Hampshire Country Club PRD

Village of Mamaroneck, New York
Draft Environmental Impact Statement (DEIS)
Final Scope

Adopted by
Village of Mamaroneck Planning Board
November 18, 2015

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This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Hampshire Country Club Planned Residential Development (PRD) (the "Project") in the Village of Mamaroneck, New York (the "Village"), proposed by Hampshire Recreation, LLC and Toll Brothers (the "applicant"). This Scope document contains the items described in 6 NYCRR Part 617.8 (f) (1) through (6). For purposes of this Scope, the term "Proposed Project" means the Project and all related implementing actions, including but not limited to: (i) approval by the Village of Mamaroneck's ("Village") Planning Board of the site plan, subdivision, special permit, wetland permit and stormwater pollution prevention plan for the Project; (ii) approval by the Village's Building Department of the floodplain development permit for the Project; (iii) approval by the Village's Board of Architectural Review of the building permit application for the Project and the Building Department's approval of the building permit; (iv) approval by the Village's Public Works Department of a street opening permit for the Project; (v) Determination by the Harbor and Coastal Zone Management Commission of Local Waterfront Revitalization Program consistency for the Project; (vi) approval by the Health Department of Westchester County of water and sanitary sewer service for the Project; (vii) approval by the New York State Department of Environmental Conservation of the stormwater pollution discharge elimination system (SPDES) permit and the stormwater pollution prevention plan.

Classification of Action: ***Type 1***

Lead Agency: **Planning Board**
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543
Contact Person:
Betty-Ann Sherer
Land Use Coordinator
Village of Mamaroneck
Telephone: 914-777-7731
e-mail: bsherer@vomny.org

REQUIRED ELEMENTS OF THE DEIS

The DEIS shall conform to requirements for preparation and content of environmental impact statements as stipulated in 6 NYCRR 617.9, which include but are not limited to the following:

- A description of the Proposed Project and its environmental setting;
- A statement of the environmental impacts of the Proposed Project, including its short- and long- term effects, and typical associated environmental effects;

- An identification of any significant adverse environmental effects that cannot be avoided if the Proposed Project is implemented;
- A discussion of alternatives to the Proposed Project;
- An identification of any irreversible and irretrievable commitments of resources that would be involved if the Proposed Project should it be implemented; and
- A description of mitigation measures proposed to minimize or avoid any significant adverse environmental impacts of the Proposed Project.

All discussions of mitigation will consider at least the mitigation measures identified in this Scope. Where reasonable and necessary, such mitigation measures will be incorporated into the Proposed Project if they are not already so included. If any mitigation measure listed in this Scope are not incorporated into the Proposed Project, the rationale for not incorporating them will be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is provided, the rationale will be discussed in the DEIS.

PROPOSED PROJECT

Hampshire Recreation, LLC and Toll Brothers (the "applicant") propose a new Planned Residential Development (PRD) consisting of 105 units on the 106.2-acre Hampshire Country Club (“project site”) located on Cove Road in the Village of Mamaroneck. The Project Site is currently developed with recreational membership club facilities. The Project Site is located mainly within the Village of Mamaroneck (98.9-acres), with a small portion (7.3-acres) located within the Town of Mamaroneck. Of the portion in the Village, 94.5 acres are located in the R-20 One Family Residence Zoning District and 4.4 acres are located in the Marine Recreation (MR) Zoning District. The majority of the existing Club's golf course and several parking lots are located in the R-20 Zoning District. The Club's clubhouse, pool, tennis courts and additional parking areas are located in the MR Zoning District. A small portion of the existing golf course is located within the Town of Mamaroneck's R-30 One-Family Residence Zoning District. The Project Site is identified as tax parcels 9-35-700, 9-36-1, 9-42-367, 9-42-568, 9-42-659, 9-43-1 on the Village of Mamaroneck tax map, and 9-43-12 on the Town of Mamaroneck Tax Map. The Project Site is a locally designated Critical Environmental Area (CEA) and is located within the 100-year and 500-year floodplain areas.

The proposed PRD would be built in its entirety on the 94.5 acre portion of the Project Site located within the Village of Mamaroneck's R-20 Zoning District. A total of 105 residential units (comprised of 44 one-family detached housing lots, 28 two-family semi-detached housing lots and 33 three-family semi-detached housing lots), parking areas, eight tennis courts and common open space are proposed on this portion of the Project Site. The one-family detached homes would be located along Cove Road, which would be relocated and would form the central corridor traveling east and west through the Project Site. The two- and three-family semi-detached homes would be located largely within the northwest portion of the Project Site, with one cluster located along a new established roadway ending in a cul-de-sac and another cluster located on the newly extended Cooper Avenue. An additional cluster of two- and three-family detached homes would be located on Eagle Knolls Road, which would be relocated from its existing location and would terminate in a cul-de-sac. New tennis courts would be located at the southeast corner of the site, outside and

west of the MR zoned area. The Village Code sets forth parking requirements for the one-family detached and two- and three-family semi-detached homes to be located in the R-20 zoned area.

The existing golf course use would be eliminated to facilitate the development of the PRD, which according to the applicant would have approximately 73 acres of open space. No development is proposed in the portions of the Project Site located in the Town of Mamaroneck or in the MR zoned area. The existing membership club facilities located on the MR zoned area of the Project Site (supporting a clubhouse, pool and parking areas) would remain. Construction of the Project is anticipated to begin in 2016 with completion occurring in 2020.

The Proposed Project requires the following approvals:

(i) Approval by the Village of Mamaroneck's ("Village") Planning Board of the site plan, subdivision, special permit, wetland permit and stormwater pollution prevention plan for the Project;

(ii) Approval by the Village's Building Department of the floodplain development permit for the Project;

(iii) Approval by the Village's Board of Architectural Review of the building permit application for the Project and the Building Department's approval of the building permit;

(iv) Approval by the Village's Public Works Department of a street opening permit for the Project;

(v) Determination by the Harbor and Coastal Zone Management Commission of Local Waterfront Revitalization Program consistency for the Project;

(vi) Approval by the Health Department of Westchester County of a water and sanitary sewer service for the Project; and

(vii) Approval by the New York State Department of Environmental Conservation of the stormwater pollution discharge elimination system (SPDES) permit and the stormwater pollution prevention plan.

ORGANIZATION AND CONTENT OF THE DEIS

The DEIS will contain the following information and address the following issues as they relate to the Proposed Project.

COVER SHEET identifying:

(1) The Proposed Project and its location;

(2) The name, address, email and telephone number of the Lead Agency and contact person;

(3) The name, address, email and telephone number of the preparer and other organizations that contributed to the DEIS; the date of DEIS submission and acceptance;

(4) The name, address, email and telephone number of the Applicant;

(5) Date of acceptance of the DEIS;

(6) Public hearing date and DEIS comment period; and

(7) Website where the DEIS and Final Environmental Impact Statement (FEIS) will be posted.

Following the cover sheet, a list (name, address, email and telephone numbers) of all of the Applicant's consultants and a list of all interested and involved agencies will be provided, with names, address, email and phone numbers for each agency provided.

TABLE OF CONTENTS, indicating the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices.

The text of the DEIS will include the following.

I. EXECUTIVE SUMMARY

A. Introduction

B. Description of the Proposed Project

C. List of all Local, County, State and other approvals required

D. Statement of Project purpose and need

E. Summary of significant adverse environmental impacts identified in each subject area

F. Summary of mitigation measure proposed for significant adverse environmental impact

G. Description of alternatives analyzed and a table comparing the impacts of the Proposed Project with the impacts of the various alternatives

II. DESCRIPTION OF THE PROPOSED PROJECT

A. Project Purpose and Need

1. Discussion of Project purpose and need and benefit to the Village of Mamaroneck and surrounding communities.

2. Discussion of objectives of the Applicant

B. Description of the Project Approval Process

C. Project Identification

1. Identification of regional and area location (including mapping and other descriptive graphics).
2. Narrative and mapping of tax parcel, and total parcel area.
3. Description of present and proposed ownership, including evidence of ownership of access points required for the Project.
4. Describe the nature and location of any known covenants and easements on the Project Site or over privately owned roads providing access to the Project Site.
5. Narrative and mapping of existing and abutting streets, site access and surrounding road network clearly indicating the routes to and from the proposed Project both local and on the regional roadway network.
6. Description of on- and off-site utilities serving the Project Site.
7. Description of site conditions, surrounding land uses and existing zoning in narrative and graphic form.
8. Description of all existing uses and structures, currently on the Project Site, including buildings or other facilities to be removed or retained, and their current physical condition. Discuss ownership of all structures on the Project Site.
9. Discussion of Project background and Project Site history including previously submitted applications for the Project Site and actions taken relating to those applications.
10. Discussion of special permit(s) applying to the site including history and current requirements.

D. Description of the Proposed Project

1. Proposed Planned Residential Development (Proposed PRD)

    a. Mapping and narrative of layout and design concept for the proposed PRD including both a site plan and subdivision plan.

    b. Sustainability and Green Building Design: Description of sustainability measures and environmental building technologies that will be used.

    c. Residential component

        (1) Number and types of dwelling units (including total number of bedrooms) and parking.

        (2) Proposed building styles and materials, including color palette and architectural concepts. Provide elevations illustrating design concepts.

        (3) Discuss compliance with the New York State Fire and Building Code including whether any variances will be requested.

        (4) Identify any affordable or age restricted housing components associated with the Project.

(5) Discussion of planned ownership and management (rental, condominium, fee-simple, homeowner's association, etc.).

d. Membership Club Facilities Component

(1) Location, type and use of existing club facilities.

(2) Location, type and use of proposed club facilities, including type and frequency of events. Hours of operation for each type of membership and non-membership club use.

(3) Description of existing special permit for non-membership club uses.

(4) Bulk and area requirements for membership club uses (floor area, building height, setbacks, parking).

(5) Proposed parking and loading facilities, including location, layout and count. Describe provisions and location for overflow parking.

(6) Summarize the differences in structure, facilities and operation of the existing and proposed club.

e. Site Access, Roadways and Circulation

(1) Internal Site Circulation: Proposed roadways, abandonment of roadways, relocation of roadways, and extension of existing roadways.

(2) Roadway ownership, maintenance and rights of access.

(3) Proposed sidewalks and bicycle paths, and golf cart/adult tricycle access routes.

(4) Connections to adjacent roadways, sidewalks, and pedestrian/bicycle paths.

(5) Connections to adjacent neighborhoods and developments (Hommocks Middle School, Boston Post Road/U.S. Route 1 corridor).

(6) Relationship to public transit.

(7) On and off-street parking.

(8) Emergency, refuse service and maintenance access and circulation.

f. Landscaping and Buffers

(1) Conceptual landscaping plan, including plant lists, with due consideration given to the recommendations and guidelines set forth in the document titled *A Coastal Planting Guide for the Village of Mamaroneck*.

(2) Proposed treatment of buffer areas between the Project and adjoining properties.

g. Recreation and Open Space

(1) Description and graphics illustrating public and private recreation spaces and amenities, including description of ownership and maintenance.

(2) Connections to adjacent public recreation areas including Hommocks Park, Flint Park, Harbor Island Park and the Hommocks Conservation Area.

h. Utilities and Support Facilities

(1) Description and mapping of public and private (e.g. natural gas, telecommunications, etc.) utilities, including on-site and off-site infrastructure improvements:

(a) Description of any proposed water lines, conceptual locations of any booster stations, pressure reducing stations, storage tanks, etc. Discuss compliance with relevant county and state design and construction standards.

(b) Description of any proposed gravity sewer mains and/or sanitary force mains to include conceptual locations of any wastewater pump stations, etc. Discuss compliance with relevant county and state design and construction standards.

(c) Description of any necessary infrastructure upgrades for both water and/or sewer both on site and off site.

(d) Description of ownership and maintenance of utilities.

(e) Description of Inflow/Infiltration (I&I) reduction, including conceptual method, proposed ratio and implementation schedule.

(2) Map and describe site maintenance, storage and refuse sites and facilities.

(3) Describe security provisions and facilities.

i. Site Excavation, Grading and Fill Plan

(1) Grading plan, including road profiles.

(2) Cut and fill plan, showing amounts and areas to be cut and filled.

(3) Amount, source and structural suitability of fill.

(4) Methods to be used to ensure fill slope stability during flood events.

(5) Conformance with Chapter 172 of the Village Code.

j. Floodplain Management

(1) Storage plan for displaced floodwater

k. Stormwater Management

(1) Proposed Stormwater Pollution and Prevention Plan (SWPPP) to manage stormwater quantity and quality.

2. Description of Project phasing, including how market conditions will effect phasing.

3. Description of construction process and phasing, to be shown graphically on a plan, including the anticipated number of trucks carrying fill, the routes these

trucks would take to the Project Site and the duration and time periods over which they will take them.

4. Discussion of emergency access and provisions for emergency service during construction, including demonstration that fire apparatus can safely access the site.
5. Discussion of operation of the remaining club facility during construction, including provisions for parking and access.

III. EXISTING CONDITIONS, POTENTIAL IMPACTS AS A RESULT OF THE PROPOSED PROJECT AND PROPOSED MITIGATION

A. Land Use, Zoning and Public Policy

1. Land Use

a. Existing Conditions

(1) Description and mapping of current Project Site land use, including current building conditions (including description of any relevant easements or covenants).

(2) Description and mapping of land uses within a 1/4 mile radius of the Project Site including public and private open space areas.

b. Future without the Proposed Project

(1) Description of any known land use changes in the future anticipated for the Project Site, which would occur in the future without the proposed Project.

(2) Future known and planned projects in the Village of Mamaroneck.

(3) Future known and planned projects in the Town of Mamaroneck.

c. Potential Impacts as a Result of the Proposed Project

(1) Describe the compatibility of the proposed Project with existing land uses in the study area.

(2) Discuss the proposed street opening permit, including approval process.

d. Mitigation

(1) Discuss appropriate mitigation measures to reduce identified impacts.

2. Zoning

a. Existing Conditions

(1) Description of current R-20, MR, and PRD zoning requirements as described in Article IV, Chapter 342 including: use, density, bulk and height, and lot and dimensional requirements.

(2) Description of site plan review and approval process, and site plan design standards; and subdivision review and approval process; and subdivision design standards per Article IV, Section A348-8 and Article XI of the Village of Mamaroneck Village Code.

(3) Description and mapping of zoning districts within a ¼ mile radius of the Project Site and permitted uses in each of the identified zoning districts.

b. Future without the Proposed Project

(1) Discuss the development of the Project Site under current R-20 and MR zoning.

(2) Describe any proposed zoning changes within ¼ mile of the Project Site.

c. Potential Impacts as a Result of the Proposed Project

(1) Discuss compliance with the PRD requirements at Article VII, Section 342-52 a of the Zoning Ordinance.

(2) Discuss the proposed special permit application per the Village of Mamaroneck Zoning Ordinance Article X, including requested permissions, approval process and/or extension of existing permit.

(3) Discuss compliance of the remaining club with zoning requirements.

d. Proposed Mitigation

(1) Discuss appropriate mitigation measures to reduce identified impacts.

3. Public Policy

a. Existing Conditions:

(1) Describe local, regional and other applicable public planning and policy documents including, but not limited to

(a) Village of Mamaroneck Comprehensive Plan, February 2012, including recommendations specific to the Project Site.

(b) Village of Mamaroneck Local Waterfront Revitalization Plan (LWRP).

(c) Westchester County, “Westchester 2025.”

(d) Westchester County, “Patterns for Westchester.”

b. Future without the Proposed Project

(1) Describe any currently pending public policy initiatives such as the draft LWRP currently under consideration by the Village.

c. Potential Impacts as a Result of the Proposed Project

(1) Discuss compatibility of the proposed Project with relevant planning and public policy documents listed above by outlining relevant policies, sections of chapters and specific code citations. Discuss consistency with the policies in the adopted and current draft LWRPs.

(2) Discuss recommendation to rezone the Project Site as described in the Village of Mamaroneck Comprehensive Plan, February 2012.

d. Proposed Mitigation

(1) Discuss appropriate mitigation measures to reduce identified impacts.

B. Community Character/Visual Impacts

1. Existing Conditions

a. Document, with photographs, simulations, and narrative, the visual character of the Project Site and the immediately surrounding area.

b. Describe and provide photographs of the appearance of the Project Site from surrounding land uses to be specified by the Village.

c. Describe the surrounding community character including the surrounding residential areas, Boston Post Road/U.S. Route 1 corridor, Hommocks Middle School, Hommocks Park, and the Hommocks Conservation Area.

d. Perform a GIS based visibility analysis assuming the Project is built to identify areas within one, three, and five miles from which the Project Site is visible.

e. Perform a field visit to areas offsite to verify Project visibility while simulating Project visibility through a balloon test or similar means.

f. Take photographs of the Project Site in "leaf-on" and "leaf-off" conditions from areas as determined through consultation with Village planning staff and consultants after review of the analysis in B.1.d above and the balloon test in B.1.e above, and provide a narrative description of method and findings, including information regarding photo lens used.

2. Future without the Proposed Project

a. Provide narrative description of the Project Site in the future condition without the proposed Project.

3. Potential Impacts as a Result of the Proposed Project

a. Provide photographic simulations of the Project during "leaf-on" and "leaf-off" conditions from areas determined through consultation with Village planning staff and consultants utilizing the same methodology utilized for assessment of existing conditions. The photosimulations will be prepared for full build-out.

b. Discuss the proposed exterior lighting program including typical light fixtures, maximum foot candles, and how this complies with the Village lighting standards.

c. Discuss compliance with the Village's lighting standards at Zoning Ordinance Article IV, Chapter 342.

4. Proposed Mitigation

a. Discuss appropriate mitigation measures for identified impacts.

C. Geology – Soils, Topography and Steep Slopes

1. Existing Conditions

a. Identify existing on-site soils using 2006 Westchester County Soil Survey data.

b. Disclose soil map units erodibility, depth to bedrock/groundwater, drainage class, hydrologic soil group and limitations for use related to the proposed Project (limitations for construction, dwellings with basements, site disturbance, etc.).

c. Describe subsurface conditions including soil stratigraphy based on published references.

d. Describe surface conditions including delineation or identifications of outcroppings, significant depressions, ridges or other landforms.

e. Describe topography and steep slopes using available mapping with graphic overlay, and shown with the existing buildings and road network as a frame of reference.

2. Future without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project

a. Show a grading plan and describe potential impacts from site grading with respect to bedrock depth, soil erosion, slope stabilization, rock removal, and tree removal.

b. Provide an estimate of cut and fill, describe the impacts if cuts and fills are not balanced and discuss any applicable Village requirements. Discuss the source and quality of the fill with respect to potential contaminants.

c. Discuss rock removal and blasting, if any, and on-site rock crushing, if any.

d. Discuss possible construction debris processing and reuse and any related impacts (i.e. brick, concrete, asphalt, etc.).

e. Describe environmental and sedimentation control measures with a focus on areas of steep slopes, erodible soils, and any additional site-specific measures necessary to prevent erosion and water quality impacts on adjacent areas.

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

D. Groundwater Resources

1. Existing Conditions

a. Describe subsurface conditions based on published resources.

b. Provide data from any wells on the subject property.

c. If groundwater is to be used, analyze it for the parameters identified in Section III.Q.1.a.(3) of this scope.

2. Future Without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project

a. Discuss potential for encountering or interacting with groundwater resources as a result of proposed cut. Describe plans for managing groundwater resources if encountered as a result of the Project.

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

E. Surface Water Courses and Wetlands

1. Existing Conditions

a. Delineate and map existing streams, waterbodies, wetlands and aquatic resource buffers under Federal (United States Army Corps of Engineers), State, and Village jurisdictions. Describe such resources in close proximity to the Project Site.

b. Provide functional analysis of site streams, waterbodies and wetlands including their ecological benefits, including wildlife habitat and their impact on water quality and biological diversity.

b. Discuss condition and function of the existing weir controlling the small stream that exits the property under Hommocks Road.

c. Discuss relevant Village Freshwater Wetland Resource Protection regulations (Village Code Chapter 192).

2. Future without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project

a. Describe potential impacts to Federal, State and Village streams, wetlands and wetland buffers and efforts to avoid and minimize potential impacts.

b. Discuss compliance with Federal, State and Village permitting standards for any activities in regulated resources.

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

b. Discuss the status of any permitting required from state or Federal agencies.

F. Stormwater Management

1. Existing Conditions

a. Discuss existing drainage patterns (including regional watershed and on-site drainage) and their relationship to the Project Site. Compute pre-development stormwater volumes and peak rates for the 1, 10, 25, and 100 year storms to each design point/point of interest throughout the site based on proposed area of disturbance.

b. Discuss existing stormwater and drainage infrastructure on the site, including description and function of the flood gate at the southern end of the property on Hommocks Road.

c. Discuss relevant Stormwater Management and Erosion and Sediment Control regulations (Village Code Chapter 294).

2. Future without the Proposed Project

a. Describe the conditions on the Project Site without the proposed Project.

3. Potential Impacts as a Result of the Proposed Project

a. Describe the components and function of the proposed drainage system. Describe potential impacts to local drainage system and downstream discharge points, including Hommocks Field and Little Harbor, from construction and operation of the proposed drainage system, including bioretention areas and water quality ponds. Discuss the need for improvements to any downstream components of the drainage system.

b. Describe pre and post development stormwater volumes and peak rates for the 1, 10, 25, and 100 year storms to each design point/point of interest throughout the site based on proposed area of disturbance.

c. Discuss the proposed erosion and sediment control plan and material components of the SWPPP.

d. Discuss the proposed stormwater management (quantity and quality) plan and SWPPP, including sizing of ponds and other practices necessary to address all relevant State and Village design criteria including “green infrastructure” practices.

e. Describe the potential for sedimentation and induced turbidity in on-site and downstream water courses and bodies, including the Long Island Sound.

f. Discuss ownership and maintenance of stormwater management facilities.

g. Discuss compliance with relevant Stormwater Management and Erosion and Sediment Control regulations (Village Code Chapter 294).

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

b. Consider use of porous pavement in parking lots and driveways, where appropriate.

G. Floodplains

1. Existing Conditions

   a. Discuss and provide mapping of floodplains on site. Discuss sources and patterns of flooding. Discuss historic flooding events on and around the Project Site.

   b. Discuss relevant Village flood damage prevention regulations (Village Code Chapter 186).

2. Future Without the Proposed Project

   a. Discuss potential changes currently under consideration to FEMA floodplain maps affecting the site.

3. Potential Impacts as a Result of the Proposed Project

   a. Using a FEMA approved model, assess potential for changes in existing flooding patterns and levels flows from construction and infilling of floodplain. Model parameters should be reviewed and discussed with the DEC and/or FEMA prior to use. Modeling should be conducted for both current and potential FEMA mapping.

   b. Describe potential impacts to 100-year and 500-year floodplains, including potential for impacts to properties nearby or downstream of the site. Impacts should be described for both current and potential FEMA mapping.

   c. Discuss compliance with Village flood damage prevention regulations (Village Code Chapter 186).

   d. Evaluate potential changes to FEMA flood maps and/or need for a Conditional Letter of Map Revision as a result of the Project.

4. Proposed Mitigation

   a. Discuss appropriate mitigation measures to reduce identified impacts.

H. Water Supply

1. Existing Conditions

   a. Discuss the existing Westchester Joint Water Works Water District water supply and capacity.

   b. Discuss existing on-site infrastructure and the extent to which it will be used or abandoned.

2. Future without the Proposed Project

   a. Describe the conditions on the Project Site without the proposed Project.

3. Potential Impacts as a Result of the Proposed Project

   a. Describe Project-generated demand for potable water, irrigation water and water for fire suppression at full buildout. Assess the ability of the system to

provide required flows and pressure when considering the Project as well as other approved or planned projects identified by Village planning staff.

b. Describe ownership and maintenance of on-site water supply conveyance system.

c. Describe preliminarily proposed water lines, locations of any booster stations, pressure reducing stations, etc.

d. Describe capacity of Westchester Joint Water Works Water District to accommodate Project- generated demand.

1. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

b. Discuss measures to reduce water consumption.

I. Sanitary Sewage

1. Existing Conditions

a. Describe the existing Mamaroneck Sewer District and Mamaroneck Wastewater Treatment Plant and capacity.

b. Describe ownership and maintenance of the existing on-site Project wastewater conveyance system including locations of significant infrastructure items such as sewer pump stations, sewers and force mains.

c. Discuss existing off site (downstream) infrastructure and characterize in terms of age, condition, adequate capacity, slope, etc.

2. Future without the Proposed Project

a. Describe the conditions on the Project Site without the proposed Project, including the capital upgrades to the Westchester County Department of Environmental Facilities (WC DEF) Cove Road Pump Station.

3. Potential Impacts as a Result of the Proposed Project

a. Discuss estimated Project-generated demand by use component at full buildout. Assess the ability of the system to convey and treat wastewater from the Project as well as from other known or planned projects as identified by Village planning staff.

b. Discuss the capacity of the existing Mamaroneck Wastewater Treatment Plant and downstream collection system to accommodate Project generated demand.

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

J. Solid Waste

1. Existing Conditions

a. Discuss existing solid waste generation from the Project Site.

b. Discuss current collection and disposal for the Project Site.

2. Future without the Proposed Project

a. Describe the conditions on the Project Site without the proposed Project.

3. Potential Impacts as a Result of the Proposed Project

a. Discuss anticipated Project generated solid waste, by use component, at full build out.

b. Discuss on-site storage, removal, etc. (including discussion of recycling).

c. Discuss disposal location and ability of this off-site location to accommodate Project generated solid waste and related construction and demolition debris.

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

K. Vegetation and Wildlife

1. Existing Conditions

a. Obtain data from the New York Natural Heritage Program (NYNHP) and the USFWS regarding potential Rare, Threatened and Endangered species in the vicinity of the site and assess the potential for the site to support these species.

b. Complete an inventory of trees larger than 8” diameter measured three feet above the base of the trunk.

c. Discuss the site’s habitat and wildlife values, including its proximity and relationship to the Hommocks Salt Marsh CEA.

2. Future without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project

a. Prepare a proposed conditions map relative to the number of trees over 8” diameter measured three feet above the base of the trunk to be removed.

b. Discuss impacts to site habitat and wildlife values.

c. Discuss potential impacts to the Hommocks Salt Marsh CEA from changes to the Project Site, especially with respect to drainage form the Project Site.

d. Discuss landscape maintenance plan, including proposed use of fertilizers, pesticides and herbicides.

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

L. Critical Environmental Area

1. Existing Conditions

a. Discuss the CEA designation on the Project Site. Discuss the characteristics and values that contribute to that designation.

2. Future Without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project

a. Describe impacts to the characteristics and values that contribute to the CEA designation of the site. Assess what characteristics and values will remain if the Project is built.

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

M. Traffic, Transportation, Pedestrians and Transit

1. Existing Conditions

a. Inventory existing road conditions in the Project Site vicinity, including lane widths, lane markings, pavement conditions, parking conditions and regulations, speed limits, shoulder/sidewalk widths, alignments and grades. The inventory will include Boston Post Road/U.S. Route 1, Hommocks Road/Weaver Street, Eagle Knolls Road, East Cove Road, Orienta Avenue, Delancey Avenue, Cooper Avenue, and Fairway Lane.

b. Determine existing traffic volumes, including pedestrians and bicyclists, in the weekday AM (7:00 – 9:00 with an additional hour to cover school arrivals if appropriate) and PM (two hour window when Hommocks Middle School dismisses and the normal 4:00 – 6:00 commuter peak period) peak hours and Saturday peak period (two hour peak period to be determined in consultation with Village planning staff) by manual traffic classification counts. Vehicle counts will include school busses, transit busses and trucks. Determine, using latest HCM/Synchro software, existing levels-of-service and queuing, for each of the following intersections:

(1) Boston Post Road/U.S. Route 1 and Hommocks Road/Weaver Street (signalized);

(2) Hommocks Road and Eagle Knolls Road (unsignalized);

(3) East Cove Road and Orienta Avenue (unsignalized);

(4) Orienta Avenue/Delancey Avenue and Boston Post Road/U.S. Route 1 (signalized);

(5) Old Boston Post Road and Cooper Avenue (unsignalized);

(6) Old Boston Post Road and Boston Post Road/U.S. Route 1 (signalized); and

(7) Fairway Lane and Orienta Avenue (unsignalized)

c. Counts will not be undertaken until the intersections to be counted and the peak periods to be studied have been finalized with the Village of Mamaroneck planning staff.

d. Perform Automatic Traffic Recorder (ATR) counts on a location on Rt. 1 between Hommocks Road and Orienta Avenue; at a location on Hommocks Road between the Project Site and the school; and on Orienta Avenue near the Boston Post Road.

e. Analyze available traffic accident reports for the past three (latest available) years for the above noted roadway network.

f. Describe available transit services for residents.

g. Describe relevant goals of the Village of Mamaroneck Comprehensive Plan.

h. Discuss current traffic circulation patterns on and surrounding the site.

i. Evaluate existing pedestrian crossings adjacent and near to Hommocks Middle School, Hommocks Ice Rink and Hommocks Pool and the businesses along Boston Post Road/U.S. Route 1. Discuss "Safe Routes to School" concepts as they pertain to the school.

j. Discuss existing emergency vehicle access.

k. Provide existing parking locations. Provide a tabular summary of existing parking supply and use, including use during representative club events.

2. Future without the Project

a. Identify the "No Build" conditions, which include the existing traffic volumes projected with an annual growth rate and appropriate surcharges to account for other pending or proposed projects as identified by the Village Planning Department to the Build Year(s) and determine the No-Build levels-of-service and queuing for each of the above-noted intersections for the weekday AM, PM and Saturday peak periods used for the analysis of existing conditions. On-site intersections will be qualitatively assessed. Future No Build conditions should include traffic from Hommocks Middle School, Hommocks Ice Rink and Hommocks Pool.

3. Potential Impacts as a Result of the Proposed Project

a. Develop anticipated trip generation for the Project, including the remaining club, for the weekday AM, PM and Saturday peak hours as defined by the analysis of existing conditions, develop the distribution of trips to the local roadway network and site access points for entering and exiting traffic, and assign trips during those peak hours from and to the road network.

b. Determine "Build" levels-of-service with Project, including the remaining club, generated traffic added to the No Build traffic volumes for the intersections noted above.

c. Provide an analysis of roadway geometry and sight lines for the unsignalized intersections noted above and for any proposed new driveways.

d. Demonstrate compliance with Village parking requirements for both the proposed PRD and the remaining club. Discuss parking design parameters.

e. Discuss pedestrian and bicycle circulation on-site and its relationship to community (including areas near Hommocks Middle School, Hommocks Ice Rink and Hommocks Pool, and the commercial corridor along Boston Post Road/U.S. Route 1). Discuss potential trails for pedestrians, bicycles and adult tricycles on the site and connecting to area facilities such as Hommocks Middle School, Hommocks Ice Rink and Hommocks Pool. Discuss safety implications of access without such trails, sidewalks or paths in place.

f. Discuss impacts to Hommocks Middle School, Hommocks Ice Rink and Hommocks Pool access, including vehicle back-ups on Post and Hommocks Road.

g. Discuss the potential for impacts associated with construction truck traffic related to excavation and filling activities, as well construction worker and delivery of materials traffic, including estimated volumes and routes used to access the site and the duration of such trips. Assess the impact to road pavement and sub-base conditions as a result of increased truck and operations traffic.

h. Discuss impacts to area residents of the proposed new street, relocation/abandonment and extension of existing streets.

i. Discuss proposed ownership/maintenance of site roadways.

j. Discuss provisions for emergency access and evacuation.

k. Describe available multi-modal travel network options for future residents and patrons of the Project including distances to transit stops and accommodations to access transit.

4. Proposed Mitigation

a. Identify necessary mitigation measures to address safety, capacity, level-of-service and delay and queuing degradations associated with the Project and its impact on the transportation network. Mitigation measures may include but are not limited to:

(1) Traffic control implementation including signing, markings, signalization, etc.

(2) Roadway or intersection modifications including new roadways, intersection relocations, easements, right-of-way donations, linkages to adjacent parcels, multi-modal improvements such as pedestrian, bicycle, and transit accommodations.

(3) Traffic calming measures.

b. Provide a plan for implementation of the recommended mitigation measures. The plan will include, but not be limited to, construction phasing and timing and a monitoring plan to ensure the appropriateness of each recommended improvement at the time of construction.

N. Community Demographics, Facilities and Services

1. Existing Conditions

a. Describe current population of the Village from census and population change from 1990 to present.

b. Describe other demographic factors such as income, employment, age, etc.

c. Describe Village facilities and other relevant service providers including:

(1) On-site and off-site recreational resources (active, passive and availability for public) such as open space, trails or commercial recreational venues and their current connectivity.

(2) Police, including budget and capacity.

(3) Village of Mamaroneck Fire Department and emergency services, including budget and capacity.

(4) Mamaroneck Union Free School District, including budget, enrollment trends and physical capacity of each school.

(5) Other community services (such as libraries, day care centers, medical or intermodal transit facilities).

d. Describe relevant Town facilities likely to be used by Project residents such as Hommocks Ice Rink and Hommocks Pool.

2. Future without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project

a. Discuss anticipated Project population and resulting increase in Village population.

b. Discuss potential impacts to community facilities and services based upon consultation with each service provider.

c. Discuss anticipated Project-generated school age children, and the potential impact to Central, Hommocks Middle School and Mamaroneck High School in the Mamaroneck Union Free School District. Anticipated Project- generated school aged children (SAC) will be calculated based on available data provided by the School District. The proportion to be publicly schooled will be calculated. The cost per new public SAC (net of state aid per new pupil SAC, if any) will be calculated to arrive at a total cost to the Mamaroneck Union Free School District. The net cost will be compared to the school tax revenues to be derived from the Project.

d. Provide an assessment of potential impacts on parks, playgrounds and other active and passive recreational space in the Village generated by the Project. Provide an estimate of potential youth league registration as a result of the Project.

e. Provide an estimate of potential registration and use of Hommocks Ice Rink and Hommocks pool as a result of the project.

f. In performing the analyses above, include other approved or proposed projects as identified by Village planning staff.

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

O. Fiscal and Economic Conditions

1. Existing Conditions

a. Identify current taxes provided to each taxing jurisdiction (Village, County, Mamaroneck Union Free School District, Village of Mamaroneck Fire Department, Westchester Joint Water Works Water District, etc.).

b. Summarize the current operating budgets for the Mamaroneck Union Free School District, Mamaroneck Fire Department, Westchester Joint Water Works Water District, Village Police, Village Department of Public Works and other service providers.

2. Future without the Proposed Project

3. Potential Impacts as a Result of the Proposed Project

a. Discuss potential impacts to community facilities and services, including the Village, school district and other taxing jurisdictions by estimating variable revenues and expenses associated with the Project. Each jurisdiction's particular financial situation and sources of revenues and expenses will be assessed to gauge total changes in revenues and expenditures. Standard metrics (new residents, new school aged children, new roadway miles, etc. as appropriate and applicable) will be used to determine new costs using a "marginal costing" technique. An annual net fiscal impact (revenues less expenditures) will be generated for each jurisdiction.

b. Describe employment generation resulting from construction, and operation of the membership component of the Project.

c. Describe fiscal impacts resulting from resident expenditures.

d. Discuss construction and operational period direct and indirect economic impacts (RIMS-II-modeling).

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

P. Historic and Cultural Resources

1. Existing Conditions

   a. Prepare and submit Notice of Project to New York State Office of Parks, Recreation and Historic Preservation (NYOPRHP) Cultural Resources Information System (CRIS).

   b. Upon receipt of comment from NYOPRHP, if required, prepare and submit Phase IA cultural resources report for resources on and within ¼ miles of the site and for any areas proposed for off-site improvements such as utility improvements.

   c. If recommended by the 1A study, prepare a Phase 1B cultural resources report.

2. Future without the Proposed Project

3. Potential Impacts of the Proposed Project

   a. Describe potential direct and indirect impacts to cultural resources.

4. Proposed Mitigation

   a. Discuss appropriate mitigation measures to mitigate any identified impacts.

Q. Environmental Contamination

1. Existing Conditions

   a. Prepare and conduct soil testing plan in area proposed for development. The plan should consist of:

      (1) Discrete soil samples taken at a depth of 0-6 inches and 6-24 inches.

      (2) A sampling frequency of 1 sample/five acres. Sample locations should include a representative distribution of tee boxes and greens. Samples shall also be taken from sediment in on-site ponds.

      (3) All samples shall be analyzed for arsenic and lead (EPA Method 6010), pesticides (EPA Method 8081) and herbicides (EPA method 8151).

   b. Prepare Phase 1 Environmental Site Assessment (ESA).

2. Future without the Proposed Project

3. Potential Impacts of the Proposed Project

   a. Discuss potential impacts based on soil testing and ESA.

4. Proposed Mitigation

   a. Discuss appropriate mitigation measures to reduce identified impacts, including construction soil management plan.

R. Noise

1. Existing Conditions

a. Provide a list of sensitive noise receptors within 500 feet of the Project Site.

b. Provide a qualitative description of the existing noise environment.

2. Future Without the Proposed Project

3. Potential Impacts of the Proposed Project

a. Provide qualitative discussion of the noise environment after the construction of the Project.

b. Provide an estimate of construction noise impacts on surrounding land uses using published data regarding construction equipment.

c. If blasting is required, evaluate the noise impacts.

4. Proposed Mitigation
   a. Identify and describe measures to avoid or mitigate significant adverse noise impacts including during construction.

S. Air Quality

1. Existing Conditions

a. Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation (NYSDEC) ambient air monitoring data and compare with the National Ambient Air Quality Standards (NAAQS).

2. Future without the Proposed Project

3. Potential Impacts of the Proposed Project

a. Provide a qualitative evaluation of potential air impacts resulting from construction activities, site preparation, and construction traffic and comparison to established air quality parameters.

b. If blasting is proposed, the potential impacts on air quality from blasting will be qualitatively analyzed and discussed.

4. Proposed Mitigation

a. Discuss appropriate mitigation measures to reduce identified impacts.

ALTERNATIVES

The analysis of reasonable alternatives to the Proposed Project will be based on schematic concept plans, with impacts quantified in terms of areas of disturbance, cut and fill, traffic generation, water and sewer utilization, drainage and flood storage, including impacts to adjoining and downstream properties, population, school age children and tax generation. Alternatives will be compared to one another and to the Proposed Action in a summary table. The alternatives will include:

A. The “No Action” Alternative.

B. Conventional subdivision under R-20 zoning that conforms to all applicable governmental regulations and considers all relevant environmental and infrastructure constraints that affect development of the property.

C. Cluster subdivision under R-20 zoning.

D. Conventional subdivision under the R-30 zoning proposed in the Village Comprehensive Plan that conforms to all applicable governmental regulations and considers all relevant environmental and infrastructure constraints that affect development of the property.

E. Cluster subdivision under R-30 zoning.

F. "No Fill" alternative under R-20 zoning that conforms to all applicable governmental regulations and considers all relevant environmental and infrastructure constraints that affect development of the property without bringing fill to the site

G. Rezoning for a multi-story condominium and continuation of the golf course.

SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED

Identification of significant long term and short-term construction impacts (including construction impacts: traffic, air quality, noise, etc.) that cannot be avoided.

GROWTH INDUCING ASPECTS

A description and analysis of potential growth-inducing aspects, including short and long term, and primary, secondary and indirect impacts, will be provided and mitigation measures discussed if necessary. This section would provide a qualitative discussion of the potential impact of the Proposed Project on local business, population characteristics, community character, and community services.

EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

A description of the effect of the Proposed Project on the short and long term use and conservation of energy resources will be provided including ways to reduce inefficient or unnecessary consumption during construction and long term operation.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the Proposed Project.

APPENDICES

A. SEQRA Notices and Filings
B. Scoping Document
C. Letters of Record
D. Traffic Impact Analysis
E. Stormwater Pollution Prevention Plan
F. Cultural Resources Report(s)
G. Phase I Environmental Site Assessment
H. Soils Testing Results
I. Floodplain Modeling Results
J. Others as required