Road. The proposed conditions along Cove Road would match existing conditions across the street from the Project Site, which is largely characterized by single-family homes. See existing conditions photographs from Cove Road, Photographs 14-15 in Exhibit 3B-1b. In addition, it should be noted, based on the general visibility analysis presented in Exhibit 3B-3, approximately ten homes along Cove Road fall within the area of general visibility of the proposed residential development. The majority of homes in the area would not experience visual impacts from the Proposed Action.

Location 6: Greacen Point Road

The Project Site's distance from Greacen Point Road and Dalancey Cove decreases visibility of the proposed project from this test location. The very small portion of the project site that is visible from this location during the wintertime is covered by leaves in the summertime. Visual impacts to this location are minimal.

c) Project Site Lighting and Landscaping

In order to provide for the safety and security of the Hampshire PRD residents, club members, and visitors, exterior lighting would be provided along all proposed roadways. All exterior lighting accessory to the proposed residential units, non-residential uses, recreation facilities and tennis courts would be of such type and location as to provide for a safe level of evening and nighttime lighting. Light levels would be the minimum recommended for nighttime safety, utility and security as specified by

Location 3
View from Protano Lane



Leaf Off - Existing



Leaf Off - Proposed



Leaf On - Existing



Leaf On - Proposed



Location 4
View from Fairway Lane



Leaf Off - Existing



Leaf Off - Proposed



Leaf On - Existing



Leaf On - Proposed



Location 5
View from Cove Road



Leaf Off - Existing



Leaf Off - Proposed



Leaf On - Existing



Leaf On - Proposed



Location 6
View from Greacen Point Road



Leaf Off - Existing



Leaf Off - Proposed



Leaf On - Existing

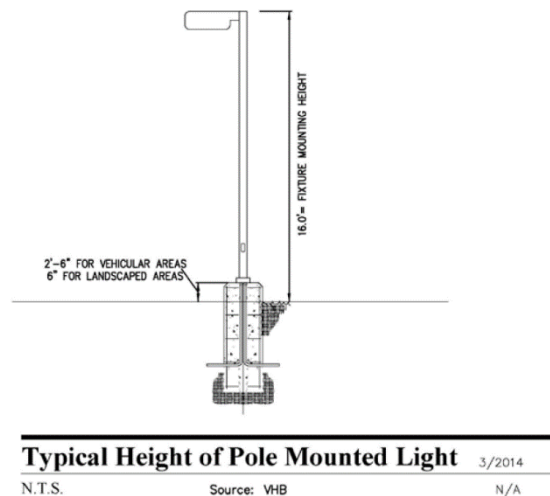


Leaf On - Proposed



professional best-practice recommendations established by the Illuminating Engineering Society of North America (IESNA). No exterior lighting will be provided for the golf course.

Exterior lighting along the roadways would consist of decorative pole mounted fixtures, mounted at approximately 16 feet high. Exhibit 3B-7 provides a concept exterior lighting plan that has been prepared for the proposed project (the pole mounted light detail is also provided in the diagram below). The lighting plan design provides placement of the proposed 50 light poles. No light poles are proposed for the tennis courts or 50-space parking lot. Lighting levels would not exceed 0.5 foot candles. In

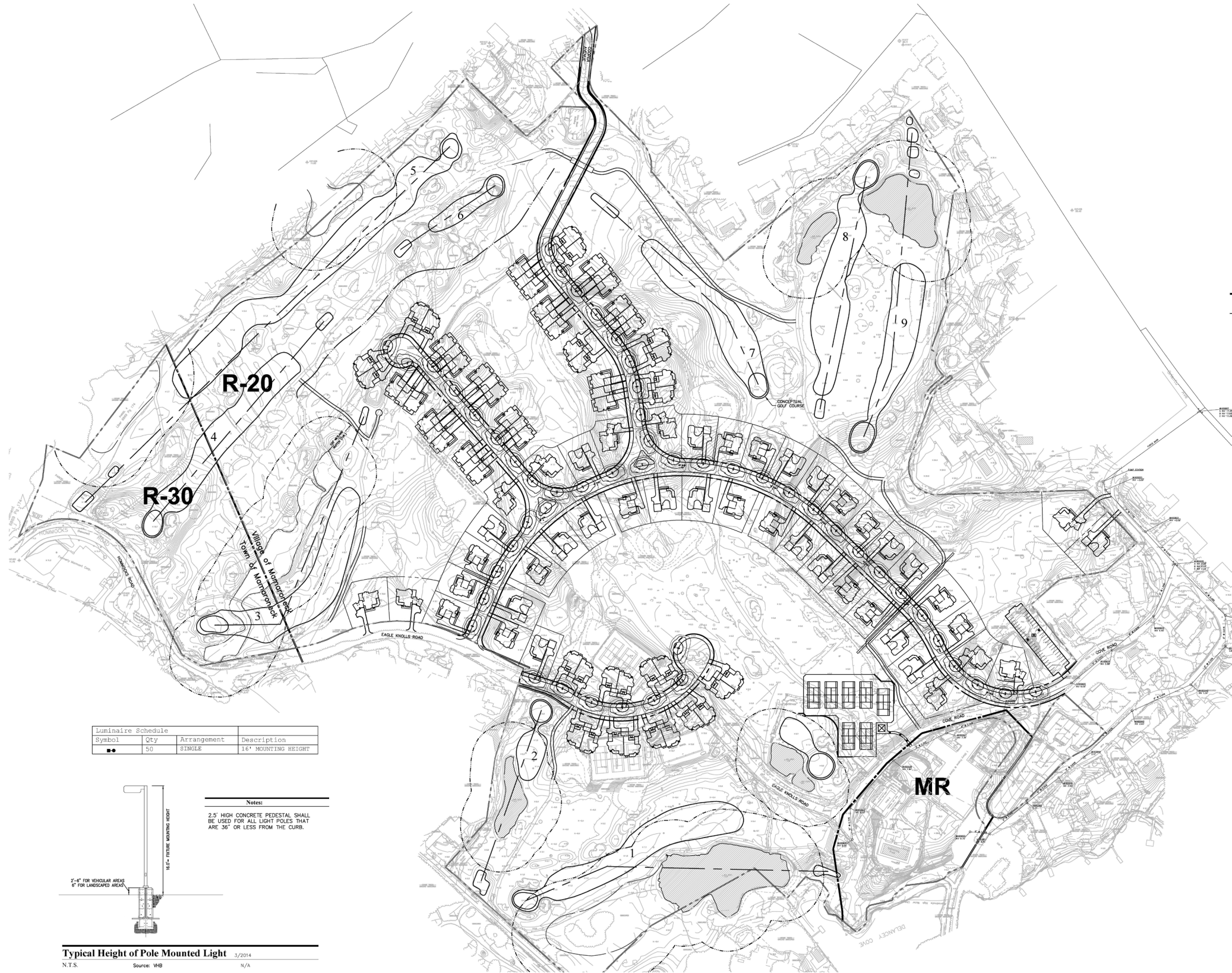


accordance with Village of Mamaroneck Code §342-18, Exterior Lighting, the proposed lighting will direct light downward and will prevent the source of the light from being visible from adjacent residential streets. Lighting details will be further defined during the site plan approval process.

In addition, the Proposed Action would include the planting of approximately 432 trees (to replace those that would be removed during construction) on the Project Site, primarily located along the proposed roadways and along the perimeter of the proposed residential development. These trees would provide aesthetic value and significant screening from the surrounding neighborhood. In addition, plantings currently within the area of the 9-hole golf course would remain on the Project Site. Twenty-foot vegetative buffers would be planted around all existing wetlands. Exhibit 3B-8a and b contains the landscaping plans for the Project Site, including the proposed locations and a list of all tree and plant species proposed for the development. As discussed above, these buffers would significantly reduce any anticipated visual impacts from the photo simulation locations described above.

d) Impacts

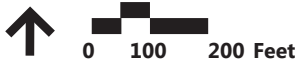
The visual character of the Project Site would be altered from the existing conditions by the construction of the proposed development. Instead of the current active recreational use and associated open space character on the Project Site, the proposed project would include a development that is more consistent



Hampshire Country Club - PRD | Village of Mamaroneck, New York

Lighting Plan

Source: VHB





PLANT SCHEDULE

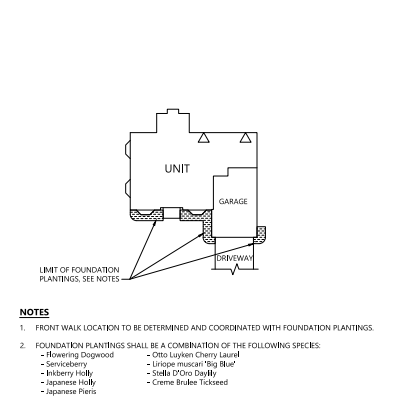
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IV	14	<i>Juniperus virginiana</i> Emerald Sentinel	Eastern Red Cedar	6- 8' HT.
PA	13	<i>Picea abies</i>	Norway Spruce	6- 7' HT.
PP	9	<i>Picea pungens</i>	Colorado Spruce	6- 7' HT.
IV	15	<i>Thuja glauca</i> "Green Giant"	Western Arborvitae	6- 8' HT.
CL	11	<i>x Cupressopsis leylandii</i>	Leyland Cypress	6- 7' HT.
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARS	36	<i>Acer rubrum</i> Frakesed	Red Sunset Maple	2 - 1/2' CAL.
AFJ	27	<i>Acer x freemanii</i> "Jellyfin"	Autumn Blaze Maple	2 - 1/2' CAL.
CHB	19	<i>Betula nigra</i> "Heritage"	Heritage River Birch	2 - 1/2' CAL.
CBF	18	<i>Carpinus betulus</i> "Franz Fontaine"	Franz Fontaine Hornbeam	2 1/2' - 3' CAL.
CO	16	<i>Celtis occidentalis</i>	Common Hackberry	2 - 1/2' CAL.
CL	12	<i>Castanea tenuicula</i>	American Sweetgum	2 - 1/2' CAL.
LS	36	<i>Liquidambar styraciflua</i>	Eastern Yellowwood	2 - 1/2' CAL.
NS	36	<i>Nyssa sylvatica</i>	Sour Gum	2 - 1/2' CAL.
CL	14	<i>Rhus x acerifolia</i> "Liberty"	London Flame Tree	2 - 1/2' CAL.
QB	22	<i>Quercus bicolor</i>	Swamp White Oak	2 - 1/2' CAL.
QC	15	<i>Quercus coccinea</i>	Scarlet Oak	2 - 1/2' CAL.
QC	15	<i>Quercus phellos</i>	Willow Oak	2 - 1/2' CAL.
UM	27	<i>Tilia americana</i> "Redmond"	American Linden	2 - 1/2' CAL.
TAR	22	<i>Ulmus x Morton</i>	Accolade Elm	2 - 1/2' CAL.
IV	27	<i>Viburno acerata</i> "Spring Grove"	Spiraea Zalkova	2 - 1/2' CAL.

NOTE:
SEE BUILDING FOUNDATION
PLANTINGS ENLARGEMENTS ON
PLANTING DETAILS & NOTES SHEET.

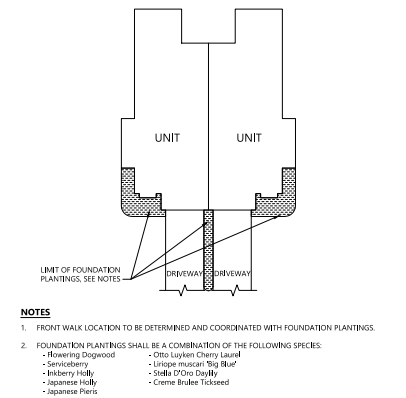
Hampshire Country Club - PRD | Village of Mamaroneck, New York

Landscaping Plan

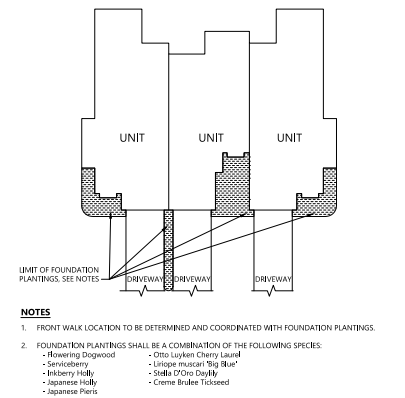
Source: Kimley-Horn



Foundation Planting - Single Family Home 06/16
N.T.S. Source: VHB



Foundation Planting - Two Unit Configuration 06/16
N.T.S. Source: VHB



Foundation Planting - Three Unit Configuration 06/16
N.T.S. Source: VHB

Tree Protection

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Edge of Woods Clearing

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNERS REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNERS REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED 'LOAM & SEED' SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

WETLAND / INFILTRATION BASIN NOTES:

- WETLAND EDGE PLANTINGS & INFILTRATION BASINS SHALL CONSIST OF A COMBINATION OF THE FOLLOWING SPECIES:

TREES:

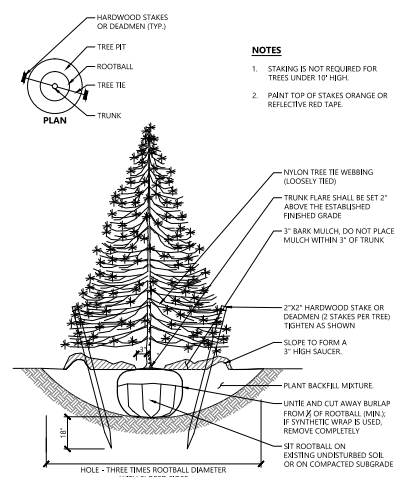
- Acer rubrum - Red Maple
- Betula nigra - River Birch
- Liquidambar styraciflua - Tulptree
- Nyssa sylvatica - Tupelo

SHRUBS:

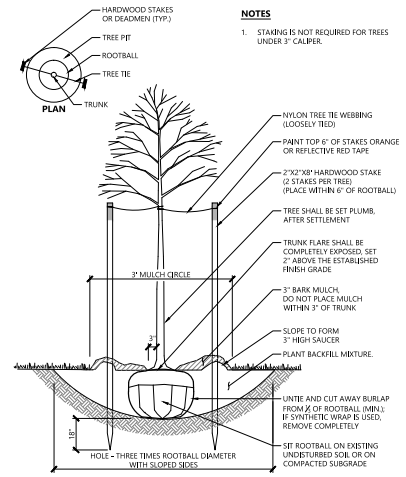
- Baccharis halimifolia - Groundsel Bush
- Clethra alnifolia - Summersweet
- Cornus racemosa - Gray Dogwood
- Ilex glabra - Inkberry Holly
- Ilex verticillata - Winterberry
- Iva frutescens - Marsh Elder
- Sambucus canadensis - Elderberry

PERENNIALS / ORNAMENTAL GRASSES:

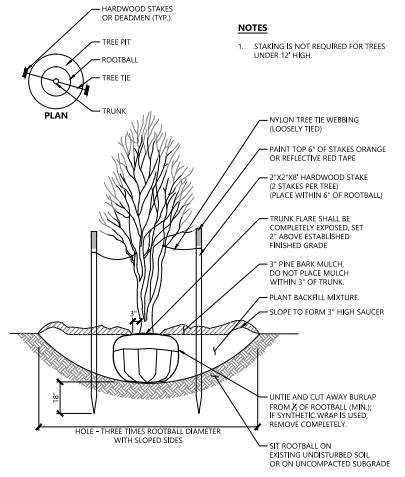
- Asclepias incarnata - Swamp Milkweed
- Carex stricta - Tussock Sedge
- Chelone lyonii 'Hot Lip' - Pink Turtlehead
- Deschampsia cespitosa - Tufted Hairgrass
- Diostocis spicata - Spike Grass
- Eleocharis obtusa - Blunt Spikerush
- Eupatorium purpureum - Joe Pye Weed
- Hibiscus moscheutos var. pallidus - Marsh Mallow
- Iris versicolor - Blue Flag Iris
- Juncea effusa - Common Rush
- Juncea gerardi - Black Grass
- Panicum virgatum - Switchgrass
- Solidago sempervirens - Seaside Goldenrod
- Spartina patens - Salt Meadow Cordgrass



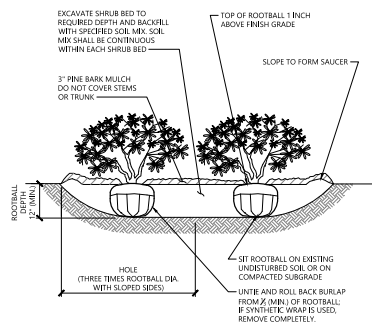
Evergreen Tree Planting 1/16
N.T.S. Source: VHB LD_604



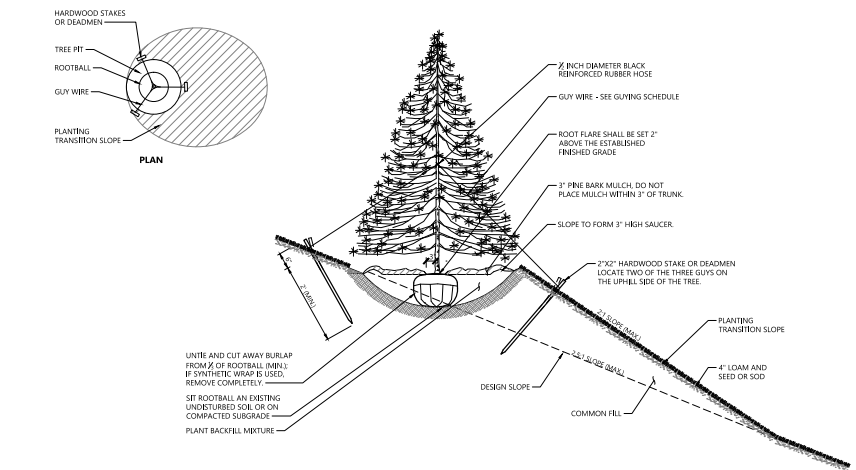
Tree Planting (For Trees Under 4" Caliper) 1/16
N.T.S. Source: VHB LD_602



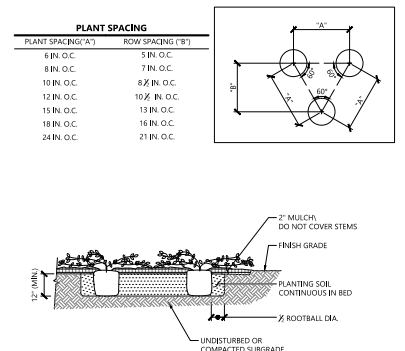
Multistem Tree Planting 1/16
N.T.S. Source: VHB LD_606



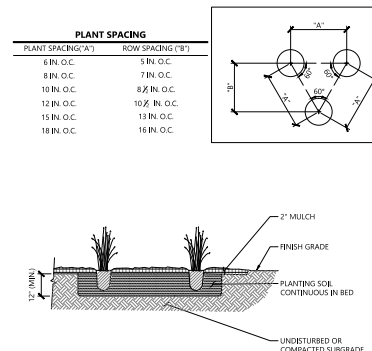
Shrub Bed Planting 1/16
N.T.S. Source: VHB LD_601



Tree Planting on Slope 1/16
N.T.S. Source: VHB LD_605



Ground Cover Planting 1/16
N.T.S. Source: VHB LD_615



Perennial and Ornamental Grass Planting 1/16
N.T.S. Source: VHB LD_618



with the character of its immediate surroundings within the Orienta neighborhood, incorporating single-family homes similar in style to those along Orienta Avenue or Cove Road and attached two- and three-family carriage homes, similar in makeup to those within the Fairway Green development. Overall, the Proposed Action would result in the loss of a portion of the private recreational open space currently on the Project Site. However, as proposed, the development would preserve 36 acres of shared open space and nine holes of the existing golf course to partially maintain the existing open space character of the Project Site.

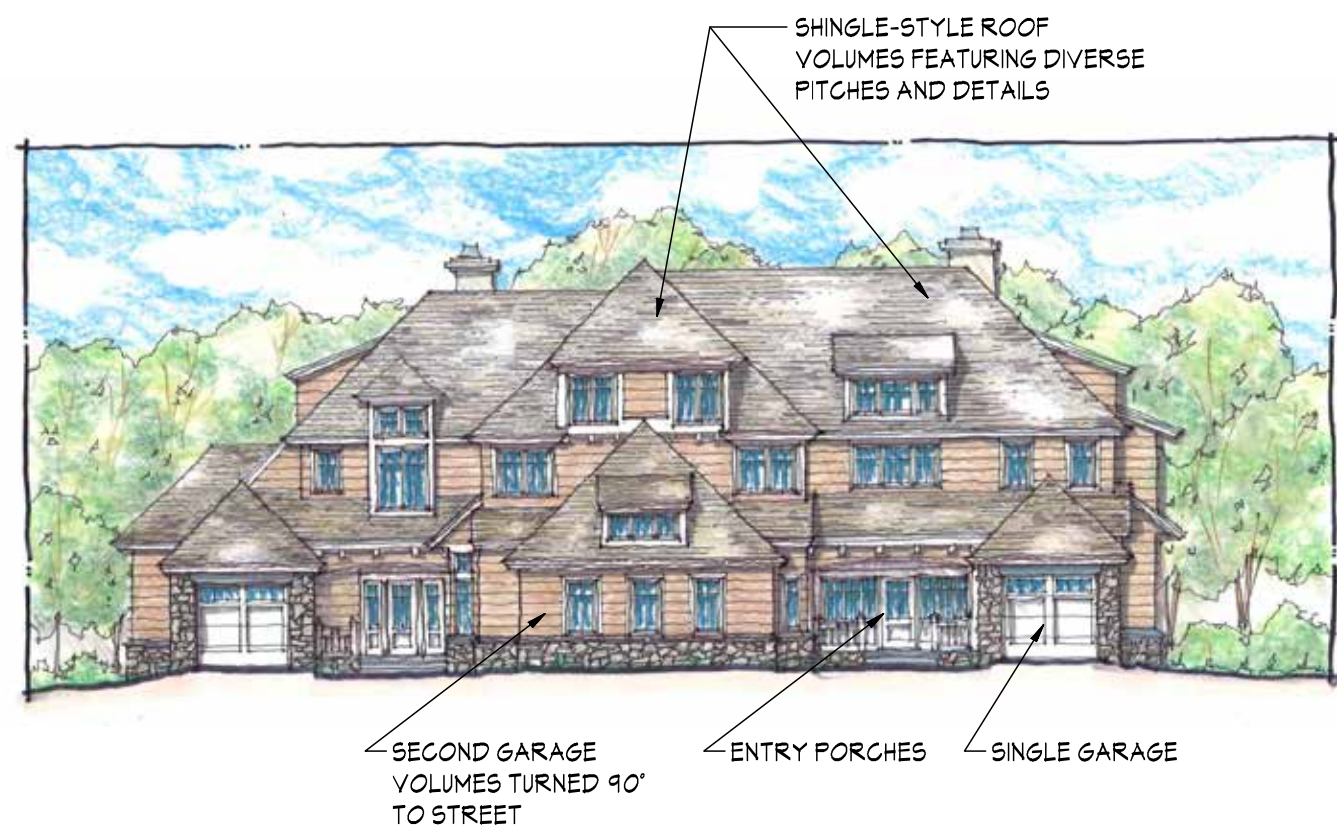
As the clubhouse and accessory building portion of the Project Site would not change under the Proposed Project, the visual character of this area would remain unchanged.

4. Mitigation

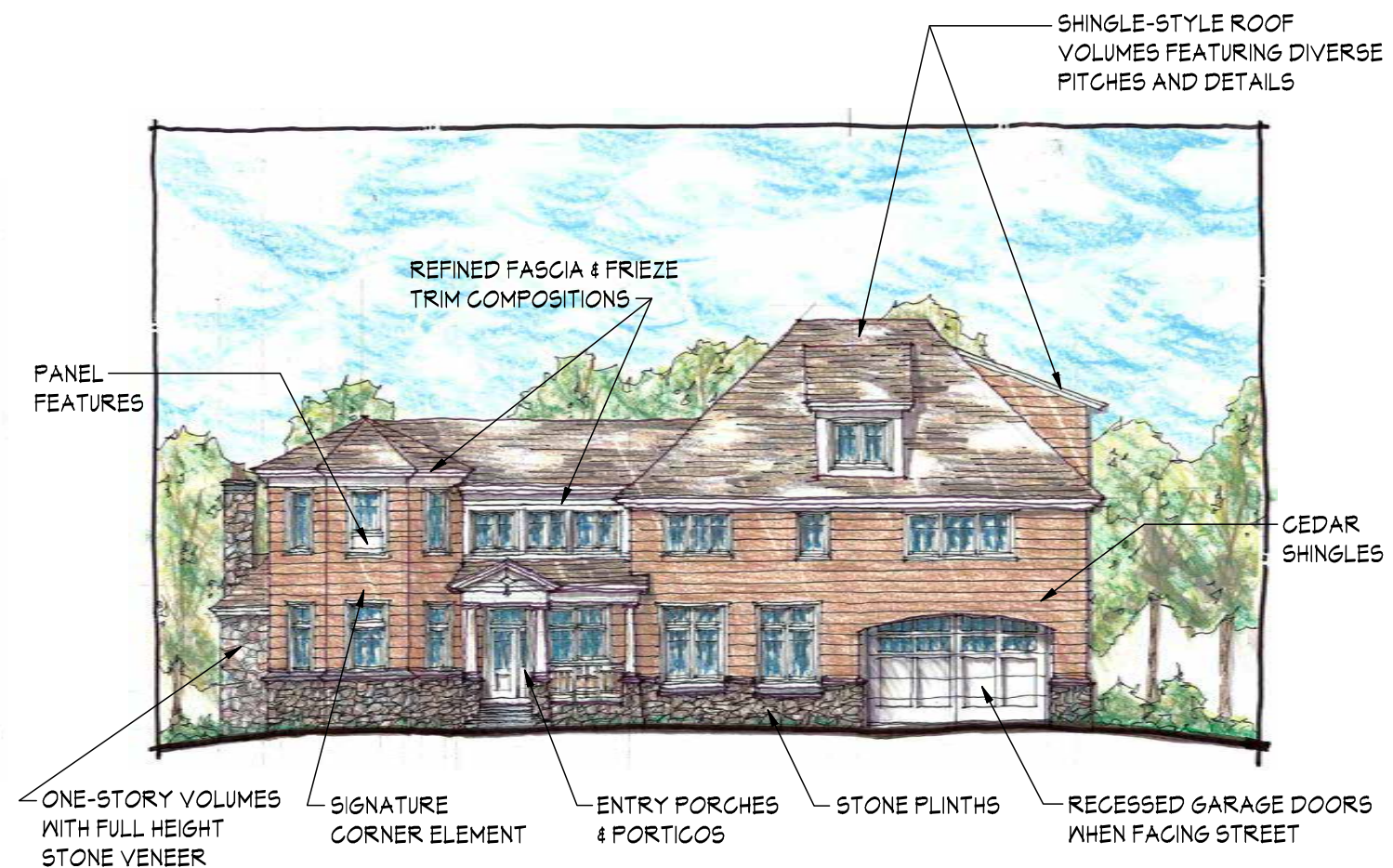
The Proposed Action would change the character of a portion of the Project Site from open space/recreational use to a newly constructed planned residential development of single-family detached and two- and three-family attached carriage homes, resulting in an overall loss of recreational open space. However, this impact would be limited, altering the visual appearance of the Project Site from only those private properties and portions of public roadways that are immediately adjacent to the Project Site. Specifically, the proposed development would be visible from portions of Hommocks Road, Eagle Knolls Road, Cove Road, and Fairway Green, the dead ends of Protano Lane, Sylvan Lane, and Fairway Lane, and a portion of Delancey Cove and Greacen Point Road. However, trees, elevation changes, and varying distances provide varying degrees of buffer in each of these locations, minimizing the visual impacts of the Proposed Action. In addition, 36 acres of open space would be maintained on the Project Site, as would nine holes of the existing golf course, further minimizing any impacts on the character of the neighborhood. Finally, the Proposed Action would include the planting of approximately 432 trees located along the perimeter of the proposed buildings, providing significant screening from the surrounding homes.

Although the proposed buildings are still in concept design phase, the intended character and scale is shown in Exhibits 3B-9 through 3B-12. As depicted, in keeping with the surrounding neighborhood, materials and features may include shingle-style roofs with diverse pitches and details, cedar shingles, stone veneer, panel features, entry porches and porticos, among other things. The site planning also allows for landscaped green spaces and contemporary lighting elements that will elevate the physical character of the development. The proposed buildings would be designed so as to appear architecturally attractive (including features such as front porches, diversity in entry locations, natural siding materials and diverse landscape design elements) and compatible with the homes found in the surrounding residential area. Where possible solar panel areas can be concealed with roof volumes. In addition, the Proposed Action will be subject to review by the Village of Mamaroneck Board of Architectural Review.

Given the existing development pattern in the vicinity of the Project Site, the Applicant believes the project would create a development that, although different from existing conditions, is consistent with



TOWNHOUSE (TWO FAMILY) - 1/2



HOUSE (SINGLE FAMILY) - B





HOUSE - A



TOWNHOUSE - 1/2



HOUSE (SIDE) - B



HOUSE (SIDE) - B



HOUSE (FRONT) - B



TOWNHOUSE (SIDE) - 3, 4, 5



TOWNHOUSE - 3, 4, 5

Hampshire Country Club - PRD | Village of Mamaroneck, New York

Schematic Elevations



Introduce diversity in entry locations which reflect modern plan layout notions and fresh interpretations of traditional forms and details.



Consider sculpting topography to add site design diversity and opportunities (and possibly reduce fill requirements).



Utilize entry elements integrated with front porches.

Common Design Vocabulary Narrative:

- Cedar shingle siding profiles (natural cedar and composite shingles where colors are introduced)
- Shingle style roof massing incorporating diverse roof signatures of gables, hips and shed roofs
- Coursed field stone plinths as water tables, first floor bands, design features and integrated site and landscape design elements



Develop house layouts which are well integrated for outdoor living.



Example of multiple porch features and a side 'porte cochere' element.



Example of course stone utilized as first floor band feature entry element, chimneys and site and landscape features.



Example of front positioned garage (side loaded), entry porch feature and various field stone bands and plinths.



Introduce various porch and balcony design elements in selected lot locations.



Example of entry design features with second floor common spaces above.



Integrate various massing and design elements such as small cantilevers, corbel details, 2-story paneled window features and gable compositions.



Consider diversifying shingle design features with 'craftsman' elements while maintaining common elements of shingle siding field stone plinths and diverse roof forms.



Example of first floor stone band, diverse roof forms and various shingle flares and shingle gable features.



160 Fenimore Road (Mamaroneck, NY)
Historic example of the general palette of materials and details proposed.

Hampshire Country Club - PRD | Village of Mamaroneck, New York

Design Alternatives

Source: Sullivan Architecture, P.C.



the character of the Orienta neighborhood and the recommendations in the Village's adopted Comprehensive Plan. Furthermore, based on the results of the balloon test and field visit, it is evident that this visual impact would be limited to the immediate vicinity of the project and would not have any detrimental impact to any of the identified land uses or landmarks within the Village of Mamaroneck, including schools, parks, or community buildings. No other mitigation measures are proposed.



C. GEOLOGY – SOILS, TOPOGRAPHY, AND STEEP SLOPES

1. Existing Conditions

a) Soils

According to the United States Department of Agriculture Soil Survey, which utilizes the 2006 Westchester County soil survey data, the Project Site contains five different soil groups, CrC, CtC, Uc, Uf, and UIC. Table 3C-1 displays the soil group, the number of acres of the Project Site that contains each soil group, and the percentage of the site with that soil group. Exhibit 3C-1, Soils Map, displays the soils classifications and their locations within the Project Site. See Appendix F for the soil survey map and full soil classification report.

Table 3C-1 Project Site Soils

Map Unit Symbol	Map Unit Name	Acres of Project Site	Percent of Project Site
CrC	Charlton-Chatfield complex, rolling, very rocky	7.7	7.2%
CtC	Chatfield-Hollis-Rock outcrop complex, rolling	24.1	22.5%
Uc	Udorthents, wet substratum	62.6	58.4%
Uf	Urban land	0.0	0.0%
UIC	Urban land-Charlton-Chatfield complex, rolling, very rocky	11.9	11.1%
W	Water	0.9	0.8%
Totals for Area of Interest		107.2	100.0%

Source: USDA 2016 Soil Survey, 1025 Cove Road, Mamaroneck, NY

The first soil group, which composes 7.2% of the Project Site, is the CrC (Charlton-Chatfield complex, rolling, very rocky). This soil group consists of very deep and moderately deep, well drained Chatfield soil and well drained Charlton soil. These soils are found on hilltops and hillsides that are underlain by highly folded bedrock. Typically, the surface layer is 0-2 inches in depth, the subsurface is 2-8 inches in depth, and the subsoil is 8-24 inches in depth before you reach either sandy loam or granitic bedrock. According to the Soil Survey of Putnam and Westchester Counties, this soil has a hydrologic classification of B, which is defined by soils having a moderate infiltration rate when thoroughly wet. The CrC is rated somewhat limited for dwellings with basements (which is one of the primary uses of the Proposed Action). This rating indicates that the soil has features



Hampshire Country Club - PRD | Town of Harrison, New York

Soils Map

Source: USDA Natural Resources Conservation Services



that are moderately favorable for the proposed land use. Appendix F contains the soil report and proposed use limitation report.

The second soil group, CtC (Chatfield-Hollis-Rock outcrop complex, rolling), composes 22.5% of the Project Site. This soil group consists of moderately well drained and somewhat excessively drained Chatfield soil, as well as drained and somewhat excessively drained Hollis soil. Areas of rock outcrops that are dominantly granite, gneiss, and schist also compose this soil group. The Chatfield sequence is typically 0-2 inches of surface layer, a subsurface of 2-7 inches in depth, and a subsoil of 7-24 inches in depth before reaching granitic bedrock. The Hollis sequence is no more than 1 inch of surface layer and up to 16 inches of subsoil before you reach folded granitic bedrock. According to the Soil Survey of Putnam and Westchester Counties, Chatfield soils have a hydrologic soil group of B, which is defined as soils having a moderate infiltration rate when thoroughly wet. Hollis soils have a hydrologic soil group of C/D, which consists of soils that have a slow infiltration rate and a high runoff potential when thoroughly wet. The CtC soil group is rated very limiting for dwellings with basements. This rating indicates that the soil has one or more features that are unfavorable for the proposed land use and may require structural fill, as some residential structures are proposed within the CtC soil group.

The third soil group is Uc (Udorthents), wet substratum, and composes 58.4% of the Project Site. This soil group consists of somewhat poorly and very poorly drained soils that have been altered mainly by filling. The fill material usually consists of sand to silt loam and is usually more than 20 inches deep over the original soils. The Uc is rated very limited for dwellings with basements (which is one of the primary uses of the Proposed Action). This rating indicates that the soil has one or more features that are unfavorable for the proposed land use and may require structural fill, as some residential structures are proposed within the Uc soil group.

The fourth soil group is Uf (Urban land). This soil group composes less than 1 acre of the site. This soil group consists of areas where at least 60% of the land surface is covered with buildings or other structures. The Urban land soil group is located by Hommocks Road near the Hommocks Middle school. This soil group is not rated for dwellings with basements. However, no building structures are proposed for that portion of the Project Site.

The fifth soil group is UIC (Urban land-Charlton-Chatfield complex, rolling, very rocky) and composes 11% of the Project Site. This soil group consists of Urban land, very deep well drained Charlton soil and the moderately deep well drained Chatfield soil. The Charlton sequence consists of a surface layer of 0-2 inches with the subsurface of 2-8 inches in depth and the subsoil of 8-24 inches in depth before you reach sandy loam. The Chatfield sequence is typically 0-2 inches of surface layer, the subsurface of 2-7 inches in depth, and the subsoil of 7-24 inches in depth before



you reach granitic bedrock. According to the Soil Survey of Putnam and Westchester Counties UIC has a hydrologic soil group of B, which is defined by soils having a moderate infiltration rate when thoroughly wet. This soil group is not rated for dwelling with basements.

A geotechnical investigation was performed in March 2016 by GZA GeoEnvironmental of NY to collect preliminary information on the subsurface conditions in the vicinity of the proposed improvements. The geotechnical investigation indicated groundwater elevations between 0.5 and 1.4 feet below grade and varying bedrock elevations. The subsurface conditions on the Project Site generally consist of the following: surface cover, composed of gravel and topsoil; fill, consisting of sand, gravel, silt and occasional asphalt pavement fragments; silt and clay immediately below the surface cover; fine to coarse sand, to depths ranging from 3 to 17.5 feet below ground surface; and bedrock at depths ranging from 3 to 17.5 feet below existing ground surface. Appendix G contains the GZA GeoEnvironmental geotechnical report.

b) Existing Topography and Steep Slopes

Exhibit 3C-2, Grading Plan, shows the topography of the Project Site. In general, the Clubhouse and pool area, at approximately 30 feet, are on a higher elevation than the rest of the Project Site. The land then slopes down to the golf course and Long Island Sound.

The existing golf course contains significant elevation changes, particularly in the center of the Project Site and along the eastern property border adjacent to homes on the south side of Fairway Lane. These areas range in elevation from 0.5 feet to 30 feet, a majority of which are manmade. With respect to the surrounding topography however, the existing golf course is lower in elevation, with several slopes down from the adjacent properties to the north and west of the Project Site.

Exhibit 3C-3 depicts the existing steep slopes on the Project Site. According to Westchester County Geographic Information Systems interactive mapping tool, steep slopes of between 15% and 25% are found clustered in the center of the golf course, southwest of the homes along Fairway Lane, and surrounding the accessory building and pool area of the Clubhouse down to the Long Island Sound and to Cove Road.

c) Surface Conditions

There are several prominent outcroppings of rock across the Project Site, including north of Eagle Knolls Road and northwest of the existing tennis courts. The proposed project has been designed to avoid the rocky area, and therefore it is not anticipated that rock removal would be required to accommodate construction of the 44 one-family detached homes and 61 semi-detached carriage homes associated with the proposed development.

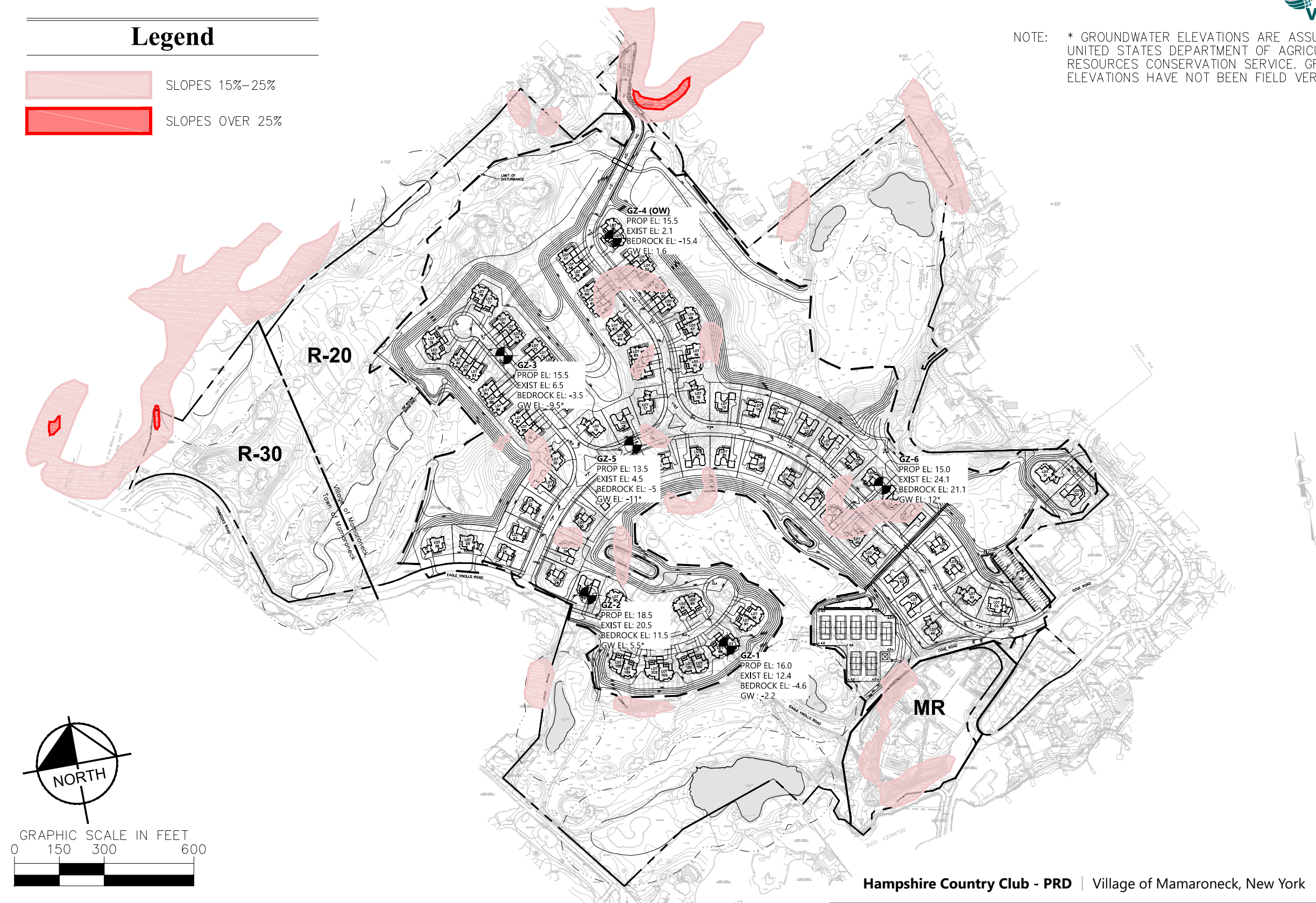


Source: Kimley-Horn

Legend

	SLOPES 15%–25%
	SLOPES OVER 25%

NOTE: * GROUNDWATER ELEVATIONS ARE ASSUMED BASED ON UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE. GROUNDWATER ELEVATIONS HAVE NOT BEEN FIELD VERIFIED.



Hampshire Country Club - PRD | Village of Mamaroneck, New York

Steep Slopes

Source: Kimley-Horn



2. Future without the Proposed Project

In a future without the proposed project, the soils and topography of the Project Site would remain as previously described. See the No Action Alternative described in Chapter 4 for more detailed information.

3. Potential Impacts

a) Preliminary Grading Plan

The development would involve the re-grading of the existing site topography within the 55.6-acre area of disturbance on the Project Site. The Grading Plan is illustrated in Exhibit 3C-2. The grading design consists of grading for the proposed homes and other hardscape improvements.

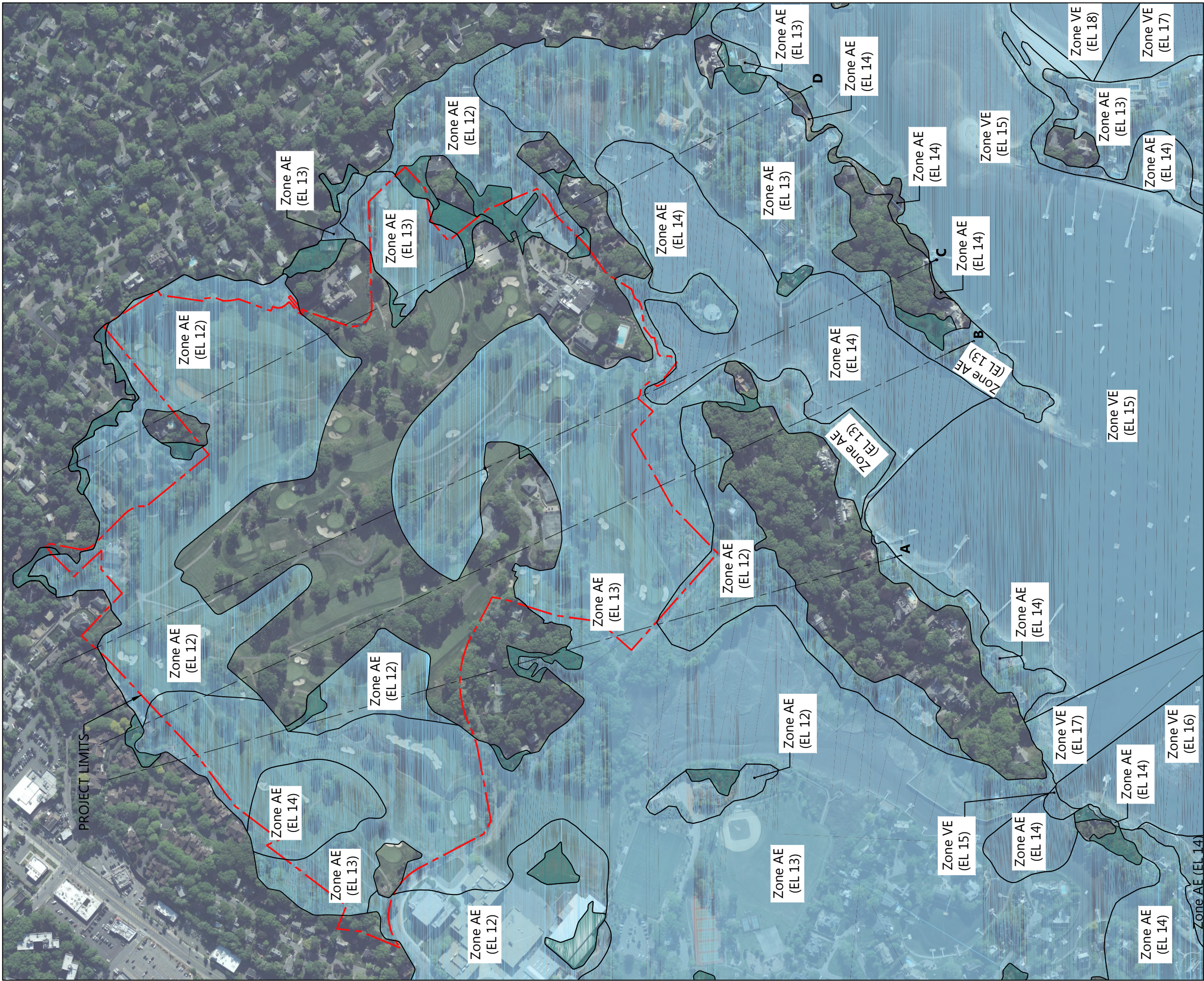
As shown on the Grading Plan, some of the steep slopes and bedrock features would be reduced to grade to accommodate the proposed buildings and roadways. The steep slopes surrounding the clubhouse accessory building and pool area would be left unchanged under the Proposed Action. Approximately 432 trees, which fall within the area of disturbance on the Project Site, would be removed. However, the proposed landscaping plans include the planting of 432 trees, a mixture of evergreen and shade tree varieties. Exhibit 2-14a and b in Chapter 2, "Description of Proposed Project," contains the landscaping plans for the Project Site including the proposed locations and a list of all tree and plant species proposed for the development.

b) Cut and Fill

The Proposed Action has been designed to balance cut and fill on the Project Site to the greatest extent practicable and to provide structural fill where necessary. The overall fill associated with the re-grading of the Project Site to accommodate the proposed development is approximately 84,104 cubic yards. Clean fill would be used on the Project Site, according to all proper certifications and construction standards as required by state, federal, and local requirements. There is no construction debris processing or reuse proposed for the development. The surface of the fill area and slope created by fill at a minimum will be a simple vegetated grass cover which will be sufficient to maintain stability of the soils during flood events.

The development area is outside the zone of wave action from flood events as demonstrated on Exhibit 3C-4 which presents the flood zones established in the vicinity of the property by FEMA. Areas of the site that flood under the existing condition and under the proposed action are within Zone AE. Flood water movement within Zone AE is not subject to storm induced wave velocities and is expected to be moderate as flood waters slowly inundate and then recede low lying areas. To the south of the site,

\\vhb\check\Watertown\28577.02 Hampshire Subdivision\tech\CoastalFloodModeling\CAD\2017\HampshireFloodStudy_Prop_FEMA_Zones.dwg



Zone X - Area between the 1%-annual-chance flood event elevations and 0.2%-annual-chance flood event elevations.

Zone AE - Area inundated by the 1%-annual-chance flood event.

Zone VE - Area inundated by the 1%-annual-chance flood event with additional hazards due to storm-induced velocity wave action.

Hampshire Country Club

Proposed Preliminary Study Condition

FEMA Special Flood Hazard Areas

Source: VHB
Prepared for: VHB
Date: 10/2017





beyond Delancy Cove, is the limit of Zone VE which is subject to storm induced wave velocities and potential erosion.

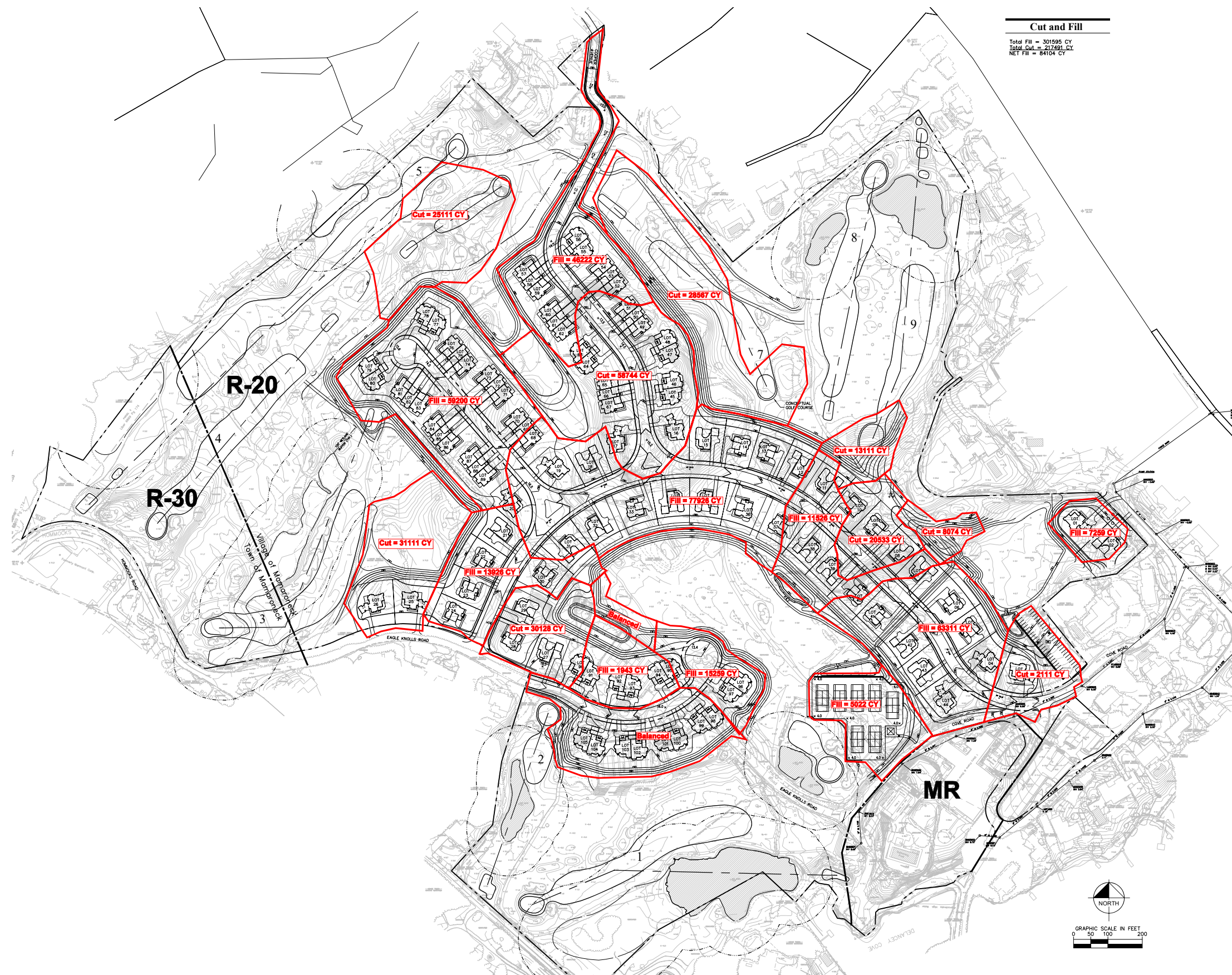
The surface soil for the proposed landscaped and lawn areas within the development area (top two feet) will be required to be a well graded soil suitable for establishment of vegetation. A well graded soil contains a wide range of particle sizes that interlock reducing potential shear in the soil layer resulting in failure or erosion of soil. Once vegetation is established, a well graded soil provides a surface resistance to soil erosion and slope failure. Not allowed in the vegetated soil cover will be poorly graded soil (all particles of similar size). Poorly graded soils are more susceptible to soil liquefaction than well graded soils. The project geotechnical engineer shall be responsible to approve soil placement to ensure the final surface meets this criterion. The resulting cover treatment will provide a stabilized surface that will resist erosion under flood conditions for Zone AE.

No significant impacts are anticipated as a result of fill on the Project Site. The extent of cut and fill for the proposed project is presented on Exhibit 3C-5.

At this time the source of the soil has not been determined. Imported soil to be utilized for the project will be required to be certified clean based on New York State Department of Environmental Conservation Unrestricted Soil Cleanup Objectives and be approved by the project geotechnical engineer. For each soil source, soil sampling results for contaminate levels and requested engineering properties (determined by the project geotechnical engineer) will be required for review and approval by the Village prior to import to site. It is estimated that the initial construction period would be approximately 9 months with an estimated 16-yard truck visits per day required for the import of fill material.

c) Potential Blasting

Based on the Preliminary Geotechnical report prepared by GZA Geoenvironmental (Appendix G), shallow bedrock is expected to be encountered by the project in the vicinity of boring GZ-2 (4 feet below existing ground surface) and GZ-6 (3 feet below existing ground surface). Boring GZ-2 is located near the intersection of relocated Eagle Knolls Road and existing Hommocks Road. The existing grade will be cut approximately 2 feet leaving 2 feet to the bedrock. Minor bedrock removal may be required for installation of utilities and foundations. Boring GZ-6 is located in the vicinity of Lot 9. The grade in this area is proposed to be lowered on average of 5 to 6 feet requiring 7 to 8 feet of rock removal. Potential blasting is only anticipated in the area around Boring GZ-6. Based on the GZA Report rock removal will be performed by either mechanical chipping using a hydraulic ram hoe or by blasting performed in accordance with New York State Department of Transportation Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.



Hampshire Country Club - PRD | Village of Mamaroneck, New York

Cut and Fill Plan

Source: Kimley-Horn



d) Soils

Approximately 55.6 acres of the Project Site would be affected by building construction and infrastructure installation. This construction would affect all of the soil types outlined above in Table 3C-1. The anticipated impacts to these soils include direct impacts to currently landscaped areas where soils would be disturbed for site grading. Some soil erosion would occur during the construction of the Proposed Action. Structural soil that is required to accommodate the proposed development would be applied as necessary.

4. Mitigation

The proposed development has been designed to minimize overall site impacts. Erosion and sediment controls would be used to protect the soils during construction as described in the preliminary Soil Erosion and Sediment Control chapter within the submitted Stormwater Pollution Prevention Plan (SWPPP) (Appendix H) and detailed below. All disturbed soils would be re-used to the extent practicable.

a) Erosion and Sediment Control Plan

The detailed Erosion and Sediment Control Plan would be implemented to mitigate the short-term impacts of soil erosion and the proposed disturbance to steep slopes during the construction period. All of the sediment and erosion controls provided would be designed in accordance with the New York Standards and Specifications for Erosion and Sediment Control, dated November 2016, and the New York State Department of Environmental Conservation, Stormwater Management Design Manual, dated January 2015, as specified in Chapter 294 of the Village of Mamaroneck Code.

Stabilization practices to be used on the Project Site include straw mulching and temporary seeding. Stabilization practices would be initiated as soon as practicable in portions of the Project Site where construction activities have temporarily or permanently ceased. The Proposed Action has been designed to preserve existing vegetation where possible.

Upon completion of final grading, any areas not covered by pavement, landscaping, or other forms of stabilization and which are on slopes of 2:1 or greater would be protected with erosion control slope blankets and seeded with an erosion control seed mix.

In order to protect against erosion and water quality impacts on adjacent properties, structural erosion and sediment controls to be used on the Project Site include installation of a silt fence at the downgradient limit of work, inlet protection from sediment inflow during the work period, installation of stone anti-tracking pads at each access point in the work area, and diversions to collection runoff from construction areas to a temporary sediment basin. If necessary, additional controls may include



placement of hay bales or earthen berms and water spraying on dry and windy days. Monitoring of the Project Site would be in accordance with the New York Standards and Specifications for Erosion and Sediment Control, dated November 2016, and the New York State Department of Environmental Conservation, Stormwater Management Design Manual, dated January 2015, as specified in Chapter 294 of the Village of Mamaroneck Code.

b) Cut and Fill

The project has been designed to balance cut and fill on the Project Site to the greatest extent practicable and to provide structural fill where necessary. The overall fill associated with the re-grading of the Project Site to accommodate the proposed development is approximately 84,104 cubic yards. Clean fill would be used on the Project Site, according to all proper certifications and construction standards as required by state, federal, and local requirements. There is no construction debris processing or reuse proposed for the development. As mentioned, the slope created by fill would be vegetated and landscaped to ensure the soil stability. In addition, at this time the source of the soil has not been determined. Imported soil to be utilized for the project will be required to be certified clean based on New York State Department of Environmental Conservation Unrestricted Soil Cleanup Objectives and be approved by the project geotechnical engineer. For each soil source, soil sampling results for contaminate levels and requested engineering properties (determined by the project geotechnical engineer) will be required for review and approval by the Village prior to import to site. The surface soil for the proposed landscaped and lawn areas within the development area (top two feet) will be required to be a well graded soil suitable for establishment of vegetation. A well graded soil contains a wide range of particle sizes that interlock reducing potential shear in the soil layer resulting in failure or erosion of soil. Once vegetation is established, a well graded soil provides a surface resistance to soil erosion and slope failure. Not allowed in the vegetated soil cover will be poorly graded soil (all particles of similar size). Poorly graded soils are more susceptible to soil liquefaction than well graded soils. The project geotechnical engineer shall be responsible to approve soil placement to ensure the final surface meets this criterion. It is estimated that the initial construction period would be approximately 9 months with an estimated 16-yard truck visits per day required for the import of fill material.

No significant impacts are anticipated as a result of Project Site fill; no further mitigation measures are proposed.



c) Blasting

As mentioned, based on the GZA Report, rock removal will be performed by either mechanical chipping using a hydraulic ram hoe or by blasting performed in accordance with New York State Department of Transportation Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.



D. GROUNDWATER RESOURCES

1. Existing Conditions

As part of the geotechnical investigation conducted by GZA GeoEnvironmental of New York (see Appendix G), on March 1, 2016 a groundwater observation well was installed in the northern portion of the Project Site, to a depth of approximately 17 feet below ground surface. The measured depth to groundwater at the monitoring well ranged between approximately 0.5 to 1.4 feet below ground surface. This finding is consistent with US Department of Agriculture Soil Survey Data, which indicates that the Uc soil group, located on almost 60% of the Project Site, is characterized by a 1.2-foot depth to the water table. All other soil groups within the Project Site have a greater than six-foot depth to the water table. It should be noted that changes in groundwater levels will occur due to variations in seasonal influences, tidal fluctuations, precipitation amounts, local pumping, utility leakage, and other factors different from those existing at the time the groundwater observations were made.

The Project Site currently has two groundwater wells that provide irrigation water for the existing golf course. The well water is not utilized for any domestic supply. The wells are located on the north end of the Project Site near the end of Sylvan Lane. There are no State or Federally designated aquifers on the Project Site, according to US Environmental Protection Agency Region 2 resources, United States Geological Survey maps, and the NYS Department of Environmental Conservation.

2. Future without the Proposed Project

In a future without the proposed project, the groundwater conditions of the Project Site would remain as described above. See the No Action Alternative described in Chapter Four for more detailed information.

3. Potential Impacts

No usage of groundwater or cutting below the groundwater level is anticipated or proposed for the Proposed Action. Fill associated with the re-grading of the Project Site to accommodate the development would be approximately 84,104 cubic yards, which would elevate the development further above the water table. The project will require the onsite cut and relocation of approximately 217,490 cubic yards of soil and the fill of 301,594 cubic yards of soil requiring an estimated net soil import of 84,104 cubic yards. The import soil will be a combination of structural backfill (for building foundations, utility trenches, roadways and other hardscape features) and general fill. Soil export from the site is not anticipated. An excavation permit will be sought from the Village of Mamaroneck Building Department as part of the Proposed Action.



Arsenic contamination has been identified in the shallow surface soil as a result of historic golf course operation, as detailed in the Limited Phased II ESI provided as Appendix P. These soils will be managed by providing clean soil cover to prevent direct contact within the proposed residential lots. Arsenic contamination binds to the soil and does not tend to migrate in groundwater and is not expected to impact groundwater. Therefore, no impacts to groundwater are expected as a result of the Proposed Action.

4. Mitigation

Erosion control measures described in Chapter 3F, Stormwater Management, including sediment control measures to collect stormwater runoff from all construction areas, would be implemented on the Project Site to reduce any potential impact to groundwater quality during construction. No other mitigation measures are proposed.



E. SURFACE WATER COURSES AND WETLANDS

1. Existing Conditions

a) Wetland Functional Assessment

The surface water courses and wetlands at the Project Site (hereinafter collectively referred to as "wetlands") include seven ponds, several drainage ditches and two vegetated marshes. The wetlands comprise both artificially-created features and natural features that have been altered over time to provide drainage and irrigation for the golf course and/or to serve as water hazards. The wetlands at the Project Site also receive stormwater from onsite and offsite sources.

A wetland functional assessment of the Project Site wetlands was conducted by VHB (a copy of the wetland functional assessment report is included in Appendix B). The wetland functional assessment was conducted according to the methods developed by Denis W. Magee (with technical contributions from Garrett G. Hollands), as described in "*A Rapid Procedure for Assessing Wetland Functional Capacity based on Hydrogeomorphic (HGM) Classification*"¹ (the "Magee-Hollands Method"). Under the Magee-Hollands Method, the functional capacity for each of eight principal wetland functions is assessed, based partially on review of "desktop" resources (e.g., aerial imagery, maps and other references), but primarily upon field observations of hydrological, geological and biological characteristics of the wetland and the surrounding watershed uses and land uses. The eight principal wetland functions are:

- Modification of Groundwater Discharge
- Modification of Groundwater Recharge
- Storm and Flood Water Storage
- Modification of Stream Flow
- Modification of Water Quality
- Export of Detritus
- Contribution to Abundance and Diversity of Wetland Vegetation
- Contribution to Abundance and Diversity of Wetland Fauna

Following the Magee-Hollands Method procedures a Functional Capacity Index (FCI) score was generated for the Project Site wetlands, based upon the data collected for each of the eight wetland functions listed above. The FCI score is then compared to the FCI index range for other wetlands of the

¹ Magee, Denis W., with technical contributions by Garret G. Hollands. 1998. *A Rapid Procedure for Assessing Wetland Functional Capacity based on Hydrogeomorphic (HGM) Classification*. Normandeau Associates, Bedford Massachusetts.



same wetland class (e.g., depressional wetlands, etc.), based upon data from over 1,000 assessments performed on wetlands in the glaciated Northeast-Midwest Region, within which the Magee-Hollands Method was developed.

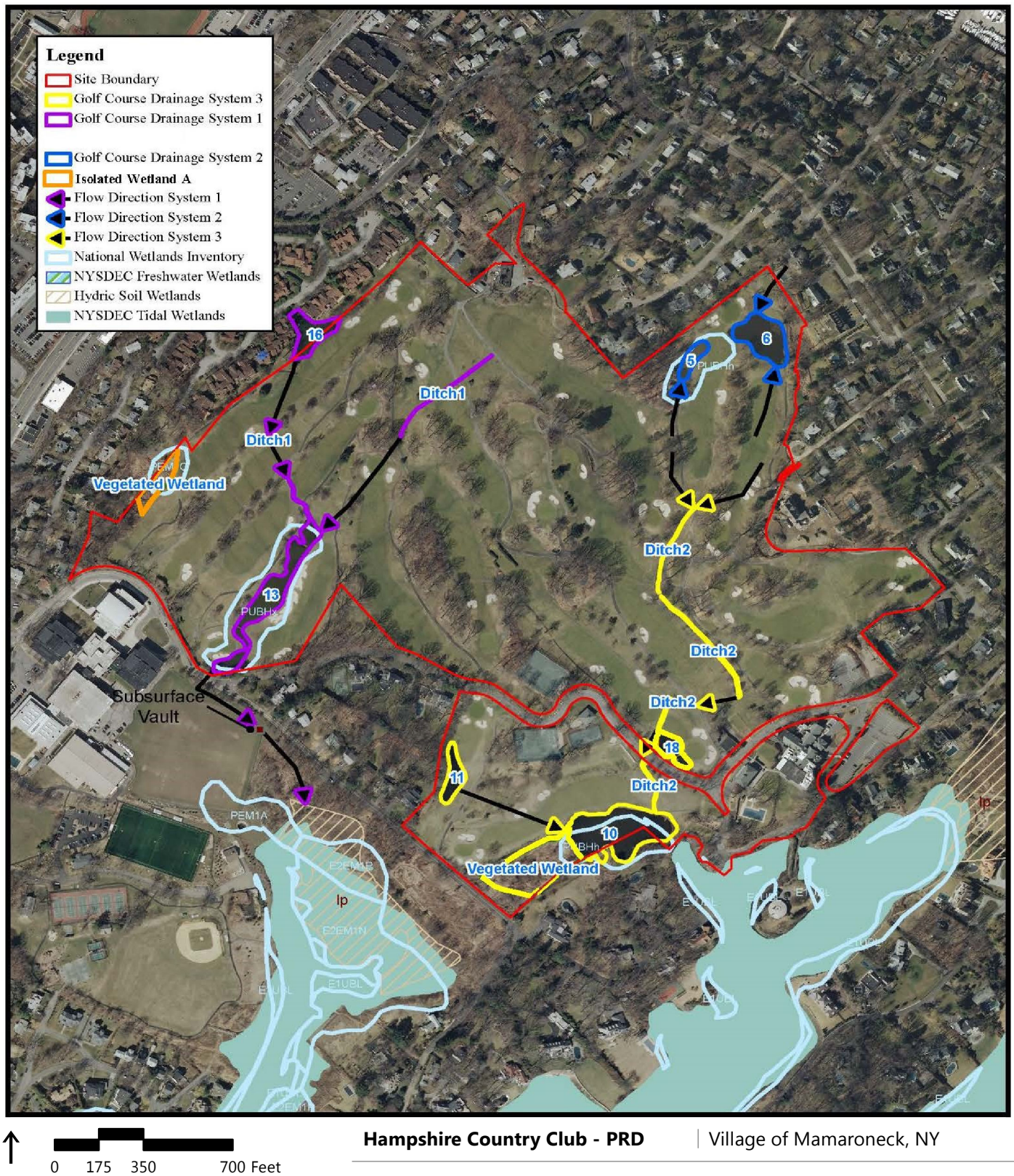
Field data for the wetland functional assessment were collected at the Project Site on May 17-18, 2016. Additional information for the assessment was collected during an interview with golf course superintendent Mr. Scott Olsen, as well as from the 2012 *Wetland Characterization Assessment* prepared by Nelson, Pope & Voorhis, LLC (NP&V) for the wetlands at the Project Site (copy included in Attachment D of Appendix B).

Based upon field observations of surface water connections or other hydrological connections, the various wetland features at the Project Site were grouped as four distinct wetlands for the purposes of the wetland functional assessment (Exhibit 3E-1, Drainage Systems and Wetlands):

- Golf Course Drainage System 1 (Pond 13, Pond 16 and Drainage Ditch 1)
- Golf Course Drainage System 2 (Pond 5 and Pond 6)
- Golf Course Drainage System 3 (Pond 10, Pond 11, Pond 18, vegetated wetland and Drainage Ditch 2)
- Isolated Wetland A

There is an existing set of tidal gates which control the input and output of water between the Project Site and Delancey Cove located at the southwestern end of the Project Site near Hommocks Road, and are a part of Drainage System 3. These tidal gates were inspected from the southwestern-most pond on the Project Site to two chambers that are adjacent to the Hommocks School sports fields, to the outfall at Delancey Cove that is adjacent to the Larchmont Flint Park. Both tidal gates, which are located in a subgrade vault, appear to be in fair condition and function properly per the golf course manager in both the low and high tide conditions. The Applicant performs routine maintenance and upkeep of the tide gates to assure that the gates are fully functional at all times. See Chapter 3F, Stormwater Management, for further details.

The results of the Magee-Hollands wetland functional assessment are presented in Table 3E-1 below:



Source: Wetland Characterization Assessment - Figure 5, prepared by Nelson, Pope and Voorhis, LLC (September 17, 2012), as revised by VHB based on current conditions as observed on May 17-18, 2016



Table 3E-1 Summary of Magee-Hollands Wetland Functional Capacity Scores

Wetland Function	Golf Course Drainage System 1 (FCI Score)	Golf Course Drainage System 2 (FCI Score)	Golf Course Drainage System 3 (FCI Score)	Isolated Wetland A (FCI Score)
Modification of Groundwater Discharge (FCI Range = 0.19-1.0)	0.55	0.50	0.55	0.28
Modification of Groundwater Recharge (FCI Range = 0.19-1.0)	0.57	0.43	0.62	0.62
Storm and Flood Water Storage (FCI Range = 0.15-1.0)	0.55	1.0	0.52	1.0
Modification of Stream Flow (FCI Range = 0.11-1.0)	0.44	0.0	0.44	0.0
Modification of Water Quality (FCI Range = 0.22-1.0)	1.0	1.0	1.0	0.77
Export of Detritus (FCI Range = 0.27-1.0)	0.39	0.0	0.44	0.0
Contribution to Abundance and Diversity of Wetland Vegetation (FCI Range = 0.13-1.0)	0.20	0.13	0.46	0.60
Contribution to Abundance and Diversity of Wetland Fauna (FCI Range = 0.11-1.0)	0.39	0.36	0.55	0.44

Based on the wetland functional assessment, the wetlands at the Project Site are primarily anthropogenic features that were created or altered to provide drainage and irrigation for the golf course, and to serve as water hazards. These features have been adversely impacted due to stormwater inputs from onsite and offsite sources, as well golf course management practices. The results of the Magee-Hollands wetland functional assessment indicate that the primary functions performed by the Project Site wetlands are the Modification of Groundwater Quality and Storm and Floodwater Storage functions that these features were created or historically altered to perform. As a result of performing these functions, water quality is impaired and bottom substrates within the wetlands have been impacted by mineral and organic sediments. The Project Site wetlands as a whole also offer a moderate

degree of functionality with respect to the Modification of Groundwater Recharge and Modification of Groundwater Discharge functions to/from the underlying groundwater table. Due to their disturbed condition, impaired water quality and siltation impacts, overall functionality is low for the Diversity of Wetland Vegetation and Contribution to Abundance and Diversity of Wetland Fauna functions. Similarly, due primarily to the lack of permanent outlets, overall functionality is low to non-existent for the Export of Detritus and Modification of Stream flow functions.

Field data for the wetland functional assessment showed heavy use by Canada Geese of the turf leading up to the Project Site ponds. A few pairs of ducks and two egrets were also observed utilizing the ponds. However, as mentioned, the results of the wetland functional assessment indicate that due to their disturbed condition, the existing wetlands at the Project Site do not provide high functionality for diversity of wetland vegetation nor do they contribute significantly to habitat for wetland fauna. Rather, the existing wetlands primarily provide modification of groundwater quality and storm and floodwater storage.

As discussed in Chapter 3L, Critical Environmental Area, the Project Site is a designated Critical Environmental Area, primarily for the presence of the surface water features and wetlands, and its sensitive drainage area with the potential for impacting the Hommocks Marsh and coastal waters. Exhibit 3E-1, Drainage Systems and Wetlands, depicts the drainage areas on the Project Site.

b) Relevant Regulations

The United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Maps provide information to the public on the extent and status of the Nation's wetlands. The NWI Maps are guidance documents made available *"...to provide [USFWS biologists] and others with information on the distribution of wetlands to aid in wetland conservation efforts."*² Although certain wetlands and surface waters that appear on the NWI maps *may* be regulated by the federal government as "waters of the United States," according to the NWI Wetlands Mapper website, *"There is no attempt to define the limits of proprietary jurisdiction of any Federal, state, or local government, or to establish the geographical scope of the regulatory programs of government agencies."*³ The NWI classifies wetlands according to the Wetland and Deepwater Habitats Classification System.⁴ According to the NWI Maps (Exhibit 3E-2), Ponds 10 and 13 are classified as PUBHh (Palustrine, Unconsolidated Bottom. Permanently Flooded, Diked/Impounded) and PUBHx (Palustrine, Unconsolidated Bottom. Permanently Flooded, Excavated)

² United States Fish and Wildlife Service National Wetland Inventory - Overview. 2016. Available online at <http://www.fws.gov/wetlands/NWI/index.html>. Accessed July 21, 2016.

³ United States Fish and Wildlife Service National Wetlands Inventory – Data Limits, Exclusions and Precautions. 2016. Available online at: <https://www.fws.gov/wetlands/data/Limitations.html>. Accessed July 21, 2016.

⁴ Cowardin, et al. *Classification of Wetlands and Deepwater Habitats of the United States*. United States Fish and Wildlife Service. 1979.



0 175 350 700 Feet

Hampshire Country Club - PRD

Village of Mamaroneck, NY

**National Wetlands Inventory
(NWI) Wetlands**

Source: U.S. Fish and Wildlife Service



wetlands, respectively. Additionally, Isolated Wetland A, located at the northwestern portion of the Project Site, is classified as a PEM1C (Palustrine, Emergent, Persistent, Seasonally Flooded) wetland.

Currently, the United States Army Corps of Engineers (USACE) determines federal jurisdiction over waters of the United States on a case-by-case basis. In general, traditional navigable waters (TNWs) and their tributaries, as well as wetlands and surface waters with a "significant nexus" to TNWs are generally regulated as waters of the United States by the USACE, while isolated wetlands and surface waters with no significant nexus to TNWs are generally considered non-jurisdictional. Based upon these considerations, pending a formal Jurisdictional Determination by the USACE, it appears that Isolated Wetland A, and Golf Course Drainage System 2 (i.e., Ponds 5 and 6) may not be regulated by the USACE, while Golf Course Drainage Systems 1 and 3 would likely regulated by the USACE as waters of the United States. Land uses and activities that result in direct impacts to regulated waters of the United States (e.g., draining, filling, dredging, discharges, etc.) require a permit from the USACE. Formal jurisdictional determination has not been sought from USACE but will be prior to the completion of the FEIS.

The New York State Department of Environmental Conservation (NYSDEC) regulates freshwater wetlands pursuant to Article 24 of the New York State Environmental Conservation Law ("*Freshwater Wetlands Act*") and its implementing regulations (6 NYS Codes, Rules and Regulations (NYCRR) Part 663 and 664). Permits are required for land uses and activities that take place within regulated wetlands or the surrounding 100-foot adjacent area. Based on review of the NYSDEC Freshwater Wetlands Maps (Exhibit 3E-3), there are no NYSDEC-regulated freshwater wetlands located at or adjacent to the Project Site.

Surface waters and wetlands greater than 2,500 square-feet in area and the 100-foot adjacent area surrounding these features are regulated by the Board of Trustees of the Village of Mamaroneck ("the Village"), pursuant to Village Code Chapter 192 (Freshwater Wetlands), and by the Town Board of the Town of Mamaroneck (the "Town"), pursuant to Town Code Chapter 114 (Wetlands and Watercourses). Accordingly, the seven ponds and two vegetated wetlands at the Project Site, and the respective 100-foot adjacent areas surrounding these features are regulated by the Village or the Town. Specifically, Ponds 5, 6, 10, 11, 18, and the vegetated wetland located contiguous to the west of Pond 10 are located within the Village, while Isolated Wetland A is located within the Town. Portions of Pond 13 are located within both the Village and the Town.

The NYSDEC-regulated tidal wetlands of Delancey Cove occur to the south of the Project Site (Exhibit 3E-3). Tidal wetlands are protected under Article 25 of the New York State Environmental Conservation Law ("*Tidal Wetlands Act*") and its implementing regulations (6 NYCRR Part 661). Various land uses and activities within regulated tidal wetlands require a permit from the NYSDEC. The NYSDEC's tidal wetland jurisdiction also extends up to 300 feet landward of tidal wetlands, however this jurisdiction is limited by the ten-foot elevation contour above mean sea level or to the seaward edge of existing functional structures that were created on or before August 20, 1977 (e.g., hardened shoreline structures, paved roads and parking lots, buildings, etc.). As such, it appears that the NYSDEC's tidal wetland jurisdiction





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Hampshire Country Club - PRD

| Village of Mamaroneck, NY

-  DEC Freshwater Wetlands
-  DEC Tidal Wetlands

DEC Wetlands

Source: U.S. Fish and Wildlife Service



in the vicinity of the Project Site would be limited by the seaward edges of Hommocks Road, Oak Lane, Eagle Knolls Road and Cove Lane, or hardened shoreline structures occurring seaward of these roadways. Formal jurisdictional determination will be sought from NYSDEC during the permitting process.

Additionally, both the Village and the Town regulate tidal wetlands and the 100-foot adjacent area associated with these features.

2. Future without the Proposed Project

Under the No-Action Alternative, the wetlands at the Project Site would remain as described in Existing Conditions. The primary functions of the wetlands at the Project Site would continue to be stormwater management and drainage from onsite and offsite sources, as well as golf course water hazards. As such, it is anticipated that water quality within the wetlands would continue to be impaired and impacts to bottom sediments by mineral and organic sediments would continue. As implementation of the Landscaping Plan (described below) would not occur, the proposed stormwater management system and plantings would not be installed and a reduction of the golf course use on the Project Site would not occur. As a result, it is anticipated that wetland vegetative diversity and the overall ecological functionality of the wetlands as habitat for wildlife would remain low.

As documented in Chapter 2, Project Description, Section 2(B), current economic and financial factors at the Project Site driving the need for the proposed development will also continue. The future of the Project Site without the Proposed Action would result in the golf course and membership club not being a sustainable business in the long run. Operations of the club, and maintenance of the ponds, drainage ditches and wetlands currently located at the Project Site, would cease. As demonstrated at various other clubs that have closed over the last decade, the loss of a daily custodian to maintain the open space on golf courses results in degradation and property damage through neglect.⁵ Thus, without a custodian to manage the grounds, the quality of these features would diminish significantly.

3. Potential Impacts

a) Wetland Functionality

As a result of the Proposed Action, no direct impacts (e.g., filling, draining, clearing of vegetation, etc.) to the wetlands at the Project Site would occur. Further, while some of the golf holes would be maintained along the perimeter of the Project Site, no development or ground disturbance from the

⁵ Business Insider article, entitled "These Eerie Photos of Deserted Golf Courses Reveal a New Norm in America," dated March 5, 2017, and Bloomberg article, entitled "America's Golf Courses are Burning," dated August 15, 2016, both provided in Appendix A.



proposed residential buildings or tennis courts would occur within a minimum of 100 feet of the wetlands at the Project Site.

The wetlands at the Project Site are primarily anthropogenic features that were created or altered to provide drainage and irrigation for the golf course, and to serve as water hazards. These features have been adversely impacted due to stormwater inputs from onsite and offsite sources, as well golf course management practices. The results of the May 2016 Magee-Hollands wetland functional assessment indicate that the primary functions performed by the Project Site wetlands are the Modification of Groundwater Quality and Storm and Floodwater Storage functions that these features were created or historically altered to perform.

Under the proposed PRD, stormwater would be directed to a stormwater management system consisting of a series of catch basins, drainage pipes, infiltration basins, bioretention basins, stone diaphragms, continuous deflective system (CDS) units and dry wells designed to filter pollutants and control runoff from impervious surfaces. Specifically, four infiltration basins and bioretention basins ranging in size from 1,400 square feet to 10,000 square feet will be located within the Project Site. CDS units are proposed as pre-treatment for the infiltration basins. The stone diaphragms serve as pre-treatment for bioretention basins. In addition, per the proposed PRD Landscaping Plan, the basins and wetlands on the Project Site would be landscaped with a 20-foot buffer of native plantings (see Exhibit 2-14a and b in Chapter 2, "Description of Proposed Project").

As a result of the proposed stormwater management system, onsite stormwater discharges to the three existing golf course drainage systems would decrease, with a corresponding reduction in discharges of pollutants, organic material and mineral sediments to the ponds that comprise these systems. Similarly, the proposed PRD would result in a partial change in use of the Project Site from an actively managed golf course to a smaller, 36.8-acre golf course and residential development with 36 acres of open space. As golf course management practices would be limited to the perimeter of the Project Site, an overall reduction in fertilizer, pesticide, and herbicide applications would occur. No applications of these materials are currently proposed or anticipated within the 36 acres of open space that surround the existing wetlands. Based upon the foregoing anticipated reductions in stormwater inputs and fertilizer, pesticide, and herbicide applications, an overall improvement in water quality is expected for the wetlands at the Project Site, resulting in improved functionality for the Magee-Hollands Modification of Groundwater Quality wetland function.

It is further anticipated that, given the maintenance of the golf courses along the perimeter of the Project Site, which includes many of the wetlands on the Project Site, these wetlands would continue to perform the Magee-Hollands Modification of Groundwater Quality and Storm and Floodwater Storage functions that these features were created or historically altered to perform. The wetlands would also continue to provide functionality with respect to the Modification of Groundwater Recharge and Modification of Groundwater Discharge functions. Finally, due to the anticipated water quality improvements, the scaling back of golf course management practices, and implementation of the PRD Landscape Plan,



some improvements are anticipated for the Magee-Hollands Diversity of Wetland Vegetation and Contribution to Abundance and Diversity of Wetland Fauna functions as a result of the proposed PRD. Existing wetlands that provide habitat for the prevalent species observed during field visits to the Project Site, including Canada Geese and ducks, would be maintained by the proposed project within the 36.8-acre golf course, 36 acres of open space and Project Site ponds. These species may benefit from the anticipated water quality improvements as well.

In summary, no direct disturbance would occur to any of the Project Site wetlands as a result of the proposed PRD. Moreover, no residential development would occur within the 100-foot adjacent areas of the Project Site wetlands. The Project Site wetlands would continue their current functions of providing drainage and irrigation for the golf course, and serving as water hazards. Accordingly, no significant adverse impacts to wetlands are anticipated as a result of the proposed PRD. Furthermore, taking into account the existing impaired/degraded ecological conditions with the wetlands at the Project Site, the proposed PRD would result in improvements to the overall functionality of the Project Site wetlands, with respect to water quality and stormwater storage/remediation functions.

b) Relevant Regulations

As detailed in Section 3E-1(b), pending a formal Jurisdictional Determination by the USACE, it appears that Isolated Wetland A, and Golf Course Drainage System 2 (i.e., Ponds 5 and 6) may not be regulated by the USACE, while Golf Course Drainage Systems 1 and 3 would likely regulated by the USACE as waters of the United States. Land uses and activities that result in direct impacts to regulated waters of the United States (e.g., draining, filling, dredging, discharges, etc.) require a permit from the USACE. However, as no such impacts are proposed, a USACE permit would not be required for the proposed PRD.

Based on review of the NYSDEC Freshwater Wetlands Maps (Exhibit 3E-3), there are no NYSDEC-regulated freshwater wetlands located at or adjacent to the Project Site. Accordingly, an NYSDEC Freshwater Wetlands Permit would not be required for the proposed PRD. As detailed in Section 3E-1(b), it appears that the NYSDEC's tidal wetland jurisdiction in the vicinity of the Project Site would be limited by the seaward edges of Hommocks Road, Oak Lane, Eagle Knolls Road and Cove Lane, or hardened shoreline structures occurring seaward of these roadways. Accordingly, pending receipt of a Determination of No Jurisdiction from the NYSDEC, it appears that a Tidal Wetlands permit would not be required for the proposed PRD.

Finally, as mentioned, surface waters and wetlands greater than 2,500 square-feet in area and the 100-foot adjacent area surrounding these features are regulated by the Board of Trustees of the Village of Mamaroneck, pursuant to Village Code Chapter 192 (Freshwater Wetlands), and by the Town Board of the Town of Mamaroneck, pursuant to Town Code Chapter 114 (Wetlands and Watercourses). Accordingly, the seven ponds and two vegetated wetlands at the Project Site, and the respective 100-foot adjacent areas surrounding these features are regulated by the Village or the Town. However, no



activity or disturbance is proposed for the wetlands or adjacent areas; therefore, a wetlands permit from the Village or Town is not required.

4. Mitigation

As detailed in the Landscaping Plan (see Exhibit 2-14a and b in Chapter 2, "Description of Proposed Project"), implementation of the proposed PRD would result in the installation of native plantings along perimeter areas of the proposed stormwater management basins, ponds and wetlands. The species to be planted include native trees, shrubs and herbaceous plant species that commonly occur within pond edge communities in southeastern New York State. Among the proposed species are red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), tupelo (*Nyssa sylvatica*), summersweet (*Clethra alnifolia*), winterberry (*Ilex verticillata*), gray dogwood (*Cornus racemosa*), switchgrass (*Panicum virgatum*), Joe-Pye weed (*Eupatorium purpureum*), tussock sedge (*Carex Stricta*) and others. It is anticipated that the vegetated infiltration and bioretention basins would improve overall plant and wildlife species diversity, stormwater storage/remediation and groundwater recharge.

The proposed PRD stormwater management system represents a significant mitigation measure, both for the Project Site wetlands and the Project Site overall. The system has been designed to filter pollutants and control runoff from impervious surfaces and includes four infiltration basins and bioretention basins ranging from approximately 1,400 square feet to 10,000 square feet, CDS units, and drywells for each of the residential units at various locations at the Project Site. As a result, onsite stormwater discharges to the three existing golf course drainage systems would decrease, with a corresponding reduction in discharges of pollutants, organic material and mineral sediments to the ponds that comprise these systems.

Additional wetland mitigation would occur through the establishment of 36 acres of open space within the wetland watershed, as compared to existing Project Site usage as an actively managed golf course. As golf course management practices would be limited to the perimeter of the Project Site, a significant overall reduction in fertilizer, pesticide, and herbicide applications would occur at the Project Site. Based upon the foregoing anticipated reductions in stormwater inputs and fertilizer, pesticide, and herbicide applications, a significant overall improvement in water quality is expected for the wetlands at the project site.

In summary, taking into account the existing impaired/degraded conditions of the Project Site wetlands, as well as the minor proposed impacts to these features (no development within the 100-foot wetland buffer areas), the proposed mitigation measures described above would result in substantial improvement over existing conditions. Formal jurisdictional determination will be sought from USACE and NYSDEC prior to the completion of the FEIS.



F. STORMWATER MANAGEMENT

1. Existing Conditions

a) Drainage Patterns and Existing Stormwater Runoff

The Project Site is located within the Atlantic Ocean/Long Island Sound Watershed and what is known as the Larchmont Harbor Drainage Basin¹. According to the NYS Department of Environmental Conservation, this watershed “experiences considerable impact and stress from a variety of sources throughout the densely populated urban area. However, in spite of these impacts, the waters of the basin remain a rich and valuable recreational, ecological and economic resource.”² The project is not located within a TMDL (Total Maximum Daily Load) watershed, nor does it discharge into a 303(d)-listed waterbody.³

The golf course, with its associated landscaped fairways, roughs, trees, and several ponds, composes the majority of the Project Site. Existing impervious surfaces include the main clubhouse and accessory recreational buildings, parking lots, paved pathways, and tennis courts. Together, these impervious buildings and features constitute approximately six acres of the Project Site.

The Project Site is located within the 100-year tidal floodplain. According to the USDA, NRCS soil survey for Westchester County, NY, the majority of the golf course is hydrologic soil group D. The rest of the site is hydrologic soil group B. The USDA soils report is included in the Stormwater Pollution Prevention Plan (SWPPP) included in Appendix H and soils are detailed in Chapter 3C, Geology.

In general, the site rainfall runoff drains toward the golf course and then drains to two discharge points (Point A and B) before eventually discharging to the Long Island Sound. Discharge Point A is at the existing pond where Hommocks Road and Eagle Knolls Road intersect. Discharge Point B is at existing pond located at southeast of the property next to Delancey Cove.

The Project Site currently contains three drainage systems. The first is located primarily within the Town of Mamaroneck’s portion of the Project Site, the second in the northeast corner of the Project Site, and the third on the southern portion of the Project Site. See Exhibit 3E-1 in Chapter 3E, Surface Water Courses and Wetlands, for an illustration of the Project Site drainage systems. In general, the golf course

¹ Village of Mamaroneck Local Waterfront Revitalization Plan, Figure II-8, Drainage Basins Map

² “Atlantic Ocean/Long Island Sound Watershed.” New York State Department of Environmental Conservation

³ A total maximum daily load (TMDL) is the calculation of the maximum amount of a pollutant allowed to enter a waterbody that the waterbody will meet and continue to meet water quality standards for that particular pollutant. The Environmental Protection Agency’s 303(d) Program assists states, territories and authorized tribes in submitting lists of impaired waters and developing TMDLs.



has a lower ground surface elevation in comparison to its surrounding area. Consequently, rainfall runoff from the surrounding areas will drain to the Project Site, through the three drainage systems, and ultimately to the Long Island Sound.

Per Chapter 4 of the New York State Stormwater Management Design Manual (SMDM) from January 2015, given that the Project Site is located within the Long Island Sound tidal area and onsite runoff is discharging into the tidal water, water quantity controls are not required for new development on the Project Site (See section 3a, Description of Proposed Drainage System and Analysis of Water Quality Impacts, below for further explanation).⁴ Therefore, peak rates of runoff were not evaluated for this analysis.

b) Drainage Infrastructure

Existing on the Project Site is a system of seven ponds, two vegetated marshlands, drainage pipes, and several drainage ditches that channel runoff away from the property and toward the Long Island Sound. Ponds are located across the Project Site, including two ponds to the northeast; one long pond in the Town of Mamaroneck portion of the Project Site; one pond at the border between the existing golf course and the Fairway Green townhomes; and several ponds at the southern end of the Project Site that connect directly to the Long Island Sound. Two drainage ditches are located on the northwest portion of the Project Site, connecting the northeast ponds. Another series of ditches are located on the eastern and southern portions of the Project Site. The southern ponds discharge to an existing drainage ditch the to the west through a culvert under the existing Eagle Knolls Road ultimately to the tide gates in Delancey Cove. Under the proposed condition the culvert under the existing Eagle Knolls Road will remain and the vacated portion of Eagle Knolls Road will be converted to a pathway. The ponds and man-made drainage ditches have well defined, rock-lined edges, and serve a dual function as drainage infrastructure and water hazards for the golf course. A network of underground pipes connects the surface water features described above.

There are two sets of existing tide gates on the Project Site. At the southwestern end of the Project Site near Hommocks Road, there are two existing tide gates and at the southeastern end of the Project Site near the intersection of Cove Road and Eagle Knolls Road there are three existing tide gates. These tide gates control the input and output of water between the Project Site and Delancey Cove which is tributary to the Long Island Sound. During high tide, the tide gates will close to prevent tidal water from entering the Project Site. After the tidal waters recede, the tide gates will open to release any flooding

⁴ New York State Stormwater Management Design Manual, Chapter 4, Section 4.4 "The C_{pv} requirement does not apply in certain conditions, including the following: the site discharges directly tidal waters or fifth order (fifth downstream) or larger streams"; Section 4.5 "The overbank flood control requirement (Q_p) does not apply in certain conditions, including: The site discharges directly tidal waters or fifth order (fifth downstream) or larger streams."; Section 4.6 "The 100-year storm control requirement can be waived if: The site discharges directly tidal waters or fifth order (fifth downstream) or larger streams."



within the Project Site. The tide gates are sized for a typical tide, not a tidal storm event. Both sets of tide gates were inspected and documented.

The two tidal gates at the southwestern end of the Project Site near Hommocks Road were inspected from the southwestern-most pond on the Project Site to two chambers that are adjacent to the Hommock's School sports fields, to the outfall at Delancey Cove that is adjacent to the Larchmont Flint Park. Both tidal gates, which are located in a subgrade vault, appear to be in fair condition and function properly per the golf course manager in both the low and high tide conditions. The applicant performs routine maintenance and upkeep of the tide gates to assure that that the gates are fully functional at all times. (Refer to Appendix I for Documentation of Tide Gates).

The three tidal gates at the southeastern end of the Project Site near the intersection of Cove Road and Eagle Knolls Road were inspected from the southeastern-most pond on the Project Site to the outfall at Delancey Cove which is located southwest of the existing Clubhouse. All three tidal gates appear to be in fair condition and function properly per the golf course manager in both the low and high tide conditions. The applicant performs routine maintenance and upkeep of the tide gates to assure that that the gates are fully functional at all times. (Refer to Appendix I for Documentation of Tide Gates).

c) Relevant Regulations

Chapter 294 of the Village of Mamaroneck Code outlines regulations for Stormwater Management and Erosion and Sediment Control. Any land development activity that results in the disturbance of land greater than 1,000 square feet requires a Stormwater Pollution Prevention Plan (SWPPP) per §294-4(A)(1). The Proposed Action will require a SWPPP and adherence to Chapter 294 of the Village of Mamaroneck Code. The following is a summary of the regulations as they relate to the project:

- The Stormwater Pollution Prevention Plan (SWPPP) must be prepared in accordance with the specifications per § 294-8(B), which outlines required contents of the document.
- Development activities must conform to the technical, performance and design standards defined in the New York State Stormwater Management Design Manual (SMDM) dated January 2015 and the New York Standards and Specifications for Erosion and Sediment Control dated November 2016, per §294-9(A).
- Any land development activity shall not cause an increase in turbidity that will result in substantial visible contrast to natural conditions in surface waters of the State of New York, per §294-9(B).

2. Future without the Proposed Project

Without the Proposed Action, conditions on the Project Site would remain as previously described in this chapter under Existing Conditions. See the No Action Alternative described in Chapter 4, for more detailed information.



3. Potential Impacts

a) Description of Proposed Drainage System and Analysis of Water Quality Impacts

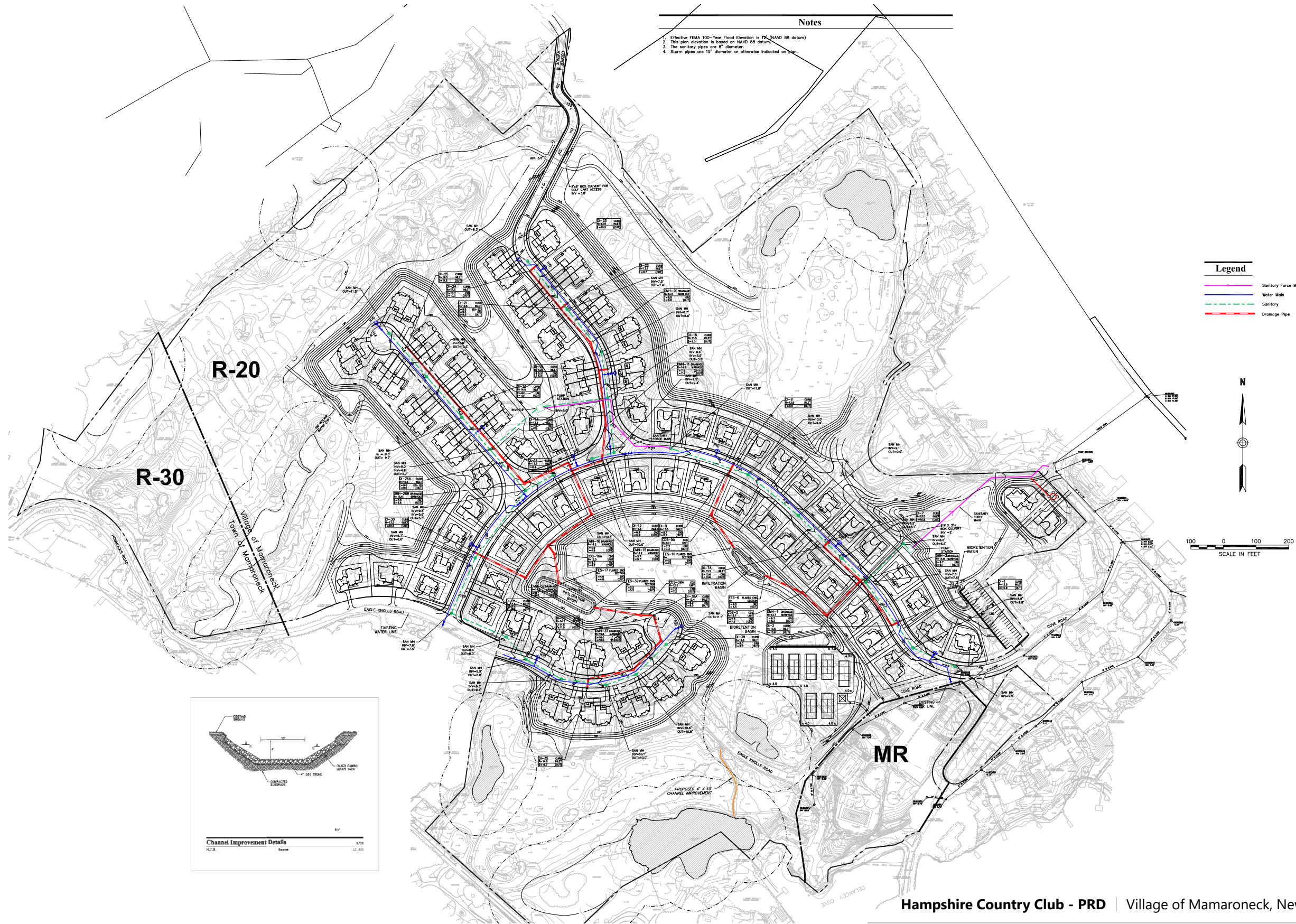
The Proposed Action will result in an increase in impervious surfaces on the Project Site. This will consist of approximately 14.3 acres of impervious area of which 8.3 acres is new impervious area. The total disturbance area of the development is approximate 55.6 acres. The increase in impervious surfaces will result in an increase in pollutants and likely a corresponding increase in the peak rate of stormwater runoff. However, per Chapter 4, Sections 4.4 through 4.6, of the SMDM, given that the Project Site is located within the Long Island Sound tidal area and onsite runoff is discharging into the tidal water, water quantity control, such as channel protection volume, overbank flood control, and extreme flood control, is not required (see footnote 3 above for exact language).

Runoff from the proposed development will drain toward the same discharge Points A and B as under existing conditions. There is a reduction in the contribution drainage area to discharge Point A under proposed conditions which offset the increase in peak rates of runoff due to the development, resulting in decreases of the 100-year peak rate at discharge Point A from 116 cfs (existing) to 113 cfs (proposed).

Increases in the contribution drainage area to discharge Point B under the proposed development will increase the peak rate runoff to discharge Point B. The 100-year peak rate increases from 189 cfs (existing) to 220 cfs (proposed). The drainage channel draining from the Project Site to Delancey Cove would have to be modified to have a minimum 10 feet wide by 4 feet deep in order to convey the increase in peak flowrate. The proposed channel improvement will include a stabilized riprap channel bottom underlaid by filter fabric. Side slope of the channel to be 2 horizontal to 1 vertical. Refer to Exhibit 3F-1 for channel improvement details. There are no anticipated impacts associated with the channel improvements and since the channel improvements are upstream of the tidal gates, no additional permitting is required to construct.

A Stormwater Pollution Prevention Plan (SWPPP), provided in Appendix H, has been prepared to ensure that the quality of stormwater runoff after development will not be substantially altered from the existing conditions, in compliance with Village of Mamaroneck Code §294-4(A)(1).

As outlined in the SWPPP, the proposed drainage system for the Project Site consists of drainage pipes, infiltration basins, bioretention basins, continuous deflective system (CDS) units, stone diaphragms and dry-wells. The infiltration basins, bioretention basins and dry wells will treat water runoff to provide water quality control. The CDS units serve as water quality pre-treatment devices for the infiltration basins. The stone diaphragms serve as pre-treatment for bioretention basins. Runoff from the Project Site will be collected via the proposed drainage system along the proposed





roads. This runoff will then be discharged to the proposed infiltration and bioretention basins for water quality treatment. The two infiltration basins and two bioretention basins range from approximately 1,400 square feet to 10,000 square feet. Exhibit 3F-1, Grading and Utility Plan, shows the locations of the proposed infiltration basins and bioretention basins. The roof runoff will be drained to proposed dry well for water quality treatment. One drywell is needed per each residential unit. Each drywell is 8 feet in diameter and 6.5 feet deep. The drywells are located at least 15 feet from the rear of the building.

The proposed drainage system described above is designed to capture any sediment and mitigate an increased turbidity that may result from the Proposed Action. As a result of implementation, it is expected that there will be no significant water quality impacts on receiving wetlands or downstream discharge points, including the fields at Hommocks Middle School or Little Harbor, per §294-9(B) of the Village Code. Therefore, improvements to downstream components of the drainage system are not required.

b) Proposed Erosion and Sediment Impacts

A detailed Sediment and Erosion Control Program will be implemented to mitigate the short-term impacts of soil erosion. Erosion and sediment control practices that will be implemented for proposed disturbance areas include inlet protection, installation of a silt fence, straw bale, and erosion blanket. All of the sediment and erosion controls provided would be designed in accordance with the New York Standards and Specifications for Erosion and Sediment Control, dated November 2016, and the New York State Department of Environmental Conservation, SMDM, dated January 2015, as specified in Chapter 294 of the Village of Mamaroneck Code. As a result of the proposed Sediment and Erosion Control Program, it is expected that there will be no significant erosion or sediment impacts on the Project Site nor are there expected to be sedimentation impacts and induced turbidity in the Long Island Sound or other downstream water courses.

Construction is proposed to be performed in steps of five acres or less of disturbance in accordance with NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit for Construction Activities as required by the Mamaroneck Village Code, Section 294. The preliminary phasing plan is included as Exhibit 3F-2. Each phase will provide soil erosion and sedimentation controls for cut and fill activities and construction traffic to protect downgradient protection for storm water facilities and discharge points. Steps of cut and fill will be stabilized in accordance with Soil Erosion and Sediment Control requirements before proceeding to the subsequent steps. Construction steps will be coordinated with the Village and weekly inspections will be performed by a NYSDEC certified inspector or registered engineer to ensure compliance with the project approved SWPPP.

As outlined in Chapter 3P, Historic and Cultural Resources, no significant cultural resource sites, buildings, structures, or objects were identified within the Project Site and therefore the Proposed Action would not impact historic properties, in accordance with Part I.F.8 of the SPDES General Permit.