

RESOLUTION

VILLAGE OF MAMARONECK PLANNING BOARD

Adopted May 24, 2017

RE: Hampshire Country Club, 1025 Cove Road

MAY 25 2017

By: EO

Resolution Determining April 2017 DEIS to be Inadequate to Commence Public Review

After due discussion and deliberation, on motion by Mr. Lilman, seconded by Mr. Mendes and carried, the following resolution was adopted:

WHEREAS, Hampshire Recreation, LLC ("Hampshire") is the owner of a 106.2 acre parcel of property located at 1025 Cove Road, 98.9 acres of which are situated within the Village of Mamaroneck (Section 9, Block 35, Lot 700, Section 9, Block 36, Lot 1, Section 9, Block 42, Lots 568, 695 and 367, Section 9, Block 43, Lots 1 and 12) and 7.3 acres are situated within the Town of Mamaroneck); and

WHEREAS, of those 98.9 acres within the Village, 94.5 acres are situated within an R-20 residential zoning district and 4.4 acres are situated within the Marine Recreation ("MR") zoning district); and

WHEREAS, on June 26, 2015 Hampshire submitted an application to the Village of Mamaroneck Planning Board ("Planning Board") for subdivision, site plan, special permit and other approvals in connection with a proposed 105 unit Planned Residential Development ("PRD") on the 94.5 acre portion of their property within the Village that is zoned R-20 ("Proposed Action"); and

WHEREAS, as part of its application, Hampshire submitted a Full Environmental Assessment Form ("EAF") to assess the potential environmental impacts of the Proposed Action under the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board determined that the Proposed Action is subject to SEQRA and that it will involve other agencies; and

WHEREAS, the Planning Board preliminarily classified the Proposed Action as a Type I Action under SEQRA; and

WHEREAS, by resolution adopted on July 8, 2015, the Planning Board authorized the circulation of a Notice of Intent to be Lead Agency ("Notice of Intent") and, pursuant to that resolution, by letter dated July 15, 2015, the Planning Board's Notice of Intent to serve as Lead Agency under SEQRA for the environmental review of the Proposed Action was circulated to all Involved Agencies; and

WHEREAS, no objection to the Planning Board serving as Lead Agency for the environmental review of the Proposed Action was raised by any other Involved Agency within the 30 day time period set forth in the Notice of Intent for such an objection to be raised; and

WHEREAS, on September 9, 2015, the Planning Board declared itself to be the Lead Agency for the environmental review of the Proposed Action; and

WHEREAS, based upon its review of Parts 1, 2 and 3 of the EAF, the Planning Board confirmed that the Proposed Action is a Type I Action and determined that the Proposed Action may include the potential for one or more significant adverse impacts on the environment if it is approved and built; and

WHEREAS, based upon these findings, the Planning Board, by Resolution dated September 30, 2015, (1) adopted a Positive Declaration under SEQRA requiring the preparation of an Environmental Impact Statement ("EIS") for the Proposed Action; and (2) accepted a draft Scoping Document prematurely submitted by Hampshire prior to the Planning Board's Determination of Significance under SEQRA; and

WHEREAS, in accordance with NYS Department of Environmental Conservation Rule 617.8, the Planning Board held a duly noticed and advertised scoping session on the draft Scoping Document at the Courtroom, 169 Mount Pleasant Avenue, Mamaroneck, New York on October 28, 2015 at which time all those wishing to be heard were given the opportunity to speak; and

WHEREAS, the scoping session was closed on October 28, 2015 and the Planning Board accepted written comments on the draft Scoping Document through and including November 6, 2015; and

WHEREAS, on November 18, 2015, the Planning Board acting as Lead Agency for the Proposed Action adopted a Final Scope for the preparation of the Draft Environmental Impact Statement ("DEIS") for the Proposed Action; and

WHEREAS, on April 26, 2017 the Planning Board received from Hampshire a DEIS dated April 2017 ("April 2017 DEIS") in connection with the Proposed Action; and

WHEREAS, on May 24, 2017, the Planning Board held a work session to discuss the completeness of the April 2017 DEIS for purposes of commencing public review;

WHEREAS, the Planning Board carefully examined the April 2017 DEIS and received and considered comments and recommendations on completeness from the Board's consultants, counsel and staff incorporated into a consolidated comment memorandum with attached comment matrix, from The Chazen Companies dated May 24, 2017 ("May 24, 2017 Chazen Memorandum"), and oral comments made at the scoping session, and other advice, information and impressions available to them;

NOW THEREFORE, be it

RESOLVED, that the Planning Board acting as Lead Agency for the Proposed Action determines that, for the reasons set forth in the May 24, 2017 Chazen Memorandum, the April 2017 DEIS is not complete and is not adequate as to scope and content for purposes of commencing public review; and be it further

RESOLVED, that a copy of the May 24, 2017 Chazen Memorandum be provided to Hampshire to guide the preparation of a revised DEIS which addresses the comments in that memorandum.

VOTE: Ayes: *Wexler, Letman & Mendes*
Nays: *None*
Absent: *Symonick, Verni*
Abstain: *1*

PLANNING BOARD
Village of Mamaroneck



Lee Wexler, Chairman

Date: May 24, 2017