

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 would remain on the Project Site.



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• Wetland 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
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:

Lead Agency:

Planning Board, Village of Mamaroneck
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Interested/Involved Agencies:

Mamaroneck Village Board of Trustees
Village Hall
169 Mt. Pleasant Avenue
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Village of Mamaroneck Building Department
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Village of Mamaroneck Board of Architectural Review
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Mamaroneck, New York 10543

Village of Mamaroneck Department of Public Works
313 Fayette Avenue
P.O. Box 369
Mamaroneck, NY 10543-0369

Village of Mamaroneck Harbor and Coastal Zone Management Commission
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Westchester County Department of Planning
Westchester County Planning Board
148 Martine Avenue, Room 432
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Westchester County Department of Transportation
148 Martine Avenue
White Plains, NY 10601-4704

Westchester County Department of Public Works
148 Martine Avenue
White Plains, NY 10601-4704

Westchester County Department of Health
25 Moore Avenue
Mount Kisco, NY 10549

New York State Department of Transportation
Eleanor Roosevelt State Office Building
4 Burnett Boulevard
Poughkeepsie, NY 12603



New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12207

New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, NY 12561

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.

Economic conditions are also driving the need for site improvement. Various regional and national indicators establish a downward trend in golfing over the past decade, on both public and private courses, suggesting it would be difficult for the golf course at Hampshire Country Club to remain viable without intervention. Between 2012 and 2013, the number of rounds played in the United States decreased by 4.9 percent. This decline can be attributed to several factors including weather, cost, time allocation, the economy, the aging population, and a general lack of interest in golf by younger players. The net result is that owning, operating, and maintaining a golf club has become 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.

To remain economically viable in the face of declining memberships, therefore, golf courses and country clubs must provide a variety of services or amenities to generate revenue. Newer golf courses will typically have larger facilities for swimming, tennis, and a larger driving range and practice putting green. The Hampshire Country Club evaluated adding amenities of this type, but concluded that they would not be consistent with the surrounding uses in the neighborhood. 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 as of the current club, tennis, and golfing activities as possible. 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, 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, and Westchester 2025 policies.

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 some public streets and the homes that directly border the existing golf course.

Mitigation Measures

The proposed buildings would be architecturally attractive 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 no rock removal would be required to achieve the proposed development approach.

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. 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, bio-retention basins and water quality ponds designed to filter pollutants and control runoff from impervious surfaces. In addition, per the proposed PRD Landscaping Plan, the stormwater basins and ponds 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.¹ 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 bioretention basins and stormwater ponds to collect and treat

¹ 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."



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, bioretention basins, and stormwater ponds. The bioretention basins and stormwater ponds would treat water runoff to provide water quality control.

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 15 feet, which is higher than the preliminary 500-year annual exceedance probability stillwater elevation of 14.1 feet. 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. 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.

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.

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 bioretention basins and stormwater ponds 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 positioned to act as a barrier to these sensitive features 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, 73 new trips during the PM peak hour and 61 new trips during the Saturday peak hour. 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. 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. These open spaces would provide passive recreational opportunities. 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.

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.



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. 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.

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

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.

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 be 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.

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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	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	68.2 acres	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	37 acres of shared open space	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	350,000 cubic yards	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: 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: 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	389	312	312	300	259
School-age Children ²	57	0	93	93	74	74	30	20
Tax Generations	\$5,215,568	\$345,281 ³	\$7,428,241	\$7,428,241	\$5,961,133	\$5,961,133	\$3,725,540	\$2,948,994 ⁴
Net Tax Increase from the Existing Conditions	\$4,870,287	\$0	\$7,082,960	\$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	\$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. 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.

Economic conditions are also driving the need for site improvement. Various regional and national indicators establish a downward trend in golfing over the past decade, on both public and private courses, suggesting it would be difficult for the golf course at Hampshire Country Club to remain viable without intervention. Between 2012 and 2013, the number of rounds played in the United States decreased by 4.9 percent.¹ This decline can be attributed to several factors including weather, cost, time allocation, the economy, the aging population, and a general lack of interest in golf by younger players. The net result is that owning, operating, and maintaining a golf club has become 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.

By way of illustration, the City of White Plains retained two different consultants in 2010 to assess the feasibility of public purchase of Ridgeway Country Club and operation of a public golf course by the City of White Plains. The first study was conducted by Greenwich Golf Group and the second study was conducted by National Golf Foundation Consulting (NGFC). Following review of these two studies, the White Plains Common Council decided not to pursue acquisition of the Ridgeway Country Club.

To remain economically viable in the face of declining memberships, therefore, golf courses and country clubs must provide a variety of services or amenities to generate revenue. Newer golf courses will

¹ Forbes "The Business of Golf" accessed 10/11/2016



typically have larger facilities for swimming, tennis, and a larger driving range and practice putting green. The Hampshire Country Club evaluated adding amenities of this type, but concluded that they would not be consistent with the surrounding uses in the neighborhood. 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. 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:

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• Wetland 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
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:

Lead Agency:

Planning Board, Village of Mamaroneck
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Interested/Involved Agencies:

Mamaroneck Village Board of Trustees
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543



Village of Mamaroneck Building Department
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Village of Mamaroneck Board of Architectural Review
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Village of Mamaroneck Department of Public Works
313 Fayette Avenue
P.O. Box 369
Mamaroneck, NY 10543-0369

Village of Mamaroneck Harbor and Coastal Zone Management Commission
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Westchester County Department of Planning
Westchester County Planning Board
148 Martine Avenue, Room 432
White Plains, NY 10601-4704

Westchester County Department of Transportation
148 Martine Avenue
White Plains, NY 10601-4704

Westchester County Department of Public Works
148 Martine Avenue
White Plains, NY 10601-4704

Westchester County Department of Health
25 Moore Avenue
Mount Kisco, NY 10549

New York State Department of Transportation
Eleanor Roosevelt State Office Building
4 Burnett Boulevard
Poughkeepsie, NY 12603

New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12207



New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, NY 12561

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.

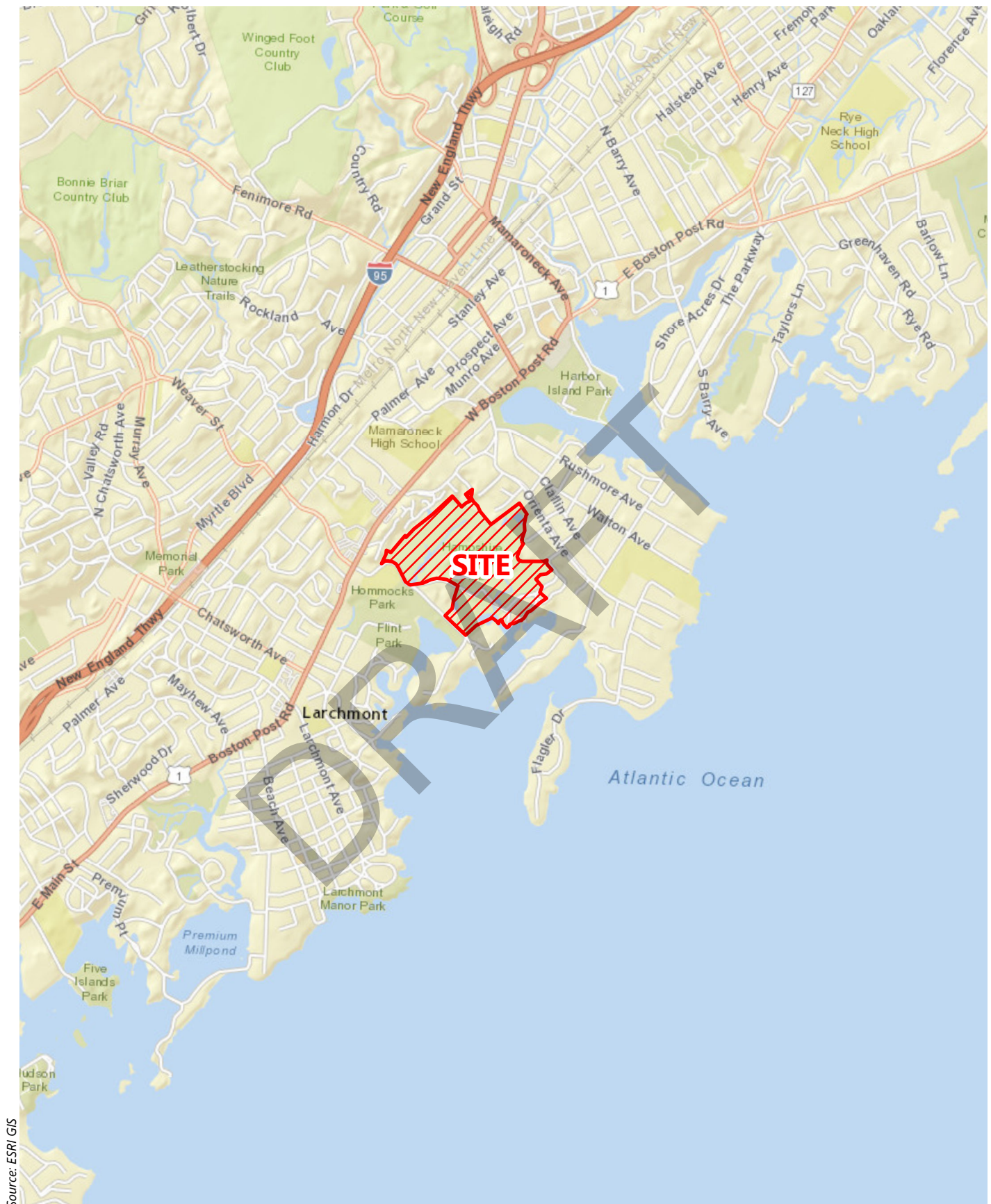
The "PRD Parcel" refers to the 94.5-acre portion of the Project Site located within the Village of Mamaroneck's R-20 Zoning District. The ownership of the proposed residential units to be developed on the PRD Parcel would be fee simple ownership. The proposed common spaces would be managed by a Homeowner's 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.

3. Surrounding Land Uses and Existing Zoning

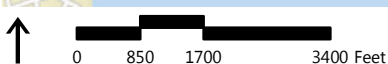
The Village of Mamaroneck contains a mixture of commercial, residential, institutional and open space uses. The Village's primary downtown shopping area is located along Mamaroneck Avenue, extending from the Metro North Railroad Station to Mamaroneck Avenue's termination at the Boston Post Road and Harbor 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



Source: ESRI GIS



Hampshire Country Club - PRD

| Village of Mamaroneck, NY

Regional Location



Source: ESRI GIS

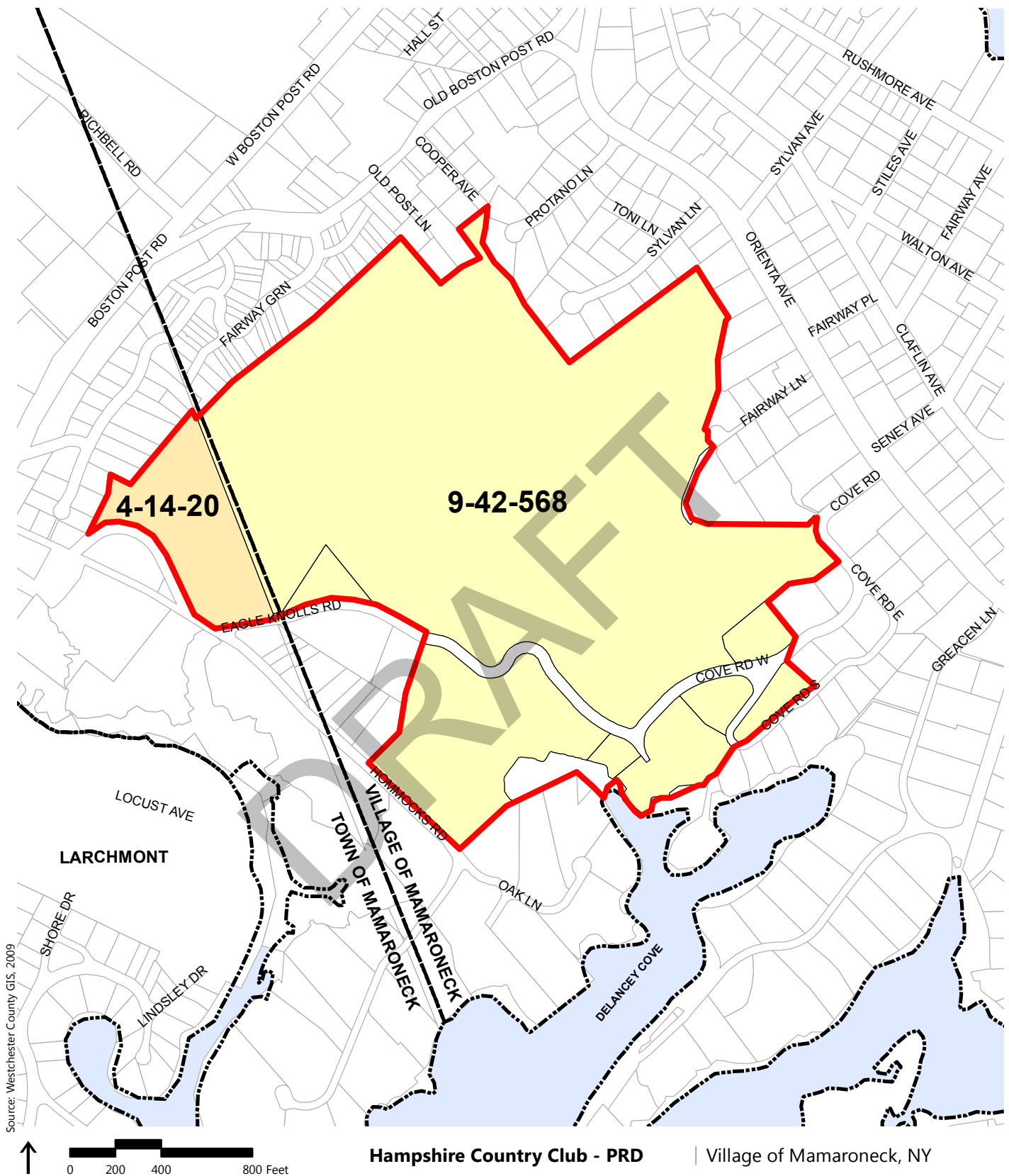


0 225 450 900 Feet

Hampshire Country Club - PRD

| Village of Mamaroneck, NY

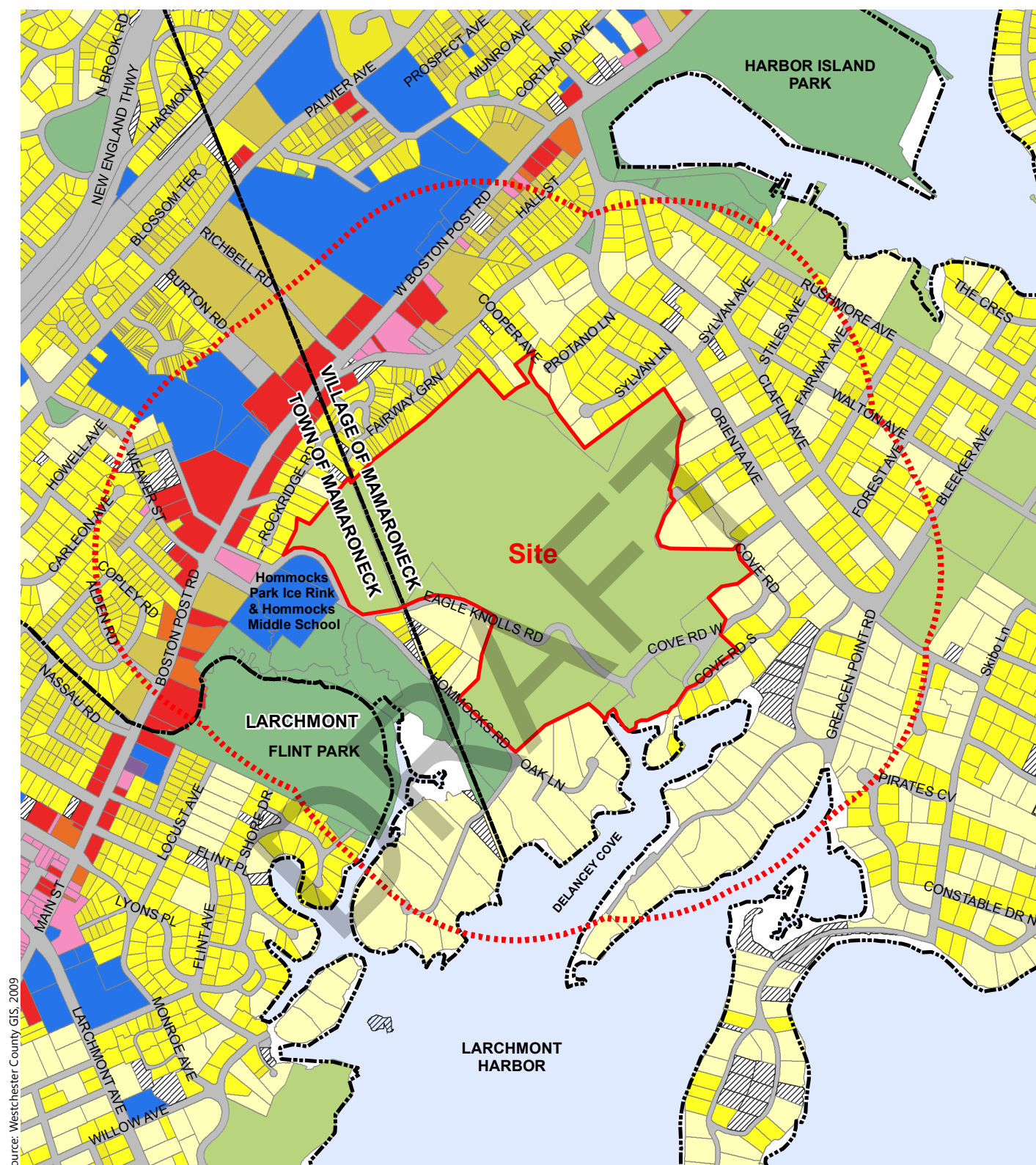
Site Location - Aerial



Legend

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

Tax Map



Source: Westchester County GIS, 2009



0 330 660 1320 Feet

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



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.

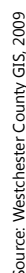
4. Site Conditions

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 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, 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. Hampshire Recreation, LLC currently owns all of the existing structures on-site. 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.

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 A). The existing




A horizontal number line with tick marks at 0, 280, 560, and 1120. The segments are labeled with their lengths: 280 feet between 0 and 280, 560 feet between 280 and 560, and 1120 feet between 560 and 1120.

Hampshire Country Club - PRD

| Village of Mamaroneck, NY

Legend

 Zoning Line

1/4-Mile Radius from Project Site

Existing Zoning



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. The small man-made ponds and drainage ditches do not meet applicable wetland criteria. 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.

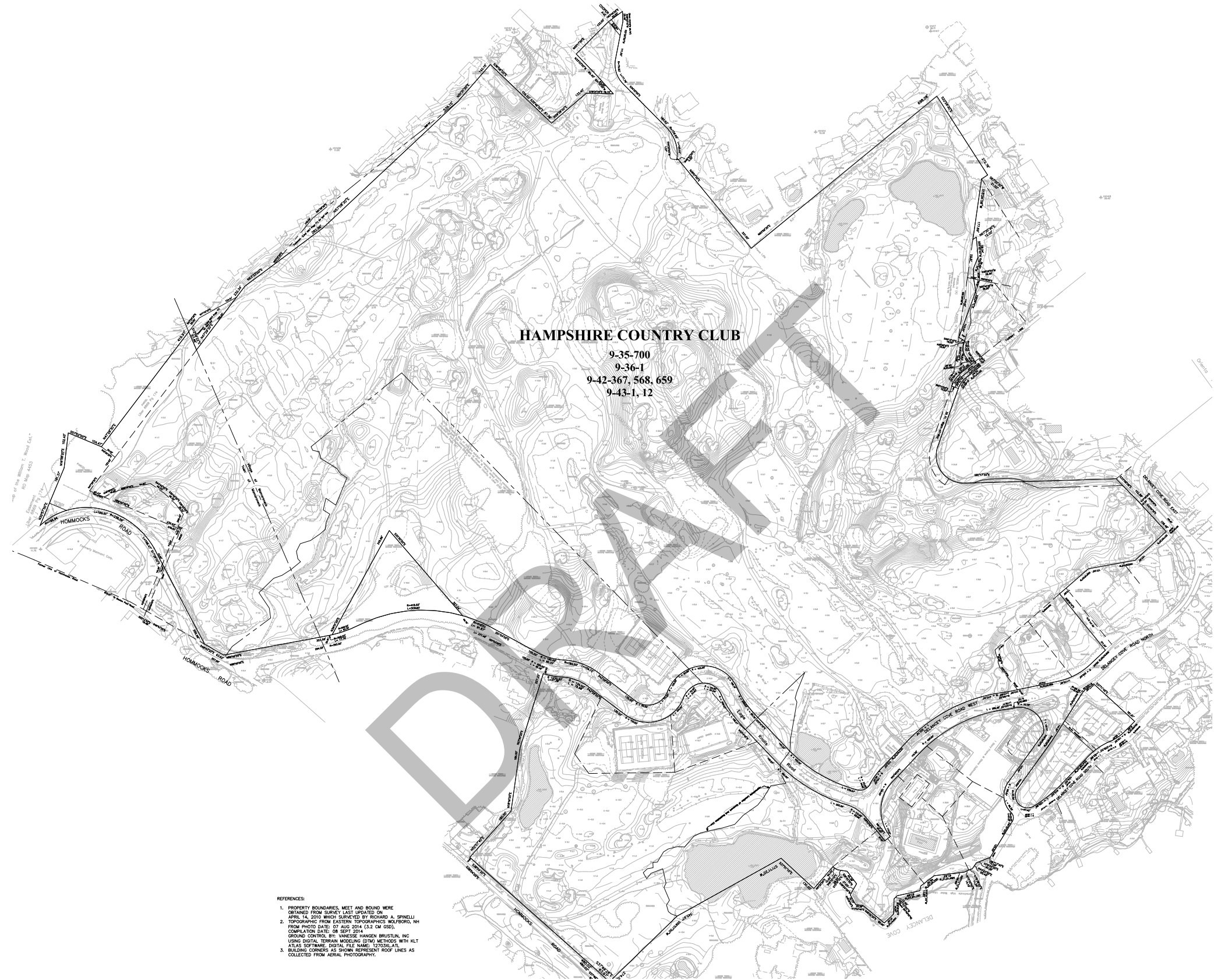
Covenants and Easements on Project Site

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. Several 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 (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.²

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

² 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 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.



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 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. The special permit is set to expire in 2017 and the Applicant has applied for its renewal.

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. 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.

b) Sustainability

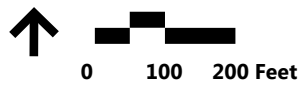
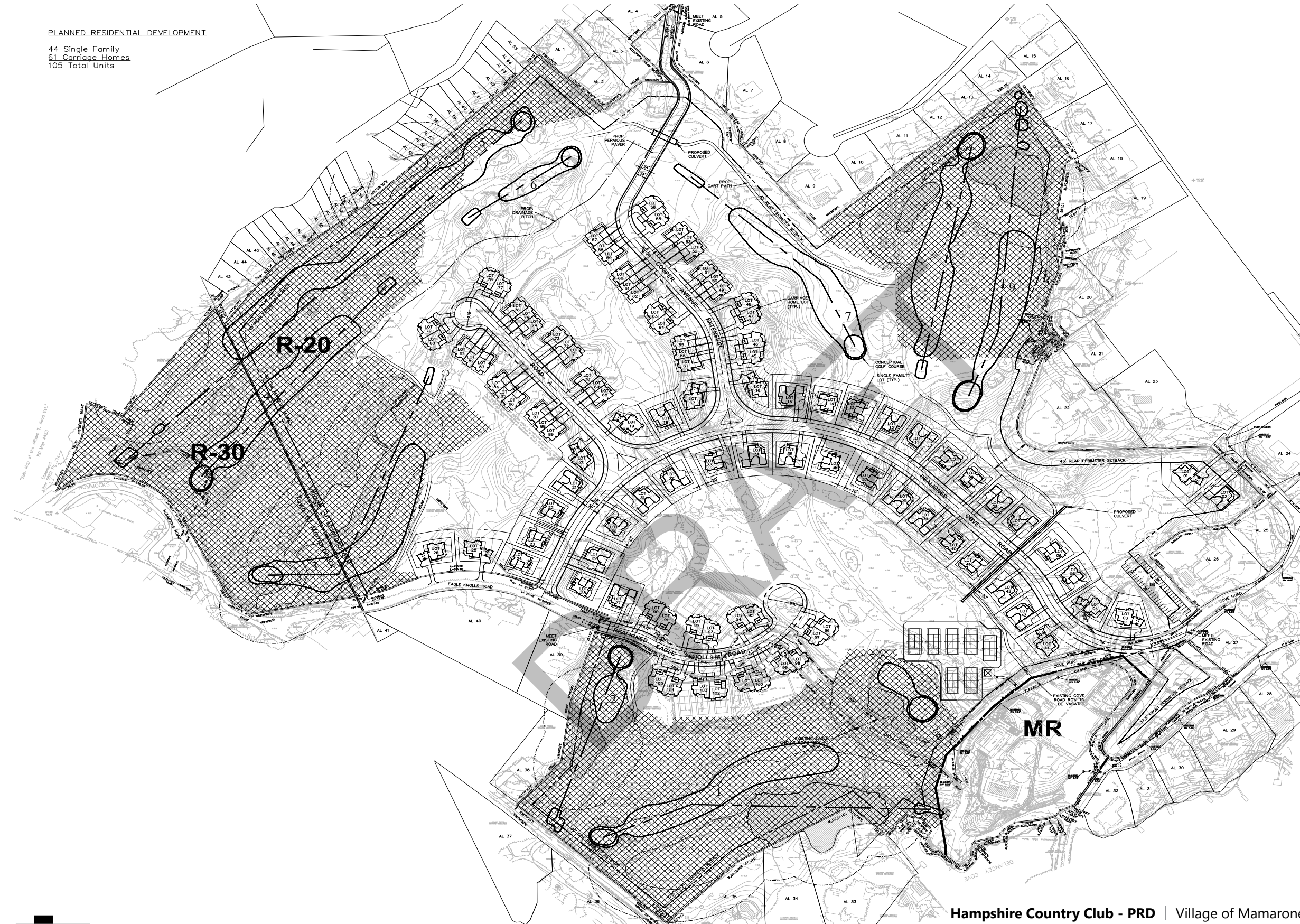
All elements of the project design would incorporate comprehensive sustainable means and methods including resilient and sustainable site elements, use of sustainable and resilient materials and efficient systems and technologies. Sustainable measures in the project design is outlined in three key areas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

PLANNED RESIDENTIAL DEVELOPMENT
44 Single Family
61 Carriage Homes
105 Total Units

Legend

 EXISTING GOLF COURSE TO BE PRESERVED



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

Layout Plan

Source: VHB



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 are 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 and other creative forms of stormwater management.
- 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. 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. 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.

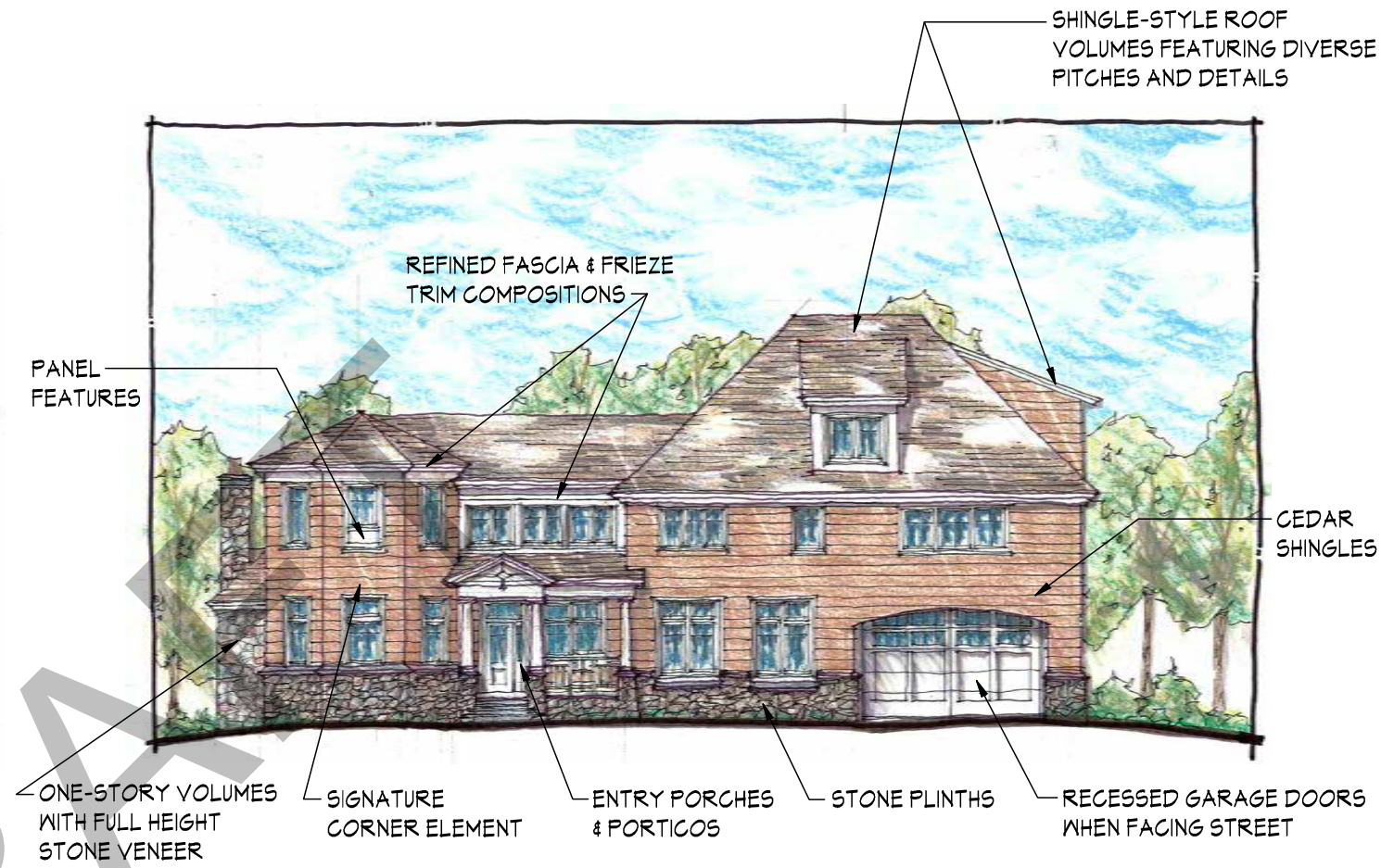
The proposed buildings have been designed to be architecturally attractive and compatible with surrounding residential uses. Exhibit 2-8 shows a conceptual streetscape of the proposed buildings. As proposed, the single family homes and carriage homes will be approximately 35 feet in height. In keeping 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.

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.



TOWNHOUSE (TWO FAMILY) - 1/2



HOUSE (SINGLE FAMILY) - B





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. 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 special permit is set to expire in 2017 and the Applicant intends to apply for its renewal in 2016. Events range in size, however, the majority of events occur in the evenings when other club facilities are not in use.

Hampshire Country Club had 264 members as of early 2017. 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.

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 Proposed Action would include four parking spaces per dwelling unit on the PRD Parcel. In addition, 163 permanent parking spaces for the club and 16 additional overflow spaces for events would be included, 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, accessed via Eagle Knolls Road. Proposed parking would be fully compliant with the existing MR-district parking requirements described above.

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 one-way, exit only 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 other access points, Cove Road to the east and Eagle Knolls Road to the west, 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.

Exhibit 2-9 shows the local and regional roadway network surrounding the Project Site.

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.



Source: ESRI GIS



0 3250 6500 13000 Feet

Hampshire Country Club - PRD

| Village of Mamaroneck, NY

Roadway Network



It is established law in New York 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 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.

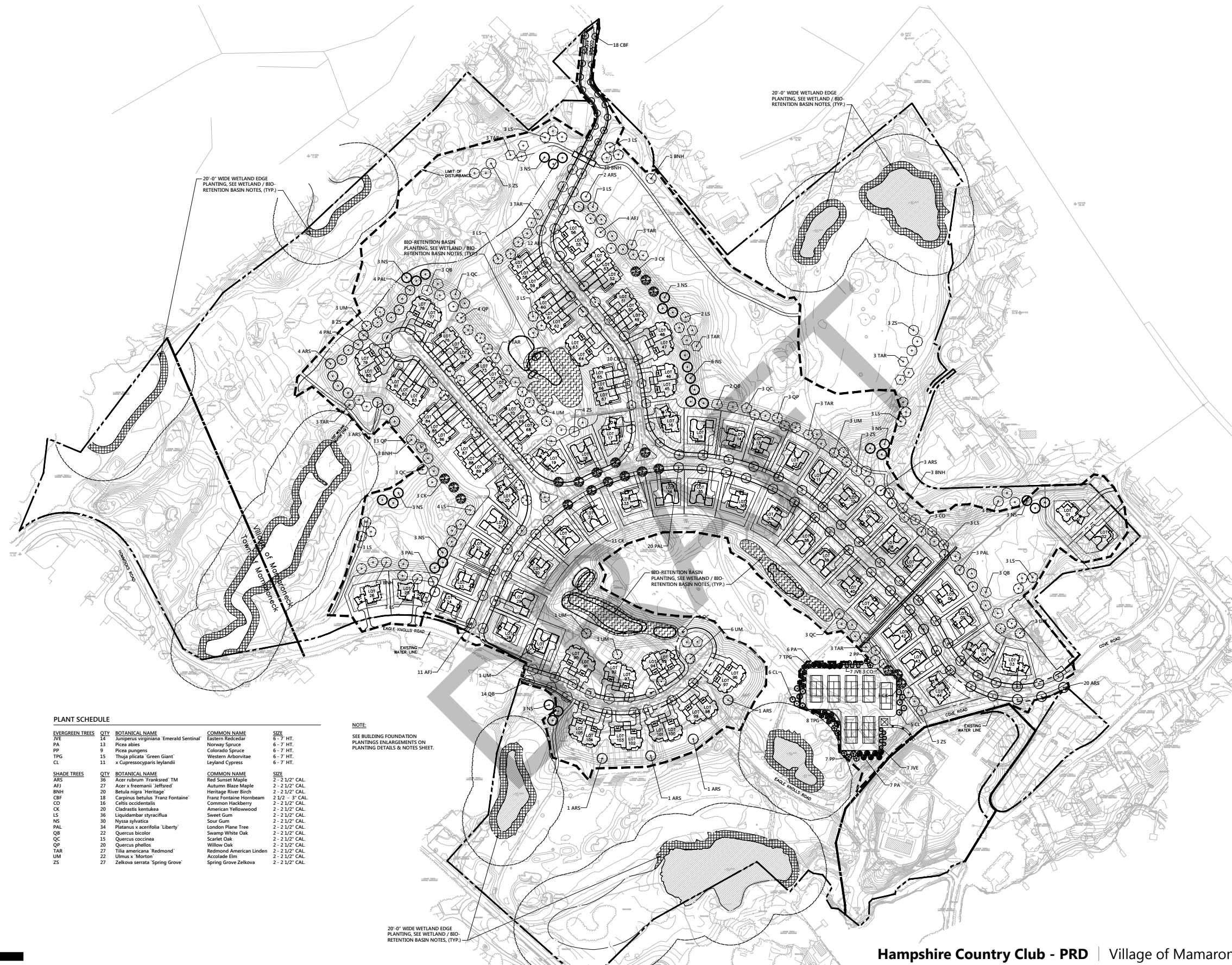
The Proposed Action would provide convenient access to public transit, including rail and bus service. The MTA's Metro-North Railroad's New Haven line runs parallel with Boston Post Road and has two stations in proximity to the Project Site: the Mamaroneck and Larchmont rail stations. The New Haven line 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 2-10 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

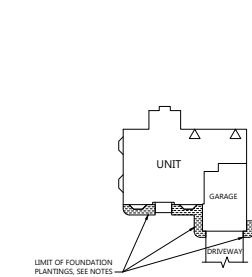


PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PVE	14	Juniperus virginiana 'Emerald Sentinel'	Eastern Redcedar	6 - 7' HT.
PA	13	Picea abies	Norway Spruce	6 - 7' HT.
PP	9	Picea pungens	Colorado Spruce	6 - 7' HT.
TPG	15	Thuja plicata 'Green Giant'	Western Arborvitae	6 - 7' HT.
CL	11	x Cupressocyparis leylandii	Leyland Cypress	6 - 7' HT.
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARS	36	Acer rubrum 'Franksred' TM	Red Sunset Maple	2 - 2 1/2' CAL.
AFJ	27	Acer x freemanii 'Jeffersd'	Autumn Blaze Maple	2 - 2 1/2' CAL.
BNH	20	Betula nigra 'Heritage'	Heritage River Birch	2 - 2 1/2' CAL.
CBF	18	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2 1/2 - 3' CAL.
CO	16	Celtis occidentalis	Common Hackberry	2 - 2 1/2' CAL.
CK	20	Cladrastis kentuckea	American Yellowwood	2 - 2 1/2' CAL.
LS	36	Liquidambar styraciflua	Sweet Gum	2 - 2 1/2' CAL.
NS	30	Nyssa sylvatica	Sour Gum	2 - 2 1/2' CAL.
PAL	34	Platanus x acerifolia 'Liberty'	London Plane Tree	2 - 2 1/2' CAL.
QB	22	Quercus bicolor	Swamp White Oak	2 - 2 1/2' CAL.
QC	15	Quercus coccinea	Scarlet Oak	2 - 2 1/2' CAL.
QP	20	Quercus phellos	Willow Oak	2 - 2 1/2' CAL.
TAR	27	Tilia americana 'Redmond'	Redmond American Linden	2 - 2 1/2' CAL.
UM	22	Ulmus x 'Morton'	Accolade Elm	2 - 2 1/2' CAL.
ZS	27	Zelkova serrata 'Spring Grove'	Spring Grove Zelkova	2 - 2 1/2' CAL.

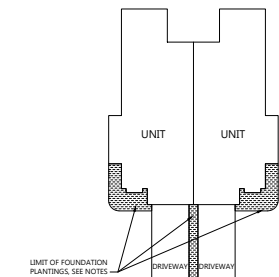
NOTE:

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



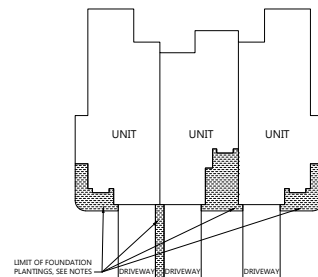
- NOTES**
1. FRONT WALK LOCATION TO BE DETERMINED AND COORDINATED WITH FOUNDATION PLANTINGS.
 2. FOUNDATION PLANTINGS SHALL BE A COMBINATION OF THE FOLLOWING SPECIES:
 - Flowering Dogwood
 - Liriodendron tulipifera
 - Japanese Holly
 - Japanese Plants

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



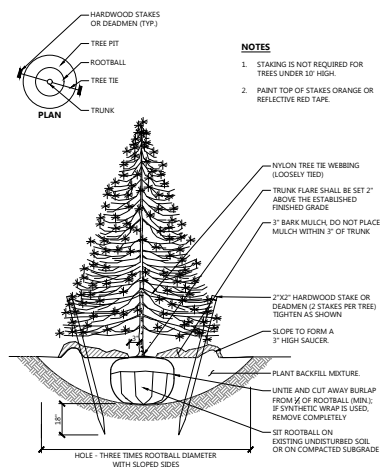
- NOTES**
1. FRONT WALK LOCATION TO BE DETERMINED AND COORDINATED WITH FOUNDATION PLANTINGS.
 2. FOUNDATION PLANTINGS SHALL BE A COMBINATION OF THE FOLLOWING SPECIES:
 - Flowering Dogwood
 - Liriodendron tulipifera
 - Japanese Holly
 - Japanese Plants

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

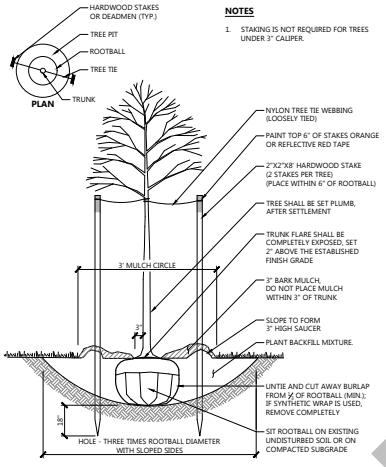


- NOTES**
1. FRONT WALK LOCATION TO BE DETERMINED AND COORDINATED WITH FOUNDATION PLANTINGS.
 2. FOUNDATION PLANTINGS SHALL BE A COMBINATION OF THE FOLLOWING SPECIES:
 - Flowering Dogwood
 - Liriodendron tulipifera
 - Japanese Holly
 - Japanese Plants

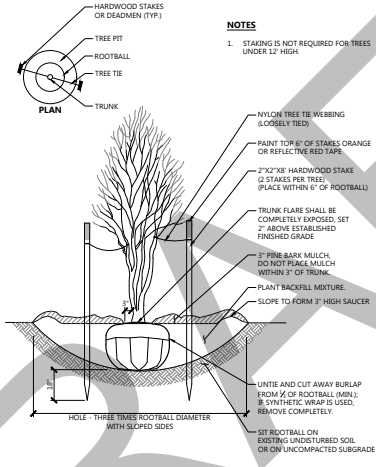
Foundation Planting - Three Unit Configuration 06/16
N.T.S. Source: VHB



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



Tree Planting (For Trees Under 4\"/>



Multistem Tree Planting 1/16
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 LAWN AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUFFICIENT 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 OWNERS 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 OWNERS 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 OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN 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 SEED OR MULCHED AS DIRECTED BY OWNERS REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

WETLAND / BIO-RETENTION BASIN NOTES:

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

TREES:

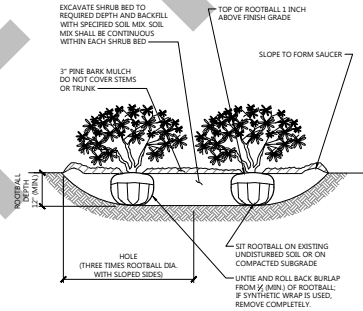
- Acer rubrum - Red Maple
- Betula nigra - River Birch
- Liriodendron tulipifera - Tuliptree
- Liquidambar styraciflua - Sweetgum
- Nyssa sylvatica - Tupelo

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

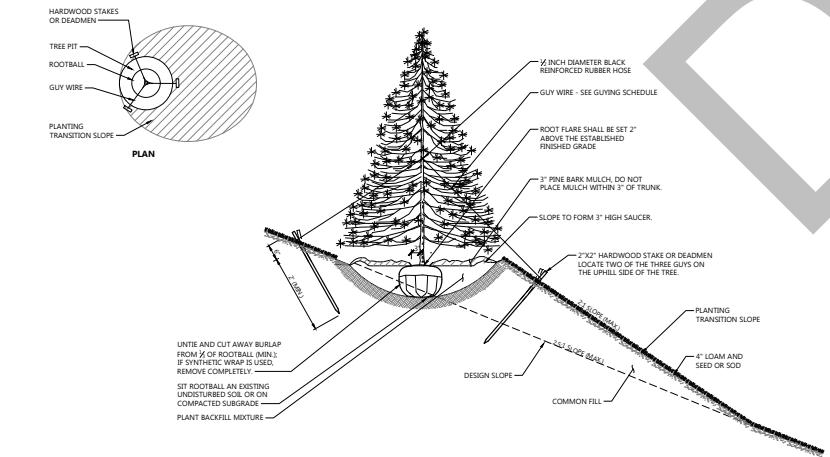
PERENNIALS / ORNAMENTAL GRASSES:

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



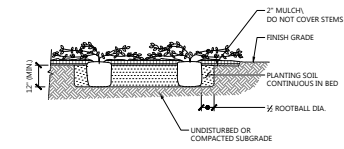
- NOTES**
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

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



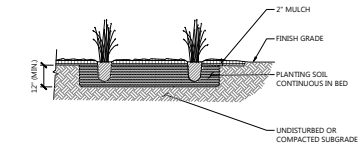
Tree Planting on Slope 1/16
N.T.S. Source: VHB

PLANT SPACING	
PLANT SPACING (A")	ROW SPACING (B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.



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

PLANT SPACING	
PLANT SPACING ("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.



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



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.

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. 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.

h) Utilities and Support Facilities

Exhibit 2-11, 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



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

Grading and Utility Plan

Source: VHB



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. See Chapter 3-I, Sanitary Sewage, for further details.

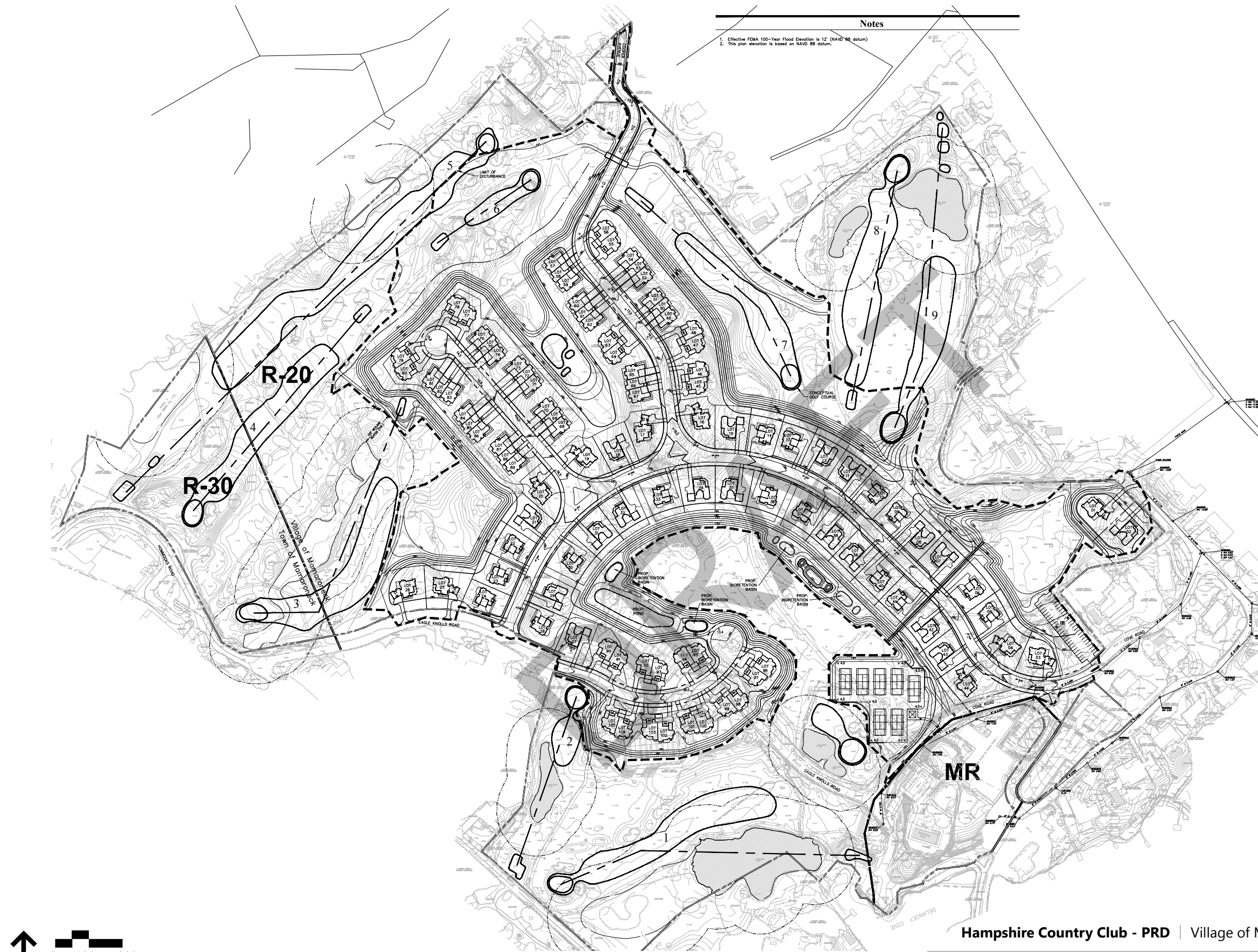
The new houses of the proposed development will require public solid waste removal and public recycling services, with residential pick-up from individual disposal and recycling receptacles, in accordance with Village of Mamaroneck placement and enclosure regulations for Garbage, Rubbish and Refuse. 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.

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 2-12. The grading design consists of grading for the construction of the proposed homes and other hardscape improvements to an elevation of 15 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.

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 2-13. The overall fill associated with the re-grading of the Project Site to accommodate the proposed development is approximately 84,000 cubic yards. Clean fill will be used on the Project Site, according to all proper certifications and construction standards. There is no construction debris processing or reuse proposed for the development. In conformance with Chapter

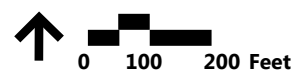
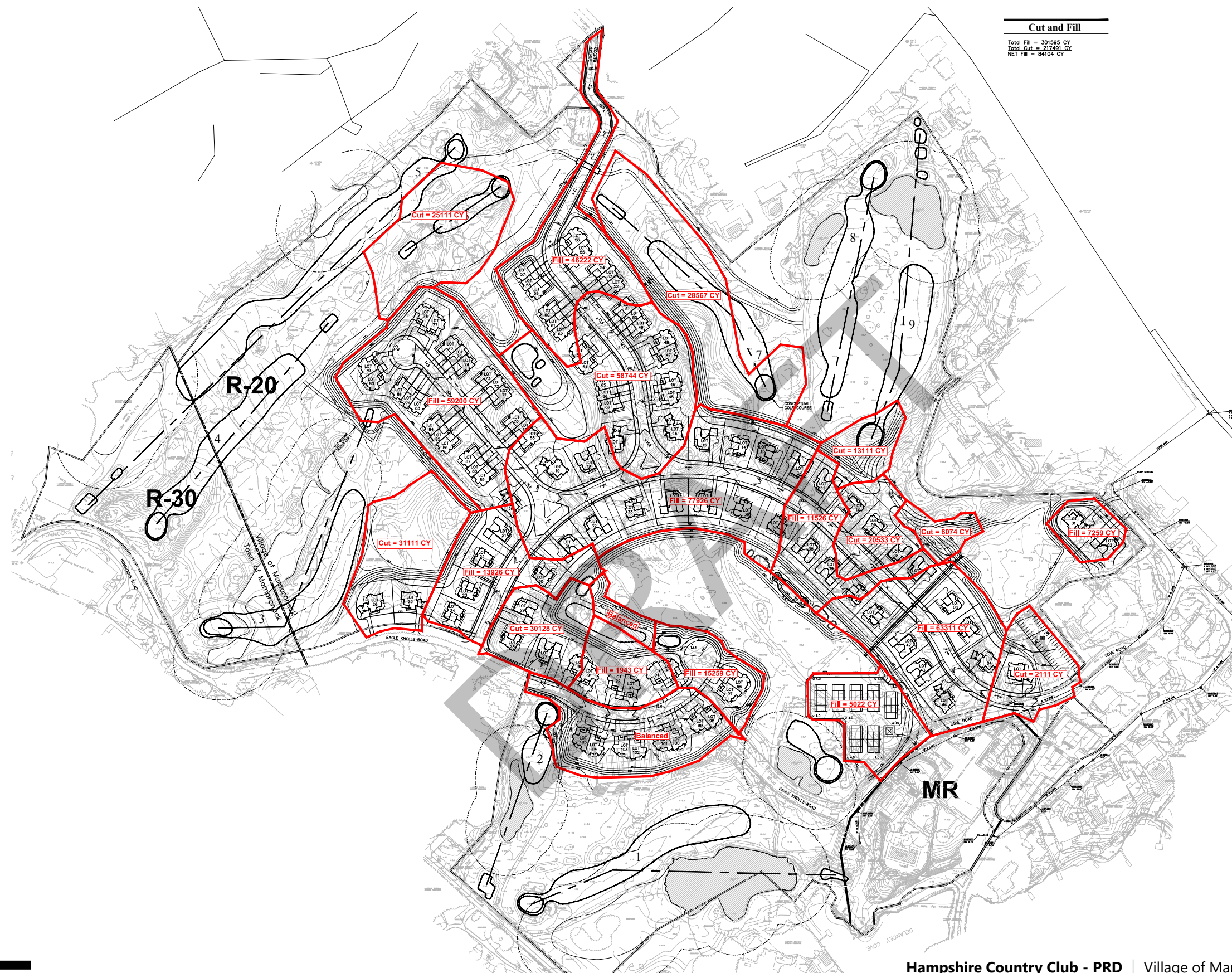


Hampshire Country Club - PRD | Village of Mamaroneck, New York

Grading Plan

Source: VHB

Cut and Fill
 Total Fill = 301595 CY
 Total Cut = 217491 CY
 NET Fill = 84104 CY



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

Cut and Fill Plan

Source: VHB



172 of the Village of Mamaroneck Code, no excavation will occur as part of the Proposed Action. Any slopes created from fill will be vegetated and landscaped to ensure the soil stability.

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. 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, bioretention basins and water quality ponds 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.

2. Project and Construction Phasing

The Proposed Action will be constructed in one phase, with construction of roads and related improvements anticipated to last between 18 and 24 months and residential construction anticipated to last between 24 and 36 months. A total of 55.6 acres of disturbance are associated with construction.

Housing would be constructed when there is a buyer and it is anticipated that about 20 units would be constructed yearly. Exhibit 2-14 depicts the proposed project Phasing Plan. It is estimated that the initial construction period would be approximately 9 months with an estimated 16-yard truck visits per day (or 24 per day on a 5-day week schedule). After that, truck activity is expected to diminish to approximately 3-4 per day as the 105 units are built out. All construction would occur within the hours permitted by the Village of Mamaroneck Code.



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

Phasing Plan

Source: VHB



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.

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. In addition, operation as a golf club will continue until construction makes it infeasible.

DRAFT

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 Exhibit 2-6, Existing Conditions Plan, in Chapter 2, Description of the Proposed Project). Some of these easements would likely be extinguished by virtue of the proposed change in use on portions of the golf course.

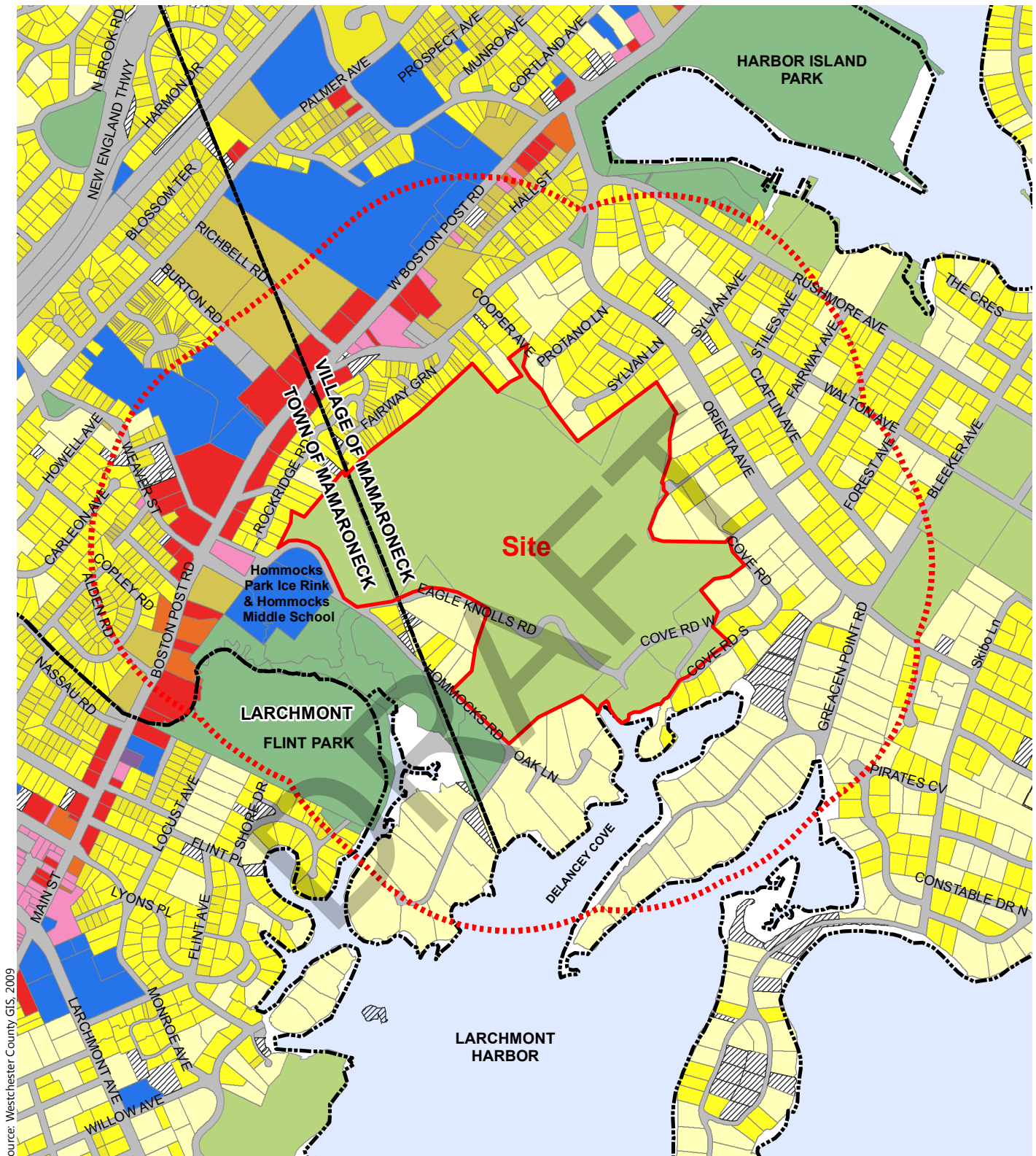
Pursuant to an agreement, dated May 19, 1984, between Fairway Green, Inc. and the Hampshire Country Club, the Fairway Green condominium development possesses a drainage easement over the pond bordering the two sites, permitting it to discharge stormwater from its property into the pond. Under this easement, 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 Exhibit 2-6, 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	663	100%	452.9	100%

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 will continue. These factors include a downward trend in golfing over the past decade consistent with regional and national trends on both public and private courses. This data establishes that it would be difficult for the membership club at Hampshire Country Club to remain viable without the introduction of other revenue sources. Between 2012 and 2013, the number of rounds played in the United States decreased by 4.9 percent². This decline is attributable to several factors including weather, cost, time allocation, the economy, the aging population, and a general lack of interest in golf by younger players. The net result is that owning, operating, and maintaining a golf club has become 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. Six golf courses are located within a three-mile radius from the Project Site: Rye Country Club, Saxon Woods

² Forbes "The Business of Golf" accessed 10/11/2016



Golf Course, Winged Foot Country Club, Bonnie Briar Country Club, Quaker Ridge Country Club, and Wykagyl Country Club.

The Applicant has determined that downsizing the existing golf course and improving the Project Site with a residential development is the best permissible option under existing zoning to counteract these economic trends. 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, would be in serious jeopardy. Without a custodian to manage the grounds, the quality of the critical environmental area, open space and recreational resources at the Project Site would 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 as of December 2015: 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. 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, 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 A 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. 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 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

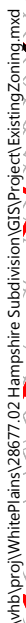
a) Existing Conditions

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 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



Site


Hampshire Country Club - PRD


| Village of Mamaroneck, NY

Existing Zoning

Source: Westchester County GIS, 2009

Legend

 Zoning Line

 1/4-mile Radius from Site





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.

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 may reduce the density of the development where the record supports a determination that, because of identified 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, the following criteria and standards shall be used by the Planning Board in reviewing applications for site development plan approval:

- 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.

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). As discussed above, the Planning Board 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. 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
Required Parking (2 per one-family detached home and 1 per dwelling unit, plus ½ space per bedroom for each dwelling unit in an attached or semi-detached dwelling (1/3 to 2/3 of total spaces required to be covered)	210 covered <u>210 uncovered</u> 420 total for the residential units
Country Club (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 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 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 15 feet, two and a half feet above the preliminary 100-year stillwater 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. The nonmember event Special Permit is set to expire in 2017 and the Applicant has applied for its renewal. This Special Permit allows the club to host nonmember events, provided that no more than 20% of its annual events are nonmember events. 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.

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."³ 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 2014, a draft update to the LWRP was published for review. The 2014 update designates the Hampshire Country Club as a Significant Coastal Fish and Wildlife Habitat, a designation meant to protect the Project Site so as not to reduce a vital resource or change the environmental conditions for local species. The document states, "where 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 this policy. "

The 2014 LWRP update does not specifically recommend any zoning changes to the Hampshire Country Club site, instead deferring to the recommendations of the Comprehensive Plan. It states "the 2012

³ Village of Mamaroneck Local Waterfront Revitalization Program, Approved 1985. Page 2



Comprehensive Plan recommends rezoning this property – potentially to a public recreation zone or a lower-density residential zone that would promote cluster development – to preserve Hampshire Country Club to the greatest extent possible.” The document states that “these zoning changes would be consistent with the policies and projects presented in this LWRP.”

Finally, the LWRP Draft Update suggests that if the Hampshire Country Club property is not rezoned to public recreation use, as the Comprehensive Plan Update suggests, and is redeveloped for another land use, the Village should advocate for a public waterfront access component to be included in the redevelopment. The 2014 LWRP acknowledges that in “general, while the creation of new public access along the Village’s two major rivers is difficult because Mamaroneck is largely built out and much of the riverfront property is privately owned, every opportunity should be taken to secure such access. These opportunities may be developed through coordination and negotiations with private property owners and neighborhood associations that abut the water, particularly as part of site plan or subdivision applications.” Waterfront access would remain open to members and residents of the development.

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 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.

b) Future without the Proposed Project

As mentioned above, in 2014, 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

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 C which includes a listing of all policies in the 2014 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 mentioned above, in 2014, 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-1, Site Photographs 1-11. Photographs of the surrounding neighborhood are included as Exhibit 3B-2, Surrounding Neighborhood Photographs 12-18.

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

Photo 1

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

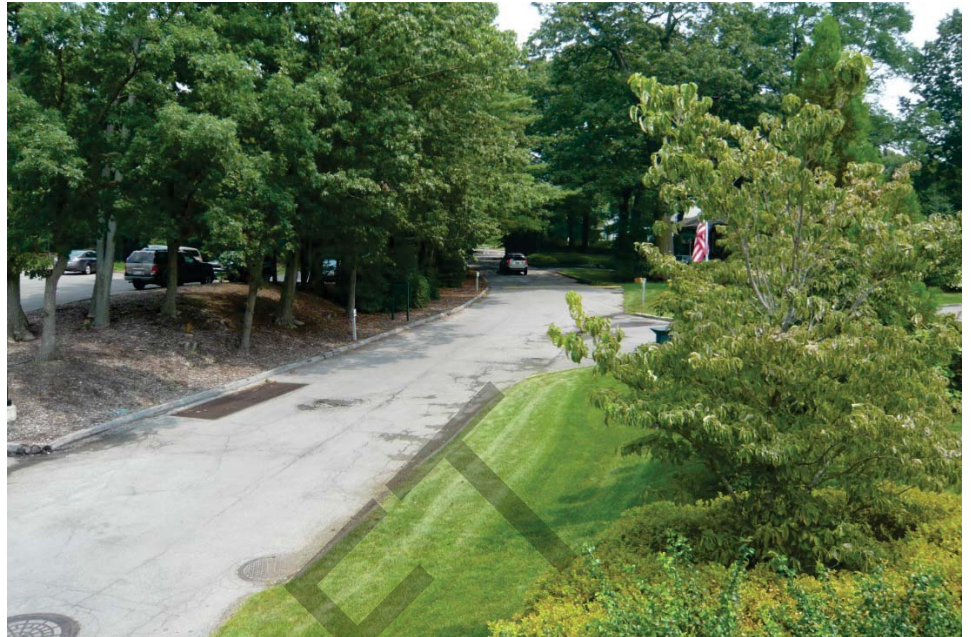


Photo 2

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

