As noted above, six surface soil samples exceeded Residential SCOs for arsenic and one was identified to exceed Residential SCOs for pesticides.

The proposed development plan will require regrading of onsite soils and the import of clean offsite soil to create the platform for the proposed housing and roadways. The identified contamination, above Residential SCOs, arsenic and pesticides, are inhalation and ingestion hazards. Typically environmental controls for these contaminants is to cover with a minimum of 2 feet of clean soil to prevent contact. These contaminates tend to stay bound to the soil matrix and will not migrate to surrounding soils, therefore soil cover is an effective mitigation.

4. 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.

All soil imported to the site will be from confirmed clean sources that will be used to construct the development platform. All imported soil will be in compliance with Residential SCOs. This soil will be used for the upper layers of the proposed platform to ensure isolation of identified contaminated soil. The result will be a safe placement of the identified contaminated soil exceeding Residential SCOs covered with clean soil to ensure no potential for contact for the proposed use.

All pesticide and herbicide treatments for the 9-hole golf course will be in accordance to industry standards and only include the application of treatments that are permitted by State and Federal regulations.

R. NOISE

1. Existing Conditions

This section presents an overview of the existing noise environment at the 106.2-acre Hampshire Country Club Project Site.

The existing noise environment conditions at the Project Site reflect surrounding land uses. As described in Chapter 3A, Land Use, Zoning and Public Policy, predominant land uses surrounding the Project Site include residential and park uses; these low-intensity uses do not typically generate high levels of ambient noise. Given the low-intensity uses surrounding the Project Site, ambient noise at the Project Site comes primarily from the activities on-site. The Project Site currently contains an 18-hole golf course, a clubhouse, swimming pool, eight Har-Tru tennis courts, and off-street parking. The club's sources of noise are mainly traffic, events, and mechanical equipment such as air conditioners. Noise related to the golf course is the result of golfers, golf carts, and maintenance of the course.

Although the study area for this analysis encompasses the entire Project Site, the new residential buildings/residential units to be constructed in connection with the Proposed Action would occur on a portion of the Project Site that is located over 500 feet from Route 1 and over 2,500 feet from I-95, and thus does not experience ambient noise resulting from high levels of automobile traffic.

Sensitive noise receptors are facilities and uses that are dependent upon a state of serenity and quiet, or are uses that are particularly sensitive to noise levels. Land uses that are typically considered to be sensitive noise receptors would include: residences, schools, hospitals, churches, libraries and certain types of outdoor recreation areas such as nature preserves. The sensitive receptors within 500 feet of the Project Site include:

- Residences north of the site along Rockridge Road, Fairway Green, Old Post Lane, Copper Avenue, Protano Lane, and Sylvan Lane;
- Residences east of the site along Oriental Avenue, Fairway Lane, and Cove Road East;
- Residences south of the site along Cove Road;
- Residences west of the site along Eagle Knolls Road and Hammocks Road; and
- Hommocks Middle School to the west of the Project Site.

2. Future without the Proposed Project

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

3. Potential Impacts

Two types of noise sources were measured to assess the potential impacts of noise generated from the Proposed Project: mobile and stationary. Mobile noise is associated with sources that are not permanent to the Project Site. Traffic is an example of a mobile source of noise. Stationary sources of noise are sources that are permanently part of the Project Site. Examples of stationary sources are mechanical equipment and loading activities. The mobile and stationary noise sources associated with the Proposed Action are not expected to result in adverse noise impacts at the nearby sensitive receptors.

a) Mobile Source

Noise associated with highway or roadway sources (vehicular traffic) are generally attributed to volume, heavy vehicle fraction, and travel speeds. The transportation analysis (as outlined in Chapter 3M) demonstrates that the project-related vehicle generation is expected to be low, with between 61 and 73 new trips occurring during the morning, evening, and Saturday peak hours. The Proposed Action consists of residential uses and maintenance of the existing recreational use, and as such, will not introduce heavy vehicles along the roadways. Due to the low volumes 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. The club is to remain in operation and the noise generated from the club and golf course will not increase in noise levels or frequency from current conditions.

b) Stationary Source (Mechanical Equipment)

As for the potential stationary sources associated with the Proposed Action, the site layout will be designed such that the mechanical equipment will not be located near residential areas adjacent to the Project Site. The anticipated mechanical equipment associated with the project would include air conditioning units in the proposed single-family homes. 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. If feasible during the design process, the equipment would be strategically located, such that the proposed buildings will serve as barriers to minimize the noise levels perceptible from off-site sensitive noise receptors. Therefore, the Proposed Action is not expected to result in adverse noise impacts and thus complies with the Village of Mamaroneck Noise Ordinance.

c) Service and Loading Activities

Loading activities associated with the proposed residential development are expected to consist of deliveries via small single unit vehicles (i.e., FedEx, UPS). As such, loading docks are not being proposed as part of the project. Since deliveries will be performed by vehicles that are currently on the roadway system in the vicinity of the Project Site, potential noise impacts associated with deliveries are expected to be negligible. The club and portions of the golf course are to remain in operation of and the special permit for non-member events will be renewed, dictating that the number events that are permitted at the clubhouse will remain constant. Therefore, noise generated from service and loading activities for club events will not increase in noise levels or frequency from current conditions.

d) Construction Noise Impacts

Construction activities associated with the Proposed Action could result in a temporary increase in noise impacts. There is the potential for noise and vibration during construction activities, however, the extent of the construction may be short-term. Noise and vibration impact from construction can vary greatly depending on the types of equipment used and the complexity of the project.

The Village of Mamaroneck has no sound level criteria for limiting noise during construction. All construction activities would comply with the Village of Mamaroneck's Noise Code (Chapter 254). This Code limits construction activities between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday. Only in the case of an urgent necessity in the interest of public health and safety would construction occur outside of these hours, and then only with a permit from the Building Inspector.

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 annually. 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.

As discussed, the preliminary geotechnical engineering report indicated that bedrock was encountered at depths ranging from 3 to 17.5 feet below existing ground surface on the Project Site. In addition, there are several prominent outcroppings of rock across the Project Site. The proposed project has been designed to avoid the rocky area, and therefore it is not anticipated that rock removal would be required to achieve the proposed development approach.

Overall, the noise impacts in the project area would not be expected to be substantially affected by the construction of the proposed project because of the temporary nature of construction activities. The

operations of construction machinery are short-term and not generally considered substantial. With the implementation of the various mitigation measures to minimize construction-related noise impacts, no significant adverse impacts are expected.

In efforts to minimize potential noise impacts during construction, noise reduction measures would include the following:

- Construction activities will be limited to daytime and week day hours.
- The contractor shall prepare a noise control plan to identify the potential for impact according to the specific construction equipment and usage that is expected. The noise control plan will quantify the potential for impact and indicate what type of noise mitigation measures are required.
- Stationary construction equipment will be located as far as possible from noise-sensitive sites.
- Of the various types of construction equipment, diesel engines can be the most significant noise source. Mitigation for diesel engine noise may include use of shields, shrouds or intake and exhaust mufflers.
- Most wheeled and tracked construction equipment is required to have back-up alarms for safety purposes. Due to their tonal character, these alarms are often a significant noise concern. Special back-up alarms may be implemented including ambient-adjusted alarms which only sound five decibels higher than ambient conditions or "quackers" which have a less tonal character. Flagging may also be used to eliminate the need for back-up alarms.
- Mitigation may include re-routing truck routes and minimizing idling times.
- Acoustic enclosures may be needed to reduce emissions from small construction equipment, such as generators.
- Temporary noise barriers or noise blankets can be installed between construction equipment and sensitive receptors to provide significant noise reduction (typically five to 15 decibels).

4. Mitigation

The noise evaluation demonstrated that the Proposed Action would not result in adverse noise impacts. The qualitative assessment demonstrates that the Proposed Action would be designed to incorporate the necessary noise reduction measures to minimize noise associated with the potential mechanical equipment and service activities. The Proposed Action will adhere to the regulations

outlined in the Village's Noise Ordinance. Noise mitigation measures would be implemented to minimize noise impacts during construction. Noise generated during the construction phase of the proposed project will be temporary and eliminated when construction is complete. During the construction phases of development, to minimize or eliminate adverse impacts due to equipment noise, all construction equipment used on site will be inspected periodically to ensure that properly functioning muffler systems are used on all equipment in accordance with the NYSDEC Best Management Practice (BMP) for reducing noise. While on the site, equipment should not idle unnecessarily, and construction activities should be limited to hours described in the Village Code. Based on these measures, the temporary increases in noise levels due to construction equipment usage and construction traffic will be minimized.

S. AIR QUALITY

This section presents an overview and results of the air quality assessment for the proposed 105-unit Planned Residential Development at the Project Site. The purpose of the air quality assessment is to demonstrate that the project satisfies applicable regulatory requirements and assesses whether it complies with the 1990 Clean Air Act Amendments (CAAA) and the U.S. Environmental Protection Agency (USEPA) policies and procedures.

The air quality assessment conducted for this project includes a qualitative analysis of criteria pollutants and a consideration of mobile (traffic) and stationary (HVAC) emission sources.

1. Existing Conditions

a) Background

As a result of the CAAA of 1990 legislation, regions are classified based on the severity of their air quality problems. Depending upon air quality data and ambient concentrations of pollutants, air quality control regions can be classified as one of three categories: attainment, non-attainment, or maintenance areas. Geographic areas that do not meet one or more of the federal air quality standards, known as National Ambient Air Quality Standards, or NAAQS, are considered "non-attainment" areas. "Attainment" areas meet all federal air quality standards. A "maintenance area" is an area that used to be non-attainment, but has demonstrated that the air quality has improved to attainment level. After 20 years of clean air quality, maintenance areas can be re-designated to attainment. Projects located in maintenance areas are required to evaluate their pollutant concentrations according to the NAAQS.

The proposed project is located in Westchester County, New York, which is an attainment area for Particulate Matter, Sulfur dioxide, Lead, and Nitrogen Dioxide, a maintenance area for carbon monoxide, and a nonattainment area for ozone.

b) Air Quality Standards

The USEPA has established the NAAQS to protect the public health. Table 3S-1 presents the NAAQS for carbon monoxide (CO), particulate matter (PM) and ozone (VOC and NOx) for the study area.

Table 3S-1 National Ambient Air Quality Standards

	Primary Standards		Secondary Standards	
Pollutant	**Level**	**Averaging Time**	**Level**	**Averaging Time**
Carbon Monoxide	9 ppm (10 mg/m3)	8-hour	None	None
	35 ppm (40 mg/m3)	1-hour	None	None
Particulate Matter 2.5	12.0 µg/m3	Annual	15.0 µg/m3	Annual
	35.0 µg/m3	24-hour	35.0 µg/m3	24-hour
Particulate Matter 10	150.0 µg/m3	24-hour	150.0 µg/m3	24-hour
Ozone	0.075 ppm (147 µg/m3)	8-hour	0.075 ppm (147 µg/m3)	8-hour

The New York State Department of Environmental Conservation (NYSDEC) maintains an air quality monitoring system that collects concentrations of various pollutants within the State. This monitoring data was used to define the existing air quality levels, or background concentrations, within the Project Site and the surrounding area. Background concentrations are ambient pollution levels from other stationary, mobile, and area sources.

A review of the NYSDEC monitoring data indicates that the closest monitoring site to the Project Site that monitors CO is Queens College. The latest monitoring data that has been validated is for the year 2015. The 2015 maximum one-hour and eight-hour average CO concentrations at the Queens College monitoring site are 1.9 and 1.4 parts per million (ppm), respectively. These values are consistent with the study area's CO maintenance area status.

For $PM_{2.5}$, the closest monitoring site to the subject property that monitors $PM_{2.5}$ is White Plains. The 24-hour $PM_{2.5}$ NAAQS is based upon the average of the 98th percentile over the most recent three years. The 24-hour $PM_{2.5}$ background value (the 98th percentile) over the most recent three years of data (2013-2015) was 18.36 micrograms per cubic meter (µg/m^3). The annual $PM_{2.5}$ background value was 7.6 µg/m^3. Similarly, the 24-hour PM_{10} background value, which is based on the Queen's College monitoring data, was 40 µg/m^3. These values are significantly less than the 1-hour and 8-hour NAAQS. The background values are presented in Table 3S-2.

The closest monitoring area for PM_{10} also located at Queens College. The latest monitoring data indicates that 24-hour average concentration is 40 µg/m^3 which is significantly less than the 24-hour NAAQS.

Table 3S-2 Air Quality Monitoring Concentrations*

		Background Concentrations		NAAQS	
Pollutant	**Monitoring Location**	**Level**	**Averaging Time**	**Level**	**Averaging Time**
Carbon Monoxide	Queens College (Region 2)	1.4 ppm 1.9 ppm	8-hour 1-hour	9 ppm 35 ppm	8-hour 1-hour
Particulate Matter 2.5	White Plains (Region 3)	7.6 µg/m^3 18.3 µg/m^3	Annual 24-hour	12.0 µg/m^3 35.0 µg/m^3	Annual 24-hour
Particulate Matter 10	Queens College (Region 2)	40 µg/m^3	24-hour	150.0 µg/m^3	24-hour

** Represents 2015 NYSDEC Monitoring Data*

On June 15, 2005, the USEPA revoked the one-hour ozone standard for most areas in the country. This action means that the one-hour ozone non-attainment area, classified as "Serious," is no longer applicable for Westchester County in the State of New York. Only the eight-hour ozone NAAQS applies. Westchester County is designated as eight-hour ozone nonattainment area, which has been classified as "Moderate."

The NYSDEC and the USEPA have established guidance that defines the air quality modeling and review criteria for analyses prepared pursuant to the CAAA. The CAAA requires that a development not:

- Cause any new violation of the NAAQS;
- Increase the frequency or severity of any existing violations; or
- Delay attainment of any NAAQS

2. Future without the Proposed Project

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

3. Potential Impacts

The following outlines the projected air quality conditions resulting from the Proposed Action.

a) Traffic Data

The transportation analysis completed as part of this environmental impact study predicted anticipated trip generation that would result from the Proposed Action. As outlined in Chapter 3M, Traffic, Transit, and Pedestrians, project-related vehicle generation is expected to be low, with between 61 and 73 new trips occurring during the morning, evening, and Saturday peak hours.

b) Air Quality Assessment (CO, VOC and NOx)

The proposed development is located in Westchester County, which has been classified as a maintenance area for CO.

Violation of the CO standard set by the NAAQS has become increasingly infrequent, due to a number of factors. Primarily, the vehicular emission rates of CO have decreased and will continue to decrease with newer, more controlled vehicles entering the fleet.[1] Additionally, the CO background concentration in Westchester County area has decreased with time.[2]

Considering these controlling factors (projected trip generation rates, background concentration, and vehicular emission rates), it is unlikely that the Proposed Action will impact levels of CO in the region. The project will generate little vehicular activity in the surrounding network. The CO emission rates of the fleet will decrease over time, and the background CO concentration is relatively small, less than 1% and 15% of the respective 1-hour and 8-hour NAAQS.

A review of the proposed project's traffic volumes also indicates that there will be no substantial change in the ozone precursors of volatile organic compounds (VOCs) and oxides of nitrogen (NOx). Therefore, it is not expected that there will be any adverse impacts to the regional ozone levels.

c) Stationary Sources

The project may require emergency generators, boilers, or other fuel burning sources for some of the proposed buildings. The determination of specific equipment parameters, such as the number of units, size, and location would be made during the building design. The project would apply for the appropriate NYSDEC air permits under the Division of Air Resources (DAR), which include additional air and noise requirements described in NYSDEC regulations under New York Codes, Rules and Regulation (6 NYCRR Part 201). When the details of the fuel-burning stationary source equipment (such as emergency generators) are developed, the proponent will submit the appropriate permit application to

[1] "Transportation Air Quality Facts and Figures" *Vehicle Emissions,* Federal Highway Administration. January 2006. <https://www.fhwa.dot.gov/environment/air_quality/publications/fact_book/page15.cfm.>

[2] New York Department of Environmental Conservation, *New York State Ambient Air Quality Reports*, Multiple Years.

DEC including the noise and air quality mitigation measures (such as acoustic enclosures and exhaust silencers) necessary to meet the NYSDEC's criteria.

Given these regulatory requirements, and the green technology measures included in the proposed project, described in detail in Chapter 2, "Description of Proposed Project," no significant air quality impacts are anticipated as a result of the Proposed Action.

d) Construction Air Quality Impacts

Construction activities associated with the Project could result in a temporary increase in air quality impacts. The primary source of potential emissions is from fugitive dust resulting from construction operations (e.g., clearing, grading). Fugitive dust consists of soil particles that become airborne when disturbed by heavy equipment operation or through wind erosion of exposed soil after groundcover (e.g., lawn, pavement) is removed.

It is estimated that the initial construction period would be approximately 9 months with an estimated 4,300 16-yard truck visits (or 24 truck visits 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. Therefore, it is expected that these construction–related air quality impacts (i.e. fugitive dust) would be of relatively short duration.

Overall, air quality in the proposed development area is not expected to be substantially affected by the construction of the project because of emission control procedures (described below) and the temporary nature of construction activities. Emissions from the operation of construction machinery (CO, NOx, PM, VOCs, and GHGs) are short-term and not generally considered substantial. With the implementation of the various mitigation measures to minimize construction-related air quality impacts, no significant adverse impacts would be expected.

e) Blasting Impacts

The preliminary geotechnical engineering report (see Appendix F) indicated that bedrock was encountered at depths ranging from 3 to 17.5 feet below existing ground surface on the Project Site. It is not anticipated that rock removal would be required to achieve the proposed development approach. No significant areas of rock removal were identified in a cut area; therefore, no impacts from blasting are anticipated.

4. Mitigation

Long term impacts to air quality due to the Proposed Action are not anticipated, therefore, no long term mitigation measures are required. Vehicle trip generation resulting from the project is expected to be low, thereby lessening the potential for air quality impacts due to mobile sources. Any stationary sources

associated with the project would comply with appropriate state and local regulations and obtain New York State air permits, if necessary, when the exact equipment is finalized.

Short term impacts to air quality due to construction are expected but will be temporary and will cease upon project completion. Construction activities are to be performed in accordance with the State of New York's current construction specifications and regulations and 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 (ULSD). The construction mitigation will be in compliance with all applicable local, state, and federal regulations. It is anticipated that nearby properties will 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.

Specific mitigation measures for short term impacts during construction are as follows:

- Emission controls for construction vehicles will include, as appropriate, proper maintenance of all motor vehicles, machinery, and equipment associated with construction activities, such as the maintenance of manufacturer's muffler equipment or other regulatory-required emissions control devices
- Appropriate methods of dust control would be determined by the surfaces affected (i.e. roadways or disturbed areas) and would include, as necessary, the application of water, the use of stone in construction roads, and vegetative cover

The qualitative assessment demonstrates that all existing and future carbon monoxide concentrations are expected to be below the NAAQS. The air quality study demonstrates that the project conforms to the CAAA because:

- No violation of the NAAQS are expected to be created.
- No increase in the frequency or severity of any existing violations (none of which are related to this development) would be anticipated to occur.
- No delay in attainment of any NAAQS would be expected to result due to the implementation of the Proposed Action.

4. Alternatives

The Scoping Document requires the evaluation of a range of alternatives to the Proposed Action, including the "No Action Alternative". Table 4-1, Comparison of Project Alternatives, provided at the end of this chapter, presents in matrix form a comparison of the potential impacts of the Alternatives A through G, as follows:

Alternative A: No Action

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

A. NO ACTION

The "No Action" Alternative, which assumes no new development, is required by the SEQRA regulations to be described in an EIS. For SEQRA purposes, this No Action Alternative assumes that the Project Site would remain in its current condition.

With this alternative, there would be no physical changes to the Project Site: no grading or alteration of topography; no loss of existing vegetation; and no construction activities. The Project Site would generate no additional traffic or additional population. There would be no visual impact, and there would be no effect on community services. There would be no need for additional water supply and no impact to drainage or adjoining and downstream properties.

However, the No Action Alternative does not address the needs, goals, and objectives of the Applicant, and is therefore not a feasible alternative. Given the current seasonal nature of the Hampshire Country Club and the downward trends in the golfing market exhibited over the past decade, the Club in its current condition does not generate sufficient revenue to maintain operation in the long term. It is assumed that under the No Action Alternative, in the long term, the Hampshire Country Club would be forced to close. As a result, the Village would lose the longtime custodian of the open space and other sensitive features on the Project Site identified as significant in the Village of Mamaroneck Comprehensive Plan.

Nor would the Village receive the economic benefit in terms of increased Village and School District taxes or the addition of a more modernized housing options. Table 4-1 provides a comparison of specific characteristics and potential impacts as compared to the Proposed Action and the other alternatives.

While this alternative would result in less short-term potential impacts than the Proposed Action, it would result in several long-term impacts, including not providing the ability to maintain the private recreation use of the Project Site and its open space, or the additional tax revenue the proposed redevelopment would generate. The Project Site wetlands would remain at low functionality for wetland vegetation and diversity without the installation of native plantings along the perimeters of the ponds and proposed stormwater management basins. In addition, existing roadway conditions and flood risks would continue at the Project Site.

B. CONVENTIONAL SUBDIVISION UNDER R-20 ZONING

The majority of the Project Site falls within the R-20 zoning district in the Village of Mamaroneck. A principal permitted use of the R-20 district is single-family homes with a minimum lot size of 20,000 square feet. Under Alternative B, the R-20 district would be conventionally subdivided into 106 conforming single-family home lots, as shown in Exhibit 4-2.

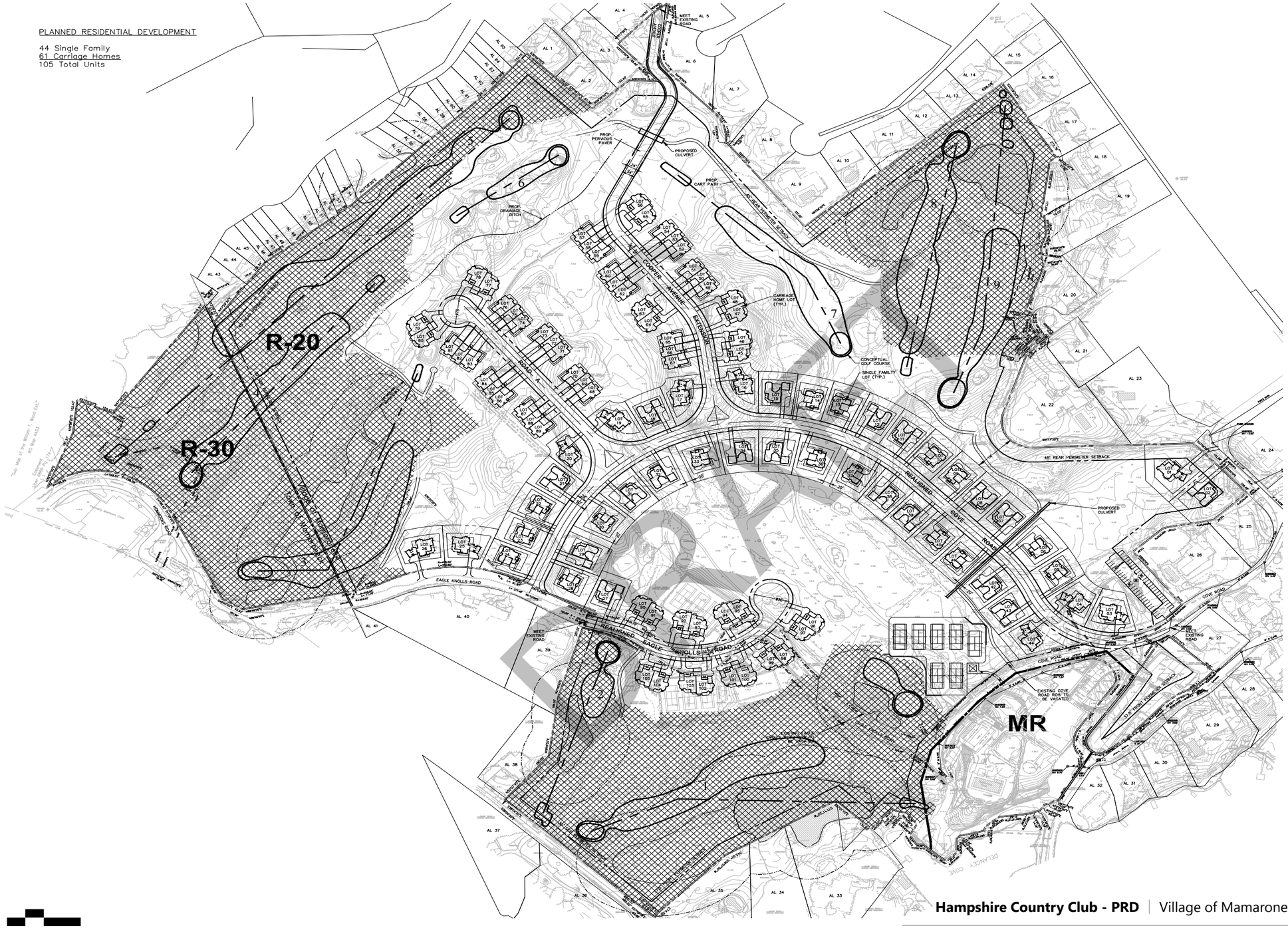
Under the R-20, the maximum permitted number of residential dwellings on a site shall be determined by dividing the gross area of the subject parcel by the minimum lot size requirements of the underlying zoning district. Following this calculation, the 94.5-acre R-20 portion of the Project Site in the Village of Mamaroneck would permit a maximum of 205 single-family lots. Factoring in reasonable and safe access, stormwater management and the portions of the Project Site that contain environmentally sensitive wetlands, 106 single-family lots are proposed in this alternative.

Access to the subdivision would be provided through Eagle Knolls Road, Cove Road, and Cooper Avenue. A newly constructed interior roadway system would connect the three access roads to the 106 private driveways.

vhb | **Exhibit 4-1**

PLANNED RESIDENTIAL DEVELOPMENT

44 Single Family
61 Carriage Homes
105 Total Units



Legend

EXISTING GOLF COURSE TO BE PRESERVED

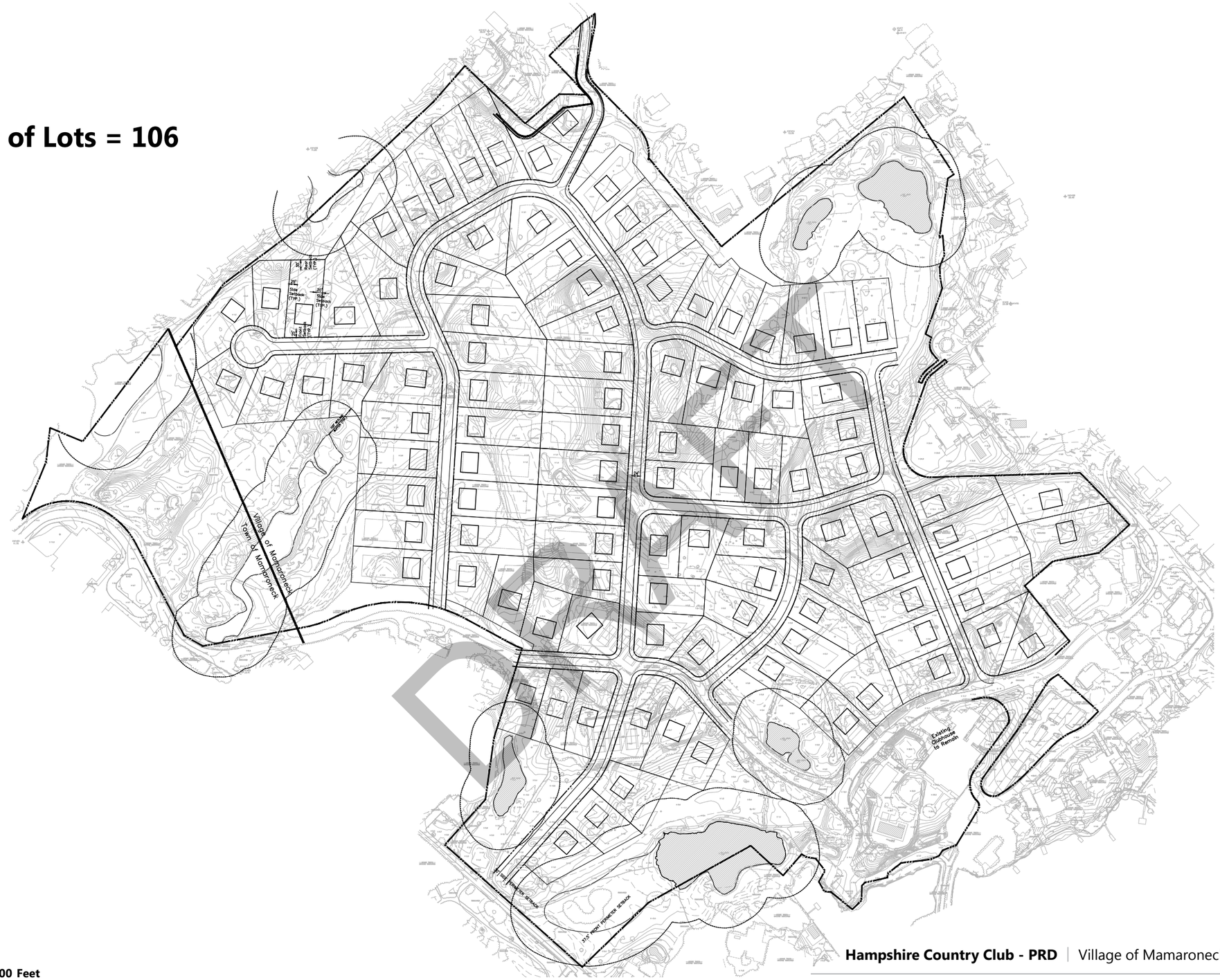
0 100 200 Feet

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

Proposed Action Layout Plan

Source: VHB

Number of Lots = 106



0 100 200 Feet

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

Alternative B Layout Plan
Conventional Subdivision under R-20 Zoning

Source: VHB

With this as-of-right alternative, the Village of Mamaroneck would lose a good portion of the open space/recreation that is currently on the R-20 portion of the Project Site. The 7.3 acres that fall within the Town of Mamaroneck would remain undisturbed. In addition, the clubhouse and other recreational building structures and resources would remain in use in the MR district.

In total, this as-of-right alternative would result in 37 acres of preserved open space and 68.2 acres of disturbance.

Impacts by major category are summarized below:

1. Land Use and Zoning

The 106 single-family homes would be compatible with the surrounding residential neighborhoods. Compared to the Proposed Action and other alternatives, this as-of-right alternative would result in a relatively small open space area, and the private recreation use would be completely eliminated. This alternative fully complies with existing zoning on the Project Site.

2. Visual and Community Character

The conventional subdivision under R-20 zoning would change the character of the Project Site with the addition of the residential homes and elimination of the golf course. The Proposed Action includes a shared open space landscaping program which would not be realized with the conventional subdivision alternative. In addition, without the maintenance of the nine-hole golf course (as is the case under the Proposed Action), there would be little open space buffer between the constructed single-family homes and the neighboring properties, heightening the visual impact of the development.

3. Natural Features and Open Space

The conventional subdivision under R-20 would utilize a majority of the Project Site for development, with 37 acres of preserved open space and 68.2 acres of disturbance. Given the increased area of disturbance, it is likely some rock removal would be required. Total fill would amount to approximately 350,000 cubic yards, significantly more than the Proposed Action.

4. Stormwater and Drainage

A Stormwater Pollution Prevention Plan (SWPPP) would be prepared for Alternative B to ensure that the quality of stormwater runoff after development would not be substantially altered from existing conditions, in compliance with Village of Mamaroneck Code §294-4(A)(1). In addition, a drainage system would be designed to treat water runoff and provide water quality control. As a result of its implementation, it is expected that there would be no significant water quality impacts on receiving wetlands or downstream discharge points or properties.

Per Chapter 4 of the New York State Stormwater Management Design Manual (SMDM), given that the Project Site is located within the Long Island Sound tidal area and onsite runoff is discharging into the tidal water, water quantity control, such as channel protection volume, overbank flood control, and extreme flood control, is not required.

All proposed grading and development would be executed in accordance with a floodplain development permit, as required by §186-4-A.2 of the Village of Mamaroneck Code. Additionally, this alternative has been designed so that the lowest floor of the proposed homes would 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 would be elevated as well to minimize flood damage.

5. Traffic

Traffic generation from the 106 single-family homes would be slightly higher 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.

6. Utilities

The estimated sewage generation for Alternative B is 46,640 gallons per day, with an estimated peak rate of 110 gpm utilizing the industry standard values for wastewater. The estimated water demands would be 46,640 gpd. The water and sewer requirements are greater for this alternative compared to the Proposed Action due to the increase in four-bedroom residences.

7. Socio-economic Factors

Project Site population with this alternative, based on 106 4-bedroom homes, would be approximately 389 persons (3.67 x 106), of which 93 would be school age children (0.87 x 106).[1] Assuming a market value of $2.6 million per a four-bedroom single-family home, in total, the Project Site would generate $7,428,241 in tax revenue annually. Of this total, approximately 50 percent ($3,709,029) would go to the Mamaroneck Union Free School District; approximately 25 percent would go to the Village of Mamaroneck; and the remainder would go to the Town, County, and other taxing districts. Applying the per student programmatic cost of $15,893 paid by local property taxes to the estimated 93 new public school students indicates that the Alternative B development could result in an additional cost of $1,478,049 to the Mamaroneck Union Free School District. Using these figures, it is estimated that the overall result of the Alternative B development would be a net fiscal benefit of $5,950,192.

[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

It is the Applicant's opinion that the benefits of Alternative B do not outweigh its potential impacts in comparison with the Proposed Action which is to maintain as much open space and maintain the private recreation for the Project Site. The golf course would be eliminated in Alternative B and the amount of open space would be significantly less than the Proposed Action. In addition, Alternative B requires a significant amount of additional fill, 350,000 cubic yards, considerably larger than the Proposed Action, which only requires 84,104 cubic yards of fill. Alternative B is also projected to produce more school children and more water requirements than the Proposed Action.

C. CLUSTER SUBDIVISION UNDER R-20 ZONING

As noted above, the Project Site is in the R-20 district. Planned Residential Developments, a clustered design of dwelling units, are permitted in R-20 districts as a means to preserve open space and protect environmental values. In Alternative C, the 106 single-family lots proposed under a conventional subdivision in the R-20 district, as demonstrated by Alternative B, would developed according to a clustered design, as shown in Exhibit 4-3.

The roadway system in Alternative C is similar to the roadway system in the Proposed Action, where access to the Project Site is provided from Eagle Knolls Road, Cove Road, and exit only on Cooper Avenue, with single-family homes lining a rerouted Cove Road and three surrounding clusters of single-family homes located along an extended Cooper Avenue, an extended Eagle Knolls Road, and a newly created road in the northwest section of the Project Site.

This alternative would result in 62 acres preserved as open space and 52 acres of disturbance. As with Alternative B, the 7.3 acres that fall within the Town of Mamaroneck would remain undisturbed, and the clubhouse would remain in use in the MR district.

Impacts by major category are summarized below.

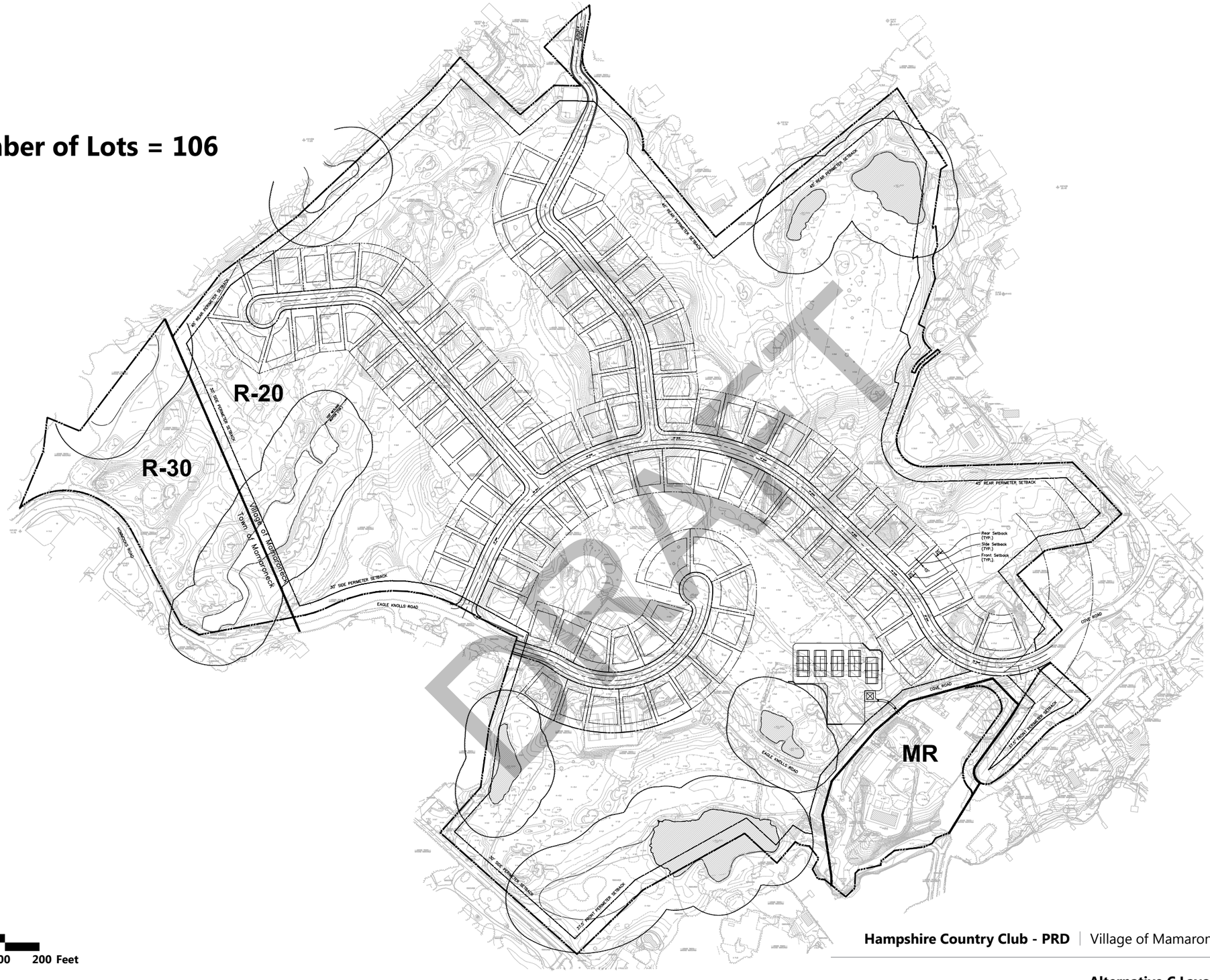
1. Land Use and Zoning

Similar to Alternative B, the 106 single-family homes would be compatible with the surrounding residential neighborhoods. Unlike the conventional subdivision plan in Alternative B, this alternative would allow for the preservation of approximately 62 acres of retained open space. The private recreation use would be completely eliminated due to space occupied by the single family lots. Unlike the Proposed Action, this alternative does not include semi-detached housing options.

2. Visual and Community Character

The cluster subdivision under R-20 zoning would change the character of the Project Site with the addition of the residential homes and elimination of the golf course. Compared to the Proposed Action, Alternative C would have a similar impact on visual and community character. The development of

Number of Lots = 106



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

Alternative C Layout Plan
Cluster Subdivision under R-20 Zoning

Source: VHB

single-family homes would be in keeping with the character of the existing residential neighborhood, and the maintained open spaces would provide a buffer from adjacent streets and existing homes that surround the Project Site.

3. Natural Features and Open Space

The cluster subdivision under R-20 would require 52 acres of disturbance, marginally less than the Proposed Action. Sixty-two acres of shared open space would be maintained under Alternative C. The 100-foot adjacent areas to the wetlands on the Project Site would be preserved. Total fill would amount to approximately 95,000 cubic yards, which is more than the Proposed Action.

4. Stormwater and Drainage

A Stormwater Pollution Prevention Plan (SWPPP) would be prepared for Alternative C to ensure that the quality of stormwater runoff after development would not be substantially altered from existing conditions, in compliance with Village of Mamaroneck Code §294-4(A)(1). In addition, a drainage system would be designed to treat water runoff and provide water quality control. As a result of its implementation, it is expected that there would be no significant water quality impacts on receiving wetlands or downstream discharge points or properties.

Per Chapter 4 of the SMDM, given that the Project Site is located within the Long Island Sound tidal area and onsite runoff is discharging into the tidal water, water quantity control, such as channel protection volume, overbank flood control, and extreme flood control, is not required.

All proposed grading and development would be executed in accordance with a floodplain development permit, as required by §186-4-A.2 of the Village of Mamaroneck Code. Additionally, this alternative has been designed so that the lowest floor of the proposed homes would 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 would be elevated as well to minimize flood damage.

5. Traffic

As with Alternative B, traffic generation from the 106 single-family homes would be slightly higher 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.

6. Utilities

The estimated sewage generation for Alternative C is 46,640 gallons per day, with an estimated peak rate of 110 gpm utilizing the industry standard values for wastewater. The estimated water demands

would be 46,640 gpd. The water and sewer requirements are greater for this alternative compared to the Proposed Action due to the increase in four-bedroom residences.

7. Socio-economic Factors

The estimated population would be 389 persons, 93 of which would be school age children. Assuming a market value of $2.6 million per a four-bedroom single-family home, in total, the Project Site would generate $7,428,241 in tax revenue annually. Of this total, approximately 50 percent ($3,709,029) would go to the Mamaroneck Union Free School District; approximately 25 percent would go to the Village of Mamaroneck; and the remainder would go to the Town, County, and other taxing districts. Applying the per student programmatic cost of $15,893 paid by local property taxes to the estimated 93 new public school students indicates that the Alternative C development could result in an additional cost of $1,478,049 to the Mamaroneck Union Free School District. Using these figures, it is estimated that the overall result of the Alternative C development would be a net fiscal benefit of $5,950,192.

It is the Applicant's opinion that the benefits of Alternative C do not outweigh its potential impacts in comparison with the Proposed Action. The Village of Mamaroneck's stated goals for the Project Site include potentially including a residential use while maintaining as much open space as possible and maintaining the private recreation. Alternative C would eliminate the private golf course and preserve less open space than the Proposed Action. In addition, Alternative C requires more fill, 95,000 cubic yards worth, which is larger than the Proposed Action requirement of 84,104 cubic yards of fill. Alternative C is also projected to produce more school children than the Proposed Action, and result in higher traffic during the AM peak, PM peak, and Saturday periods.

D. CONVENTIONAL SUBDIVISION UNDER R-30 ZONING

The Village of Mamaroneck Comprehensive Plan includes the proposal to consider rezoning the Project Site to an R-30 district, as was done by the Town of Mamaroneck on the adjacent portion of the property. An R-30 zoning district allows for single-family homes with a minimum lot size of 30,000 square feet.

Under this alternative, the Project Site would be redeveloped under an R-30 zoning, allowing for a conventional subdivision into 85 conforming single-family home lots, as shown in Exhibit 4-4. An R-30 district would require 30,000 square foot lots resulting in a total of 85 single-family lots permitted on the Project Site. This density would avoid the environmentally sensitive features on Project Site. The design would accommodate all required stormwater management measures and new roadways necessary to serve residential development.

Access to the subdivision would be the same as described under Alternative B, with three access roads and a newly developed interior road network. Similarly, the Village of Mamaroneck would lose a large portion of the 94.5 acres of open space/recreation that currently is provided on the R-20 portion of the

Number of Lots = 85

0 100 200 Feet

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

Alternative D Layout Plan
Conventional Subdivision under R-30 Zoning

Source: VHB

Project Site. The 7.3 acres that fall within the Town of Mamaroneck would remain undisturbed. The clubhouse and other recreational building structures and resources would remain in use in the MR district but the private recreation would cease to exist.

In total, this alternative would result in 25 acres of preserved open space and 78 acres of disturbance.

Impacts by major category are summarized below.

1. Land Use and Zoning

Unlike the Proposed Action and the alternatives discussed above, this alternative would require a rezoning from R-20 to R-30. However, given the land uses of the surrounding neighborhood and the fact that R-20 and R-30 zoning districts allow for the same permitted uses, the 85 single-family homes would be compatible with the surrounding residential neighborhood. In addition, 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.

Compared to the cluster alternatives, this alternative would result in fewer acres of preserved open space (approximately 25 acres). The private recreation use would be completely eliminated. Similar to the Proposed Action, however, this alternative would preserve all wetlands and ponds on the Project Site.

2. Visual and Community Character

The impacts of this alternative to visual and community character are similar to Alternative B. The character of the Project Site would change significantly with the addition of the residential homes and elimination of the golf course. While the development of 85 single-family homes would be in keeping with the character of the surrounding residential neighborhood, the Proposed Action includes a shared open space landscaping program which would not be realized with the R-30 conventional subdivision alternative. The fewer acres of shared open space would be less effective in providing an open space buffer between the constructed single-family homes and the neighboring properties.

3. Natural Features and Open Space

As mentioned, Alternative D would result in approximately 25 acres of open space. As with Alternative B, the conventional subdivision under R-30 would utilize a majority of the Project Site for development, with 66.7 acres of disturbance. Given the increased area of disturbance, it is likely some rock removal would be required. 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.

4. Stormwater and Drainage

A Stormwater Pollution Prevention Plan (SWPPP) would be prepared for Alternative D to ensure that the quality of stormwater runoff after development would not be substantially altered from existing conditions, in compliance with Village of Mamaroneck Code §294-4(A)(1). In addition, a drainage system would be designed to treat water runoff and provide water quality control. As a result of its implementation, it is expected that there would be no significant water quality impacts on receiving wetlands or downstream discharge points or properties.

Per Chapter 4 of the SMDM, given that the Project Site is located within the Long Island Sound tidal area and onsite runoff is discharging into the tidal water, water quantity control, such as channel protection volume, overbank flood control, and extreme flood control, is not required.

All proposed grading and development would be executed in accordance with a floodplain development permit, as required by §186-4-A.2 of the Village of Mamaroneck Code. Additionally, this alternative has been designed so that the lowest floor of the proposed homes would 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 would be elevated as well to minimize flood damage.

5. Traffic

The 85 single-family homes proposed under Alternative D would generate approximately 47 AM peak hour trips, 65 PM peak hour trips, and 44 Saturday trips, fewer compared to the Proposed Action and the alternatives discussed above.

6. Utilities

The estimated sewage generation for the proposed development is 37,400 gallons per day, with an estimated peak rate of 110 gpm utilizing the industry standard values for wastewater. The associated estimated water generation is 37,400 gallons per day. Compared to the other alternatives discussed above and the Proposed Action, the water and sewer requirements for this alternative are less.

7. Socio-economic Factors

Project Site population with this alternative, based on 85 4-bedroom homes, would be approximately 312 persons (3.67 x 85), of which 74 would be school aged children (0.87 x 84).[2] Assuming a market value of $2.6 million per a four-bedroom single-family home, in total, the Project Site would generate $5,961,133 in tax revenue annually. Of this total, approximately 50 percent ($2,976,877) would go to the

[2] 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

Mamaroneck Union Free School District; approximately 25 percent would go to the Village of Mamaroneck; and the remainder would go to the Town, County, and other taxing districts. Applying the per student programmatic cost of $15,893 paid by local property taxes to the estimated 74 new public school students indicates that the Alternative D development could result in an additional cost of $1,176,082 to the Mamaroneck Union Free School District. Using these figures, it is estimated that the overall result of the Alternative D development would be a net fiscal benefit of $4,785,051.

It is the Applicant's opinion that the benefits of Alternative D do not outweigh its potential impacts in comparison with the Proposed Action. Alternative D would eliminate the private golf course. In addition, Alternative D requires significantly more fill, 380,000 cubic yards worth, which is larger than the Proposed Action's requirement of 84,104 cubic yards of fill. Financial benefits to the Village of Mamaroneck would be less with Alternative D compared to the Proposed Action.

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 (see Alternative D) would be developed according to a clustered design, as shown in Exhibit 4-5.

The roadway system under this alternative is similar to both Alternative C and the Proposed Action. Single-family homes would line a rerouted Cove Road and extended Cooper Avenue, as well as the extended Eagle Knolls Road and new roadway ending in a cul-de-sac.

This alternative would result in 51 acres of preserved open space and 50 acres of disturbance. The 7.3 acres that fall within the Town of Mamaroneck would remain undisturbed, and the clubhouse would remain in use in the MR district.

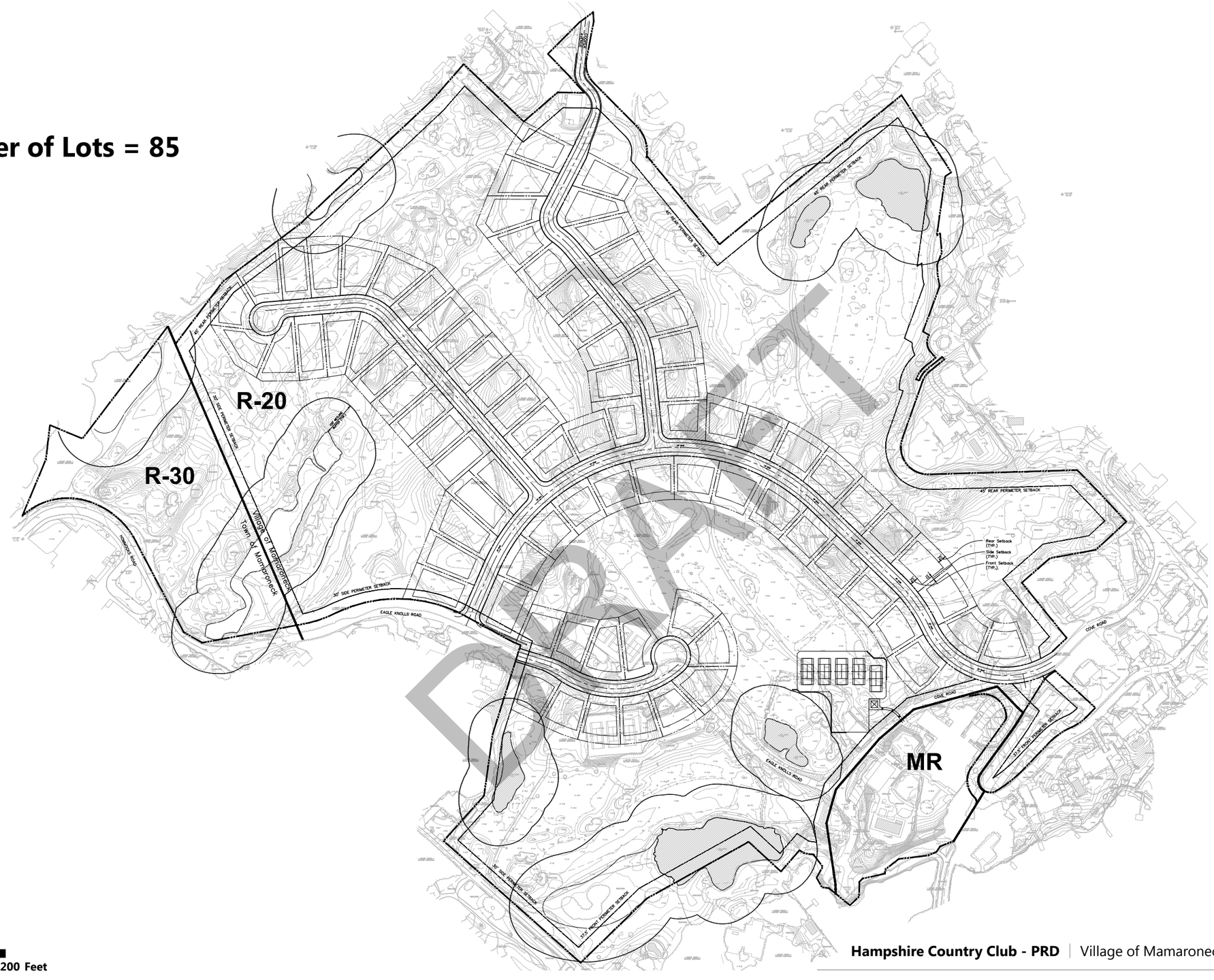
1. Land Use and Zoning

Similar to Alternative D, this alternative would require a rezoning from R-20 to R-30. The 85 single-family homes would be compatible with the surrounding residential neighborhood. In addition, the zoning on the portion of the Project Site within the Village of Mamaroneck would match the zoning on the Town of Mamaroneck portion of the Project Site. Unlike the conventional subdivision plan under R-30 zoning in Alternative D, this alternative would allow for the preservation of significantly more open space, approximately 51 acres. However, the private recreation use would still be completely eliminated from the Project Site.

2. Visual and Community Character

The cluster subdivision under R-30 zoning would change the character of the Project Site with the addition of the residential homes and elimination of the golf course. However, the maintenance of approximately 51 acres of open space would temper that impact by providing buffers from adjacent

Number of Lots = 85



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

Alternative E Layout Plan
Cluster Subdivision under R-30 Zoning

Source: VHB

streets and existing homes that surround the Project Site. In addition, as with the Proposed Action, the development of single-family homes would be in keeping with the character of the existing residential neighborhood.

3. Natural Features and Open Space

The cluster subdivision under R-30 would require 50 acres of disturbance and would maintain approximately 51 acres of shared open space. The 100-foot adjacent areas to the wetlands on the Project Site would be preserved. Total fill would amount to approximately 105,000 cubic yards, slightly more than is required for the Proposed Action.

4. Stormwater and Drainage

A Stormwater Pollution Prevention Plan (SWPPP) would be prepared for Alternative E to ensure that the quality of stormwater runoff after development would not be substantially altered from existing conditions, in compliance with Village of Mamaroneck Code §294-4(A)(1). In addition, a drainage system would be designed to treat water runoff and provide water quality control. As a result of its implementation, it is expected that there would be no significant water quality impacts on receiving wetlands or downstream discharge points or properties.

Per Chapter 4 of the SMDM, given that the Project Site is located within the Long Island Sound tidal area and onsite runoff is discharging into the tidal water, water quantity control, such as channel protection volume, overbank flood control, and extreme flood control, is not required.

All proposed grading and development would be executed in accordance with a floodplain development permit, as required by §186-4-A.2 of the Village of Mamaroneck Code. Additionally, this alternative has been designed so that the lowest floor of the proposed homes would 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 would be elevated as well to minimize flood damage.

5. Traffic

As with Alternative D, traffic generation from the 85 single-family homes would be 47 AM peak hour trips, 65 PM peak hour trips, and 44 Saturday trips, fewer compared to the Proposed Action and the alternatives discussed above.

6. Utilities

The estimated sewage generation for Alternative E is 37,400 gallons per day, with an estimated peak rate of 110 gpm utilizing the industry standard values for wastewater. The estimated water demands

would be 37,400 gpd. The water and sewer requirements are greater for this alternative compared to the Proposed Action due to the increase in four-bedroom residences.

7. Socio-economic Factors

Project Site population with this alternative would be 312 persons, 74 of which would be school age children. Assuming a market value of $2.6 million per a four-bedroom single-family home, in total, the Project Site would generate $5,961,133 in tax revenue annually. Of this total, approximately 50 percent ($2,976,877) would go to the Mamaroneck Union Free School District; approximately 25 percent would go to the Village of Mamaroneck; and the remainder would go to the Town, County, and other taxing districts. Applying the per student programmatic cost of $15,893 paid by local property taxes to the estimated 74 new public school students indicates that the Alternative E development could result in an additional cost of $1,176,082 to the Mamaroneck Union Free School District. Using these figures, it is estimated that the overall result of the Alternative E development would be a net fiscal benefit of $4,785,051

It is the Applicant's opinion that the benefits of Alternative E do not outweigh its potential impacts in comparison with the Proposed Action. Alternative E would eliminate the private golf course and would result in less overall open space. In addition, Alternative E requires more fill than the Proposed Action. Alternative E would result in more school age children and water requirements than the Proposed Action, with less of a net fiscal benefit.

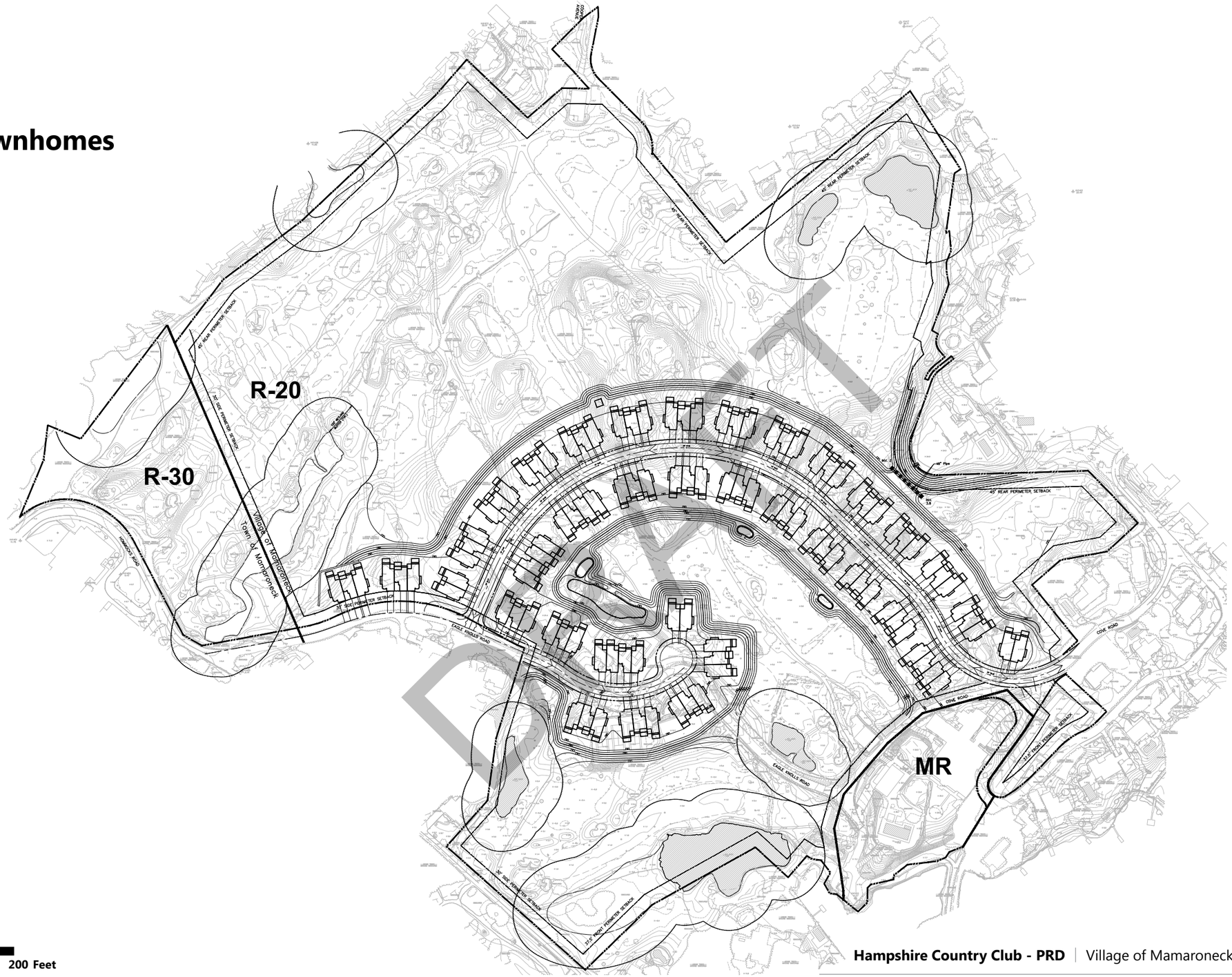
F. "NO FILL" UNDER R-20 ZONING

Under Alternative F, the existing R-20 zoning would remain applicable and the Planned Residential Development regulations would be applied without bringing any new fill to the Project Site (though excavated material may be moved around within the boundaries of the Project Site for grading purposes). Given the fill limitations, 106 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. Access to the development would be provided via Eagle Knolls Road and Cove Road; unlike the Proposed Action and the alternatives discussed above, Alternative F would not include a third access point at Cooper Avenue. See Exhibit 4-6.

This alternative would result in 73 acres of preserved open space and 36 acres of disturbance. The 7.3 acres that fall within the Town of Mamaroneck would remain undisturbed, and the clubhouse would remain in use in the MR district.

Impacts by major category are summarized below.

106 Townhomes



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

Alternative F Layout Plan
"No Fill" under R-20 Zoning

Source: VHB

1. Land Use and Zoning

The 106 two- and three-unit carriage homes provided under Alternative F would be compatible with the surrounding residential neighborhood, particularly the Fairway Green Townhouse Development to the northeast of the Project Site. In addition, the PRD regulations allow for the preservation of approximately 73 acres of shared open space which buffer the development from the existing neighbors and adjacent streets. The applicant is not proposing to keep the private recreation in this Alternative. In order to meet a zero net fil, a majority of the site would need to be regarded including the areas of the existing golf course. This alternative fully complies with existing zoning on the Project Site. Unlike the Proposed Action, this alternative does not include a mix of single-family and semi-detached housing options.

2. Visual and Community Character

This cluster subdivision alternative, as with the other alternatives discussed above, would change the character of the Project Site with the addition of the residential homes and elimination of the golf course. However, the maintained open spaces would help alleviate that impact and provide continuity from the existing character of open space provided by the golf course. In addition, as with the Proposed Action, the development of carriage homes would be in keeping with the character of the existing residential neighborhood.

3. Natural Features and Open Space

The maintenance of 73 acres of shared open space under Alternative F limits the area of disturbance to approximately 36 acres, preserving significant natural features on the Project Site including the 100-foot adjacent areas to the wetlands. Different from Proposed Action and the other alternatives discussed, no net fill would be required under this alternative.

4. Stormwater and Drainage

A Stormwater Pollution Prevention Plan (SWPPP) would be prepared for Alternative F to ensure that the quality of stormwater runoff after development would not be substantially altered from existing conditions, in compliance with Village of Mamaroneck Code §294-4(A)(1). In addition, a drainage system would be designed to treat water runoff and provide water quality control. As a result of its implementation, it is expected that there would be no significant water quality impacts on receiving wetlands or downstream discharge points or properties.

Per Chapter 4 of the SMDM, given that the Project Site is located within the Long Island Sound tidal area and onsite runoff is discharging into the tidal water, water quantity control, such as channel protection volume, overbank flood control, and extreme flood control, is not required.

5. Traffic

The 106 carriage homes proposed under Alternative F would generate approximately 32 AM peak hour trips, 37 PM peak hour trips, and 17 Saturday trips, fewer than the Proposed Action and other alternatives.

6. Utilities

The estimated sewage generation for Alternative F is 34,980 gallons per day, with an estimated peak rate of 110 gpm utilizing the industry standard values for wastewater. The estimated water demands would be 34,980. The water and sewer requirements are slightly less for this alternative compared to the Proposed Action.

7. Socio-economic Factors

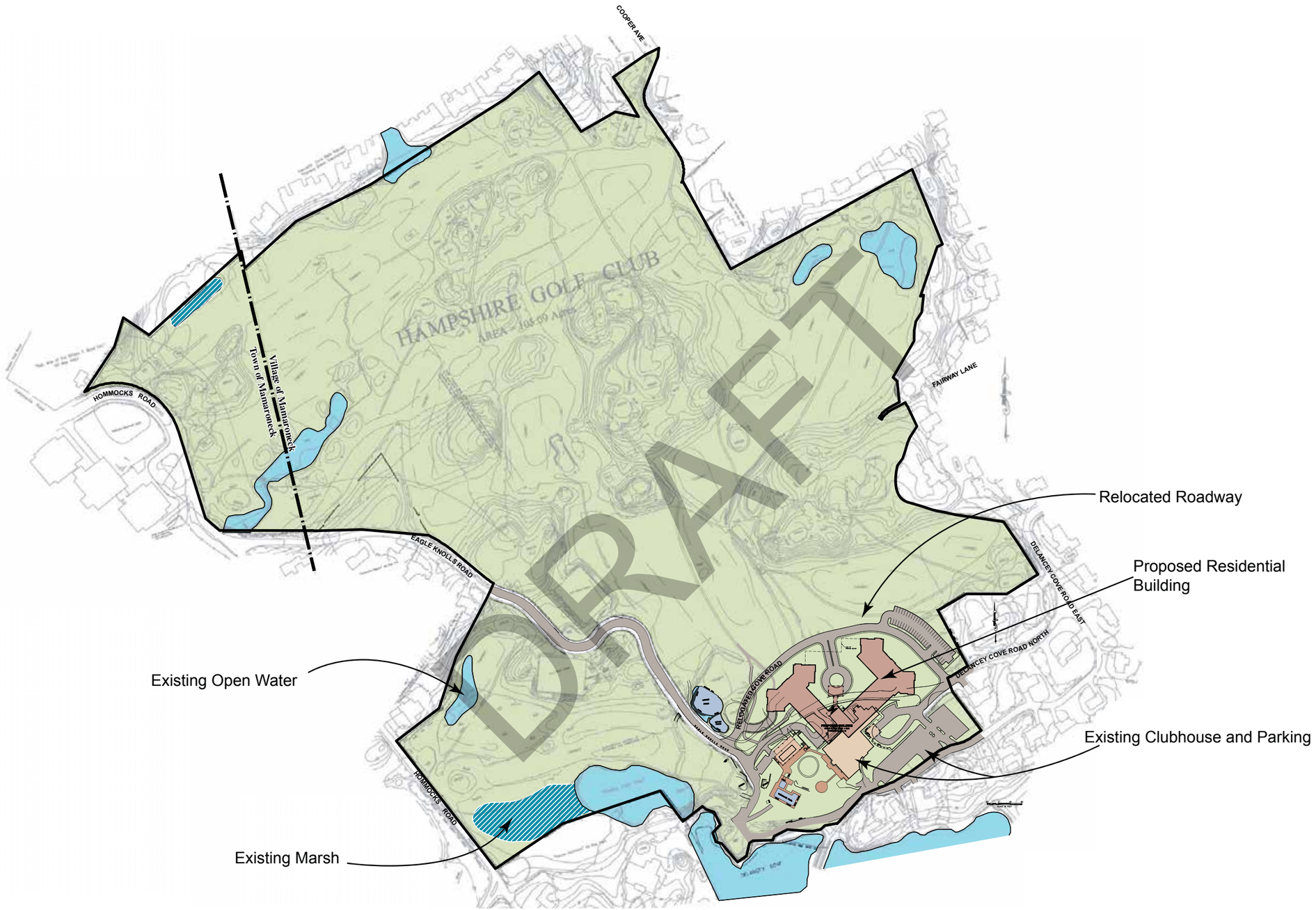
The estimated population would be 300 persons (106 x 2.83), of which 30 would be school age children (300 x .28).[3] Assuming a market value of $1.3 million per a three-bedroom carriage home, in total, the Project Site would generate $3,725,540 in tax revenue annually. Of this total, approximately 50 percent ($1,861,219) would go to the Mamaroneck Union Free School District; approximately 25 percent would go to the Village of Mamaroneck; and the remainder would go to the Town, County, and other taxing districts. Applying the per student programmatic cost of $15,893 paid by local property taxes to the estimated 30 new public school students indicates that the Alternative F development could result in an additional cost of $476,790 to the Mamaroneck Union Free School District. Using these figures, it is estimated that the overall result of the Alternative F development would be a net fiscal benefit of $3,248,750.

While Alternative F does provide for less impacts regarding area of disturbance, traffic, utility use, and population the existing topography would be greatly disturbed by the regrading of the site in order to achieve a zero net fill for the 106 carriage homes.

G. REZONING FOR CONDOMINIUM AND GOLF COURSE

Alternative G represents an alternative previously proposed by the Applicant to the Village Board for a limited condominium development to be developed immediately adjacent to the existing clubhouse, as shown in Exhibits 4-7 and 4-8. The condominium would include one five-story structure containing 121

[3] 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 Attached, 3 BR, More than $269,500



0 100 200 Feet

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

Alternative G Layout Plan
Rezoning for Condominium and Golf Course

Source: VHB

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

Alternative G Building Plan
Rezoning for Condominium and Golf Course

Source: VHB

units of multifamily housing with a total of 239 bedrooms. The existing 18-hole 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. This disturbance would be limited to the area immediately adjacent to the existing clubhouse, as depicted in Exhibit 4-9. This is an area that is already substantially disturbed. Cove Road would be relocated further north to accommodate the proposed expansion. The existing clubhouse is approximately 35,000 square feet in area. The condominium alternative would include an expansion of the clubhouse, incorporating another 67,000 square feet of building footprint to the 15,000 square feet of existing clubhouse area to remain, for a combined total of 82,000 square feet of building footprint.

Details on the proposed units in the residential building and unit counts are summarized below:

Table 4-2 Condominium Alternative Proposed Residential Units

Unit Type	Average Square Feet	Number of Units
1BR	1,000	31
2BR	1,400	62
3BR	1,800	28
Total		**121**
Guest Suites		4

In addition, approximately 246 parking spaces would be provided in a below-grade parking garage.

1. Land Use and Zoning

As mentioned, the condominium alternative would require a Village Zoning Code text amendment to create an Open Space/Residential Community District, which would permit multifamily housing as part of a Planned Golf Course Community. Under this alternative, the Village of Mamaroneck portion of the Project Site would be rezoned to this new zoning district.

0 100 200 Feet

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

Alternative G Area of Disturbance
Rezoning for Condominium and Golf Course

Source: VHB

This rezoning would be in accordance with the 2012 Comprehensive Plan Update for the Village of Mamaroneck, which singles out the Hampshire Country Club site for rezoning in order to preserve its existing open and recreational space.

As discussed in Chapter 2, "Description of Proposed Project," industry trends indicate that private golf courses are struggling economically. Similar to the Proposed Action, the condominium alternative would allow the Hampshire Country Club to remain as a viable custodian of the Project Site so that the environmental and aesthetic benefits the site provides may be maintained at a high quality in the future. Including a discrete residential component at the Project Site would address an identified need for a year-round use to keep the club viable economically.

One of the policies adopted by the Village in the Comprehensive Plan was the acknowledgement that "it would be appropriate to consider" rezoning options for the Project Site.[4] The Village sought to evaluate utilizing "more sensitive zoning techniques" to protect the "environmentally significan[t]" areas of the Property.[5] This included measures to protect the floodplain, as well as the "ponds . . . wetland systems and the club's proximity to Long Island Sound."[6] The Village recognized that the purpose of implementing any new zoning for the Project Site would be to "better preserve the Hampshire Country Club in the future."[7]

One of the "more sensitive zoning techniques" identified in the Comprehensive Plan was permitting limited development at the Project Site by reducing the residential density from R-20 to R-30.[8] The Village recognized that the R-30 zoning option "would work better [than the existing R-20 zoning] in terms of a conservation or open space development at the [Project Site]."[9]

Another technique included in the Comprehensive Plan was permitting a cluster development on the Project Site. This option would "allow the development to preserve a significant amount of the property as open space" by grouping residential units on a limited portion of the Project Site.[10] The identified benefit of the cluster approach would be that it would preserve 33 to 50% of the Project Site as open space.

The Comprehensive Plan also proposed evaluating a recreational/open space zoning district for the Project Site. The goal of this conservation zoning option would be to preserve the existing recreational and open space use of the golf course.

[4] Village of Mamaroneck Comprehensive Plan Update (2012); Page 63
[5] Id.
[6] Id.
[7] Id. at 63-64.
[8] Id. at 64.
[9] Id.
[10] Id.

Alternative G would not only accomplish the Village's planning goal to preserve the Hampshire County Club in the future, but would go beyond the development controls envisioned in the Comprehensive Plan. The maximum amount of residential development permitted in the Planned Golf Course Community would be limited to the maximum floor area and the maximum number of bedrooms that would otherwise be permitted in a conventional R-30 subdivision scenario. The rezoning would also require that a minimum of 75% of the Project Site be maintained as passive recreational and/or open space in perpetuity. Other permitted uses in the proposed zoning district would be annual membership clubs, conventional residential developments within 30,000 square foot lots and conservation or cluster developments. Alternative G would protect over 90% of the project Site as recreational/open space. This would include all of the areas deemed environmentally significant in the Comprehensive Plan. The Applicant's proposal, in fact, would double the amount of preserved open space under an R-30 cluster plan, as identified in the Comprehensive Plan, and almost triple the amount preserved under the existing R-20 zoning.

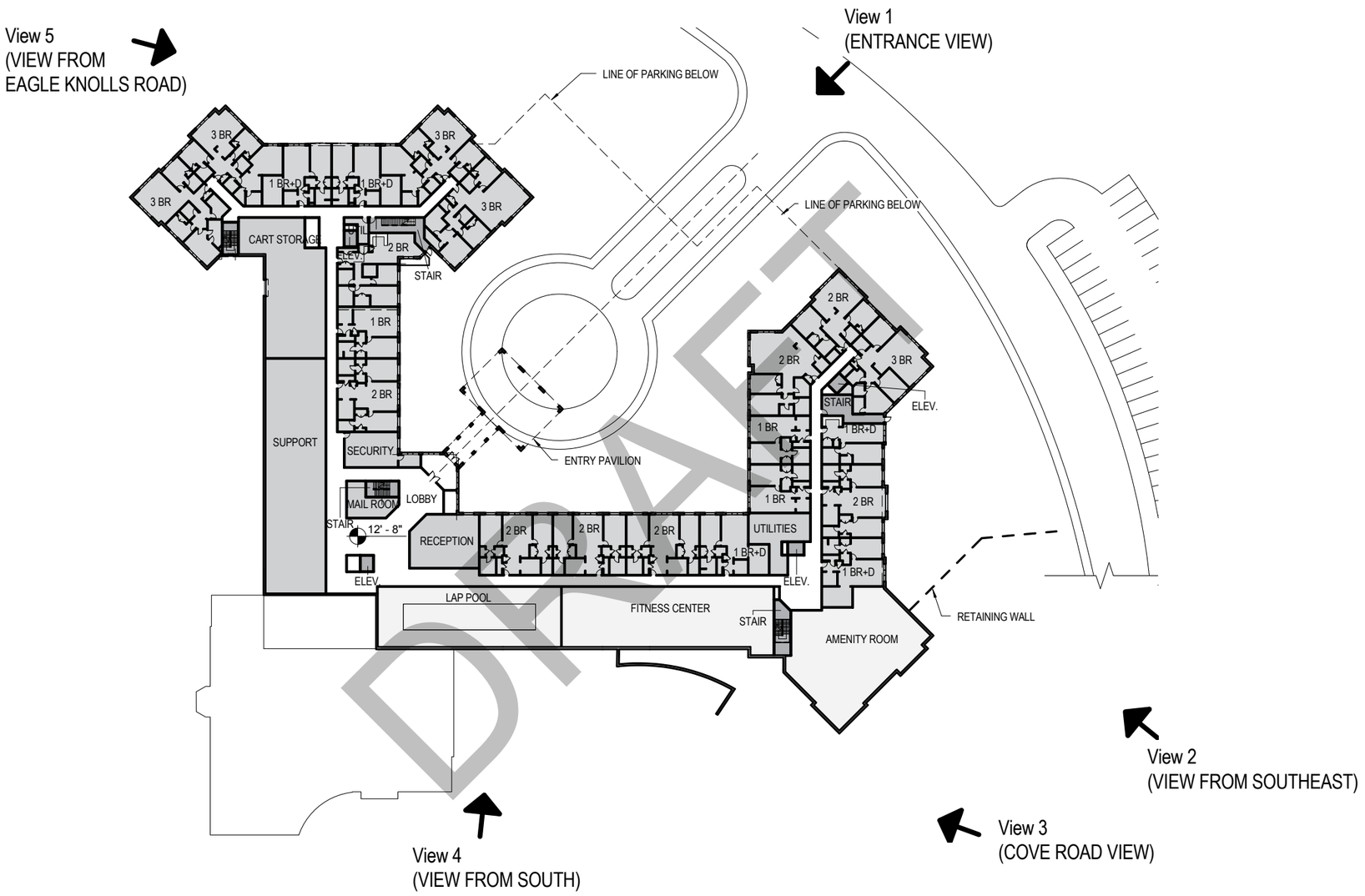
Moreover, introducing a limited residential use would provide the Hampshire Country Club with a critical revenue stream at a time when clubs in Westchester County and across the country are feeling the financial pressures inherent in operating a private country club. This additional revenue would ensure that the Hampshire Country Club could remain as a viable custodian to maintain the entire Project Site, including its open space and other features of environmental significance identified by the Village in the Comprehensive Plan.

Alternative G, therefore, would be consistent with the policy in the Village's Comprehensive Plan to preserve Hampshire Country Club in the future. Accordingly, no significant land use or zoning impacts are anticipated.

2. Visual and Community Character

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 5 stories as viewed from the north side). Views of the proposed residential building from the surrounding area, provided in Exhibits 4-10a through 4-10e, show the proposed character of the development under Alternative G. Exhibit 4-11 provides site sections. As depicted, the proposed building is visually appealing and would be well-integrated with the existing clubhouse. Therefore, visual impacts from Alternative G are not anticipated.

In addition, as depicted in Exhibit 4-7, a multifamily development visually incorporated into the existing clubhouse, as proposed, would leave the entire golf course intact, preserving 101.8 acres of recreation open space in perpetuity and maintaining it as an existing element of the Orienta community's character.



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

Alternative G Proposed Views Key
Rezoning for Condominium and Golf Course

Source: Perkins Eastman Architects

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

Alternative G View 1 - Entrance
Rezoning for Condominium and Golf Course

Source: Perkins Eastman Architects

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

Alternative G View 2 - From the Southeast
Rezoning for Condominium and Golf Course

Source: Perkins Eastman Architects

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

Alternative G View 3 - From Cove Road
Rezoning for Condominium and Golf Course

Source: Perkins Eastman Architects

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

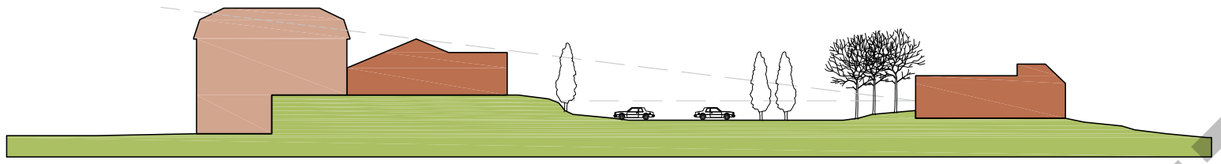
Alternative G View 4 - From the South
Rezoning for Condominium and Golf Course

Source: Perkins Eastman Architects

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

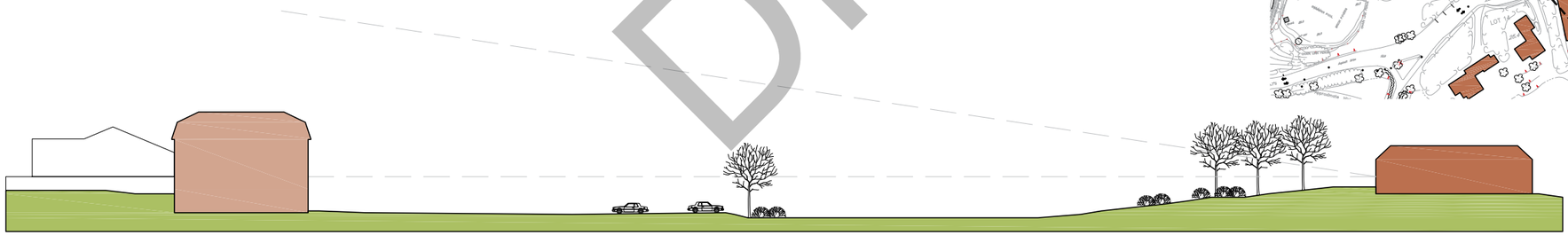
Alternative G View 5 - From Eagle Knolls Road
Rezoning for Condominium and Golf Course

Source: Perkins Eastman Architects



SECTION A

SECTION B



SECTION C

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

Alternative G Site Sections
Rezoning for Condominium and Golf Course

Source: Perkins Eastman Architects

3. Natural Features and Open Space

Overall, approximately 11 acres of land area on the Project Site would be disturbed to construct the condominium alternative. A portion of the 11 acres (including three acres that are currently developed) would involve some minor modifications to portions of the golf course (on holes 1, 9 and 18) and road improvements adjacent to the multifamily development. The 18-hole golf course, and all of its environmentally sensitive features would be preserved on the remaining portion of the Project Site, to be protected in perpetuity from future development through a conservation easement, or other legally binding mechanism.

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 incorporated into 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. The only exception is approximately 0.5 acres of local wetland buffer disturbance anticipated for the realignment of the roadway, which would be revegetated to mitigate impacts.

Project Site topography suggests that bedrock is anticipated at the tie in point between the existing clubhouse and the residential building proposed under this alternative. In addition, it is anticipated that some rock removal would be required to accommodate construction of the subsurface parking garage under the residential building.

4. Stormwater and Drainage

Portions of the 11 acres of disturbance under Alternative G are within the 100-year floodplain. However, the majority of the floodplain coverage is over the existing golf course, not the clubhouse, pool and associated buildings.

To mitigate potential flooding on the Project Site under Alternative G, a combination of low barrier walls and grade adjustments would be utilized at two spots on the western side of the Project Site, as depicted in Exhibit 4-12. This would allow inflow of flood water from the Sound. The first would be installed just west of the residential development at Eagle Knolls Road and the second would be installed at the northwestern corner of the Project Site at Hommocks Road. The low barrier wall at each of these locations would be constructed using either a slurry wall or sealed steel sheet piling. At the surface, the cut off wall would be faced with a fieldstone to match the character of the existing walls present on the Project Site. The presence of these walls would prevent tidal flood water from entering the Project Site. The proposed flood wall would not adversely impact flooding conditions on adjacent properties. At each of the low spots in the road, there are existing drainage culverts that will be fitted with back flow prevention devices to continue to allow unobstructed flow during regular storm events, but these measures will prevent inflow of tidal floodwater from Long Island Sound during tidal flood events. This

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

Alternative G Proposed Floodplains
Rezoning for Condominium and Golf Course

Source: VHB

engineering solution would also provide protection to upstream neighbors that are currently affected by surface water that flows through the Site during some storm events.

The ensure protection of the proposed residential use, the relocated Cove Road would be elevated adjacent to the building, providing depression north of the building to accumulate potential water.

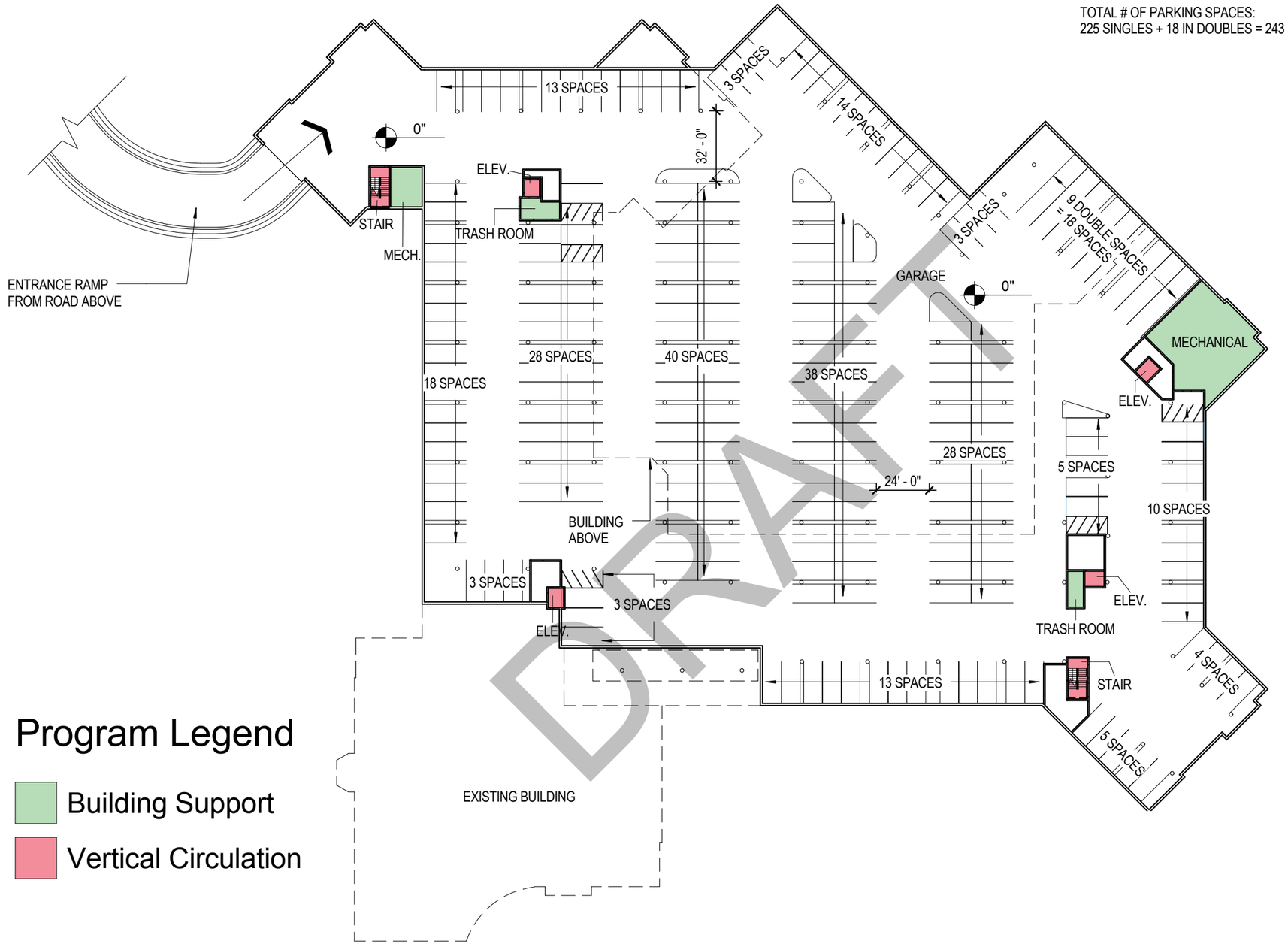
The final stormwater management system would require the addition of stormwater treatment from paved areas prior to discharge. The most appropriate storm water treatment for this alternative would be the addition of bio-retention swales adjacent to the relocated Cove Road and parking area. The development under this alternative would maintain stormwater quality by placing the majority of the new parking below grade, thereby reducing the parking area exposed to the storm water runoff. The below grade parking garage would be constructed utilizing floodproof materials such that the water would not inundate the parking area.

5. Traffic

The existing circular drive at the clubhouse entrance would remain in use for the clubhouse. The proposed residential units would have a new circular drive at the north side of the new building between the two wings with access to the first floor. Access to the below grade parking garage would be provided by a ramp under the west wing of the building. The parking garage would be completely below grade and would extend under both residential wings and under the lawn between the wings (see Exhibit 4-13, Alternative G Lower Level Floor Plan). Alternative G would generate approximately 60 AM peak hour vehicle trips, 70 PM peak hour trips, and 64 Saturday trips, comparable to the trips generated by the Proposed Action. In addition, based on the traffic impact study conducted for Alternative G in 2014, no changes in levels of service are anticipated as a result of the Alternative G development, and therefore no traffic mitigation measures would be proposed.

6. Utilities

The estimated sewage generation for the proposed development is 26,290 gallons per day, with an estimated peak rate of 110 gpm utilizing the industry standard values for waste water. The anticipated sewage generation calculations are illustrated below.



Program Legend

- Building Support
- Vertical Circulation

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

Alternative G Lower Level Floor Plan
Rezoning for Condominium and Golf Course

Source: Perkins Eastman Architects

Table 4-3 Anticipated Wastewater Generation

Unit Type	Number of Units	Bedrooms/ Unit	Hydraulic Load (gpd/ single bedroom)	Design Flow Rate (gpd)
One Bedroom	31	1	110	3,410
Two Bedroom	62	2	110	13,640
Three Bedroom	28	3	110	9,240
	121			**26,290**

In addition, water requirements for the proposed development would be 26,290 gallons per day. Compared to the Proposed Action and the other alternatives discussed above, Alternative G has the lowest water and sewer requirements.

7. Socio-economic Factors

The condominium alternative, as mentioned, includes 121 residential units and a total of 239 bedrooms (31 one-bedroom units, 50 two-bedroom units, and 34 three-bedroom units), likely to attract "empty nesters" looking to downsize. This would result in a Project Site population of 259, and though not anticipated, these units could potentially house school-aged children. Using multipliers provided by Rutgers University Center for Urban Policy Research, it is estimated that the condominium development could generate approximately 20 school age children, as depicted in the table below. (The four guest suites would be for visitors and therefore would not have potential for generating new students.)

Table 4-4 Projected Public School Children Generation

Unit Type	Number of Units	Multiplier[1]	Estimate Public School Children
One Bedroom	31	0.1	3
Two Bedroom	62	0.05	3
Three Bedroom	28	0.49	14
	121		20

[1] *Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers, June 2006 for 5+ unit multifamily structure, ownership units*

This minor increase would not be expected to significantly strain the district's capital facilities and would be expected to be accommodated by normal district operations. It is noted that the units proposed under Alternative G would include luxury amenities, and would be accompanied by a requirement of club membership. Therefore, they are very unlikely to generate the number of school children estimated with a more traditional condominium unit.

Assuming a market value of $1.5 million per a three-bedroom condominium unit, in total, based on 60 percent of market value, the Project Site would generate $2,948,994 in tax revenue annually. Of this total, approximately 50 percent ($1,473,689) would go to the Mamaroneck Union Free School District; approximately 25 percent would go to the Village of Mamaroneck; and the remainder would go to the Town, County, and other taxing districts. Applying the per student programmatic cost of $15,893 paid by local property taxes to the estimated 20 new public school students indicates that the Alternative G development could result in an additional cost of $317,860 to the Mamaroneck Union Free School District. Using these figures, it is estimated that the overall result of the Alternative G development would be a net fiscal benefit of $2,631,134.

Overall, Alternative G would have the least impact compared to all of the other Alternatives.

Table 4-1 Comparison of Project Alternatives

	Proposed Action Exhibit 4-1	Alternative A: No Action (Existing Conditions)	Alternative B: Conventional Subdivision Under R-20 Zoning Exhibit 4-2	Alternative C: Cluster Subdivision Under R-20 Zoning Exhibit 4-3	Alternative D: Conventional Subdivision Under R-30 Zoning Exhibit 4-4	Alternative E: Cluster Subdivision Under R-30 Zoning Exhibit 4-5	Alternative F: "No Fill" Under R-20 Zoning Exhibit 4-6	Alternative G: Rezoning for Condominium and Golf Course 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

5. Other Required Analyses

A. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED

The construction and operation of the proposed development would result in certain unavoidable short term and long term adverse environmental impacts. The anticipated impacts have been identified and discussed in the previous subject chapters and summarized below. All significant adverse impacts related to the proposed development would be mitigated to the maximum extent practicable.

Adverse impacts that cannot be avoided by the proposed development are as follows:

Short Term Impacts

Short term impacts related to the proposed development would generally be related to construction activities. Unavoidable adverse impacts occurring in the short term include: traffic generation from construction workers and deliveries, noise, and air quality impacts from construction activities and traffic.

Construction activities on the Project Site would occur only during daylight hours. Traffic volumes on local roadways would increase as a result of material deliveries and the commuting of construction workers. However, construction workers generally arrive and depart before the weekday peak hours. Air quality would be impacted by exhaust and emissions from construction equipment and fugitive dust. A Sediment and Erosion Control Plan would be employed to mitigate potential impacts from erosion as a result of construction activities.

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 annually. 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.

Long Term Impacts

Potential long term adverse impacts would result from the operation of the proposed development. Impacts would be mitigated to the maximum extent practicable. While the impacts listed below are unavoidable, they are not necessarily significant. Potential long term impacts include:

Visual
The visual character of the proposed development would be different from the existing conditions. The proposed development would introduce greater floor area, height and impervious surface area. Overall, the character would change from private recreation to a mix of private recreation and residential.

The proposed development would be visible only from those locations that are immediately adjacent to the Project Site. Specifically, the proposed development would be visible from portions of Hommocks Road, Eagle Knolls Road, Cove Road, and Fairway Green, the dead ends of Protano Lane, Sylvan Lane, and Fairway Lane. However, trees, elevation changes, and varying distances provide varying degrees of buffer in each of these locations, minimizing the visual impacts of the Proposed Action. In addition, 36 acres of open space would be maintained on the Project Site, as would nine holes of the existing golf course, further minimizing any impacts on the character of the neighborhood. Finally, the Proposed Action would include the planting of approximately 432 trees located along the perimeter of the proposed buildings, providing significant screening from the surrounding homes.

Natural Resources
The proposed development would require clearing of vegetation, largely consisting of maintained lawns and landscaping. Approximately 432 trees that are 8-inch DBH trees or larger would be cleared.

Development on the Project Site would be limited primarily to areas previously disturbed during the construction of the golf course. The proposed development would include the planting of trees and other vegetation on the disturbed portion of the site.

Community Services
Based on data gathered from several of the Applicant's existing apartment communities and the Rutgers University Residential Demographic Multipliers, the project could generate approximately 335 residents and 39 public school-age children. The increase in population would increase the demand for services and facilities incrementally. It is anticipated that the property taxes generated by the proposed development would serve to mitigate any adverse impacts.

Traffic and Transportation
The proposed development would result in the generation of approximately 61 Weekday AM Peak Hour trips and 73 Weekday PM Peak Hour trips. The levels of service would not be severely impacted at area intersections.

Proposed mitigation includes improved road surface, profile and alignment of Cove Road across the Project Site for residents on either side of the property, including those who travel back and forth to Hommocks Middle School, improved pedestrian environment with the completion of a sidewalk across the property, and improved emergency evacuation routes with the raising of Cove Road above the flood elevation.

It is also noted that providing an egress from the Project Site will reduce project traffic past the Hommocks Middle School and through the busy intersection of Boston Post Road with Hommocks Road/Weaver Street.

Stormwater Management
The project would result in increased impervious surfaces on-site in comparison with the existing conditions. A Stormwater Pollution Prevention Plan (SWPPP), provided in Appendix E, has been prepared to ensure that the quality of stormwater runoff after development will not be substantially altered from the existing conditions. The proposed stormwater management system and grading of the site is not anticipated to result in significant impacts.

Utilities
The proposed development would result in increased demand for water and sanitary sewer. The Village Engineer and the Westchester Joint Water Works have indicated that sufficient capacity exists to service the proposed development.

Soils and Topography
The project has been designed to balance cut and fill on the Project Site to the greatest extent practicable and to provide structural fill where necessary. Erosion and sediment controls would be used to protect the soils during construction as described in the Stormwater Pollution Prevention Plan.

Floodplains
The project will require fill and development within the floodplain. With the proposed grading changes, all proposed buildings on the Project Site would be located outside the 100-year and 500-year floodplains. The project will be constructed in accordance with all Village regulations and requirements.

B. GROWTH INDUCING ASPECTS

Chapter 3 of the DEIS describes potential impacts that could result from the Proposed Action. This section describes the potential for the proposed development to generate secondary and/or indirect impacts in the Village of Mamaroneck.

Growth inducement is based on a number of factors, including the size of the proposed development and the type of uses included.

The proposed development could replace some of the employees currently working at the Hampshire Country Club. However, as discussed in Chapter 3O, Fiscal and Economic Conditions, the proposed development is expected to result in the generation of approximately 335 residents and as well as jobs for the management, maintenance and security of the residences. An increase of 335 residents would result in an approximately 1.8 percent increase in the Town's overall population (based on the Village's 2014 population of 19,133) if all of these residents were new to the Village.

According to the fiscal analysis, the project residents would have the potential to inject an additional $2,810,640 million in discretionary consumer spending into the economy. This spending potential would provide an additional source of support for local retailers and restaurants and would help strengthen the Village's economic vitality. Both the construction spending and the household spending recirculates through the local economy creating additional secondary impacts. At full operation, this household spending would generate approximately $191,840,480 million in additional economic output.

While this project would be helpful for local businesses, the volume of new economic activity generated is not likely to create a demand for new commercial construction to service the increased population. Perhaps more significantly, the proposed development would support the Village's overall development objectives as presented in the Comprehensive Plan, thereby contributing to a more sustainable, multi-use community.

C. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

The proposed project will use energy resources including electricity and fossil fuels. Anticipated levels of consumption, as well as some strategies to reduce energy consumption are summarized below.

The Project will meet the basic requirements and comply with the New York State Energy Construction Code and standards. The project will incorporate efficient mechanical equipment, insulated roofs, insulated exterior wall, insulated foundations, and windows that are insulated and have a low emissivity coating.

When carefully selected and implemented, even modest design measures can result in significant conservation of natural resources. The site will include the following features:

- Land planning and design techniques that preserve the natural environmental and minimize disturbance of the land utilizing a compact development footprint
- Reduction of soil erosion and runoff through implementation of best storm water management practices
- Water conservation indoors and outdoors
- Selection of Energy Star products and materials based on reuse, durability and the amount of energy used to create the material
- Access and preservation of Open Space
- Landscape design to utilize native plants, prohibit invasives and provide shade

D. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed development would require the commitment and consumption of a variety of resources that would be made unavailable for future use. Construction materials such as concrete, timber, steel, brick, wood, paint and topsoil would be consumed. The operation of construction equipment would also involve the consumption of fossil fuels. The components of the completed project would require the usage of electricity and fossil fuels for lighting, heating and cooking, and water for landscaping and domestic use. The construction period would also require a temporary commitment of workers. Upon project completion, a commitment of labor would be required for the residential development to manage and maintain the property. However, the short term and long term commitment of labor should be viewed as a beneficial impact to the community and economy.