

Hampshire Country Club Planned Residential Development
Village of Mamaroneck,
Westchester County, New York
Draft Environmental Impact Statement

E LWRP And Comprehensive Plan Policies and Project Consistency



1985 Approved LWRP and 2016 LWRP Update Policies and Project Consistency

*** 2016 updates in RED

Policy		Project Consistency
DEVELOPMENT POLICIES		
1	Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses.	Not Applicable
2	Facilitate the siting of water dependent uses and facilities on or adjacent to coastal waters.	The Proposed Action will not displace or reduce the potential for any water-dependent uses. The portion of the Project Site with direct coastal access falls within the MR zoning district, and current uses adhere to the zoning regulations for this district.
3	Not Applicable	Not Applicable
4	Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.	The portion of the Project Site that falls within the Marine Recreational zoning district fully complies with the regulations of that zoning district, and therefore aligns with the Village's vision for the property. A stable private recreational use in the Village helps support the economic vitality of the Village overall, including its water-dependent uses.
5	Encourage the location of development in areas where public services and facilities essential to such development are adequate.	As documented in the DEIS Chapters 3H and 3I, utility services are currently available and sufficient capacity exists to support the Proposed Project. In addition, all community facility and service groups were contacted, including the Village Police, Fire and EMS services, and have indicated sufficient capacity to service the Project.
6	Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.	Not Applicable
FISH AND WILDLIFE POLICIES		
7	Significant coastal fish and wildlife habitats will be protected, preserved, and where practical, restored so as to maintain their viability as habitats.	The Proposed Action will involve clustering of the residential development to preserve the majority of natural vegetation on the Project Site, including the 36 acres of shared open space, as well as the 36.8 acres of private recreational space. Within the 36 acres, existing maintained lawn area would be reduced and replaced with native low-maintenance plant species based on the recommendations of the Coastal Planting Guide for the Village of Mamaroneck. It is anticipated that these vegetated habitats would attract a more robust wildlife species assemblage. In addition, approximately 432 new, native species trees would be planted.
7a	The following areas are specifically identified as significant fish and wildlife habitats; and they will be protected, preserved, and where practical, restored so as to maintain their viability as habitats. (Applicable to the Project Site Only) a. Delancey Cove b. Greacen Point/Bayhead Marsh areas j. Hommocks Conservation Area	The project has been carefully designed to respect and protect the sensitive environmental features that surround the Project Site. On-site ponds and wetlands, which function both as an important flood mitigation device and contribute to the Project Site's drainage system, are well protected under the Proposed Action through proposed vegetated buffer areas. The proposed bioretention basins and stormwater ponds would treat water runoff to provide water quality control, which would improve the water quality of the stormwater being discharged into the Hommocks Marsh and then Delancey Cove. The 36 acres of protected open space in addition to the 36.8 acres of the golf course to be maintained along the perimeter of the Project Site are also positioned to act as a barrier to the Hommocks Marsh and isolate the disturbance from the proposed development.
8	Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bioaccumulate in the food chain or which cause significant sublethal or lethal effect on those resources.	Not Applicable

9	Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks and developing new resources.	The Proposed Action will not alter the existing access to the coastal waters or reduce potential for water dependent uses.
10	Further develop commercial finfish, shellfish and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities, increasing marketing of the State's seafood products, maintaining adequate stocks, and expanding aquaculture facilities.	Not Applicable
FLOODING & EROSION HAZARDS POLICIES		
11	Buildings and other structures will be sited in the coastal area so as to minimize damage to property, and the endangering of human lives caused by flooding and erosion.	Under the Proposed Action, no development will occur in a coastal erosion hazard area. The project will preserve the existing natural protective features on-site, including wetlands and ponds which help protect against flood damage. The Project will also be constructed above the existing floodplains on the Project Site, and all realigned roads will be constructed at elevations above the floodplains.
12	Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.	The natural protective features on the project site, include wetlands and natural ponds, will all be maintained under the Proposed Action.
13	The construction or reconstruction of erosion protection structures shall be undertaken only if they have reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.	Not Applicable
14	Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.	The Cut and Fill measures associated with the Proposed Action will ensure that all buildings are constructed above the floodplain. The Project will also comply with all floodplain regulations to avoid adverse effects on adjacent properties. In addition, a Stormwater Pollution Prevention Plan will be prepared for the Project and submitted to the NYSDEC for approval. See Chapter 3F of the DEIS for more information.
15	Not Applicable	Not Applicable
16	Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.	Not Applicable
17	Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible. Such measures shall include: (i) the setback of buildings and structures; (ii) the planting of vegetation and the installation of sand fencing and draining; (iii) the reshaping of bluffs; and (iv) the floodproofing of buildings or their elevation above the base flood level.	The Cut and Fill measures associated with the Proposed Action will ensure that all buildings are constructed above the floodplain.
18	To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable coastal resource areas.	The Proposed Action adheres to the Village land use regulations and the Village Comprehensive Plan, complying with locally desired patterns of development and maintaining the community character. The Proposed Project maintains the values of open space through its clustered design and preservation of 36 acres of shared open space and 36.8 acres of maintained golf use in the R-20 district. The design of the Proposed Action was chosen to minimize its land use, environmental, and economic impacts, particularly through clustering the units to preserve open space and the avoidance of any sensitive environmental features.

19	Protect, maintain, and increase the level and types of access to public water -related recreation resources and facilities so that these resources and facilities may be fully utilized by all the public in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas and waterfront parks.	The portion of the Project Site with direct coastal access falls within the MR zoning district, and current uses adhere to the zoning regulations for this district. The residential uses in the Proposed Project are appropriately placed so as not to reduce potential for water dependent uses but still derive benefit from the waterfront location. The Proposed Action will not alter the existing access to the coastal waters.
20	Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly-owned shall be provided, and it shall be provided in a manner compatible with adjoining uses. Such lands shall be retained in public ownership.	Not Applicable
RECREATION POLICIES		
21	Water-dependent and water-enhanced recreation will be encouraged and facilitated, and will be given priority over non water-related uses along the coast, provided it is consistent with the preservation and enhancement of other coastal resources and takes into account demand for such facilities. In facilitating such activities, priority shall be given to areas where access to the recreation opportunities of the coast can be provided by new or existing public transportation services and to those areas where the use of the shore is severely restricted by existing development.	The Proposed Action will not displace or reduce the potential for any water-dependent uses. The portion of the Project Site with direct coastal access falls within the MR zoning district, and current uses adhere to the zoning regulations for this district.
22	Development (and redevelopment) when located adjacent to the shore shall provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.	The Proposed Action will not displace or reduce the potential for any water-dependent uses. The portion of the Project Site with direct coastal access falls within the MR zoning district, and current uses adhere to the zoning regulations for this district.
23	Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.	Figure 3 of the LWRP (2016 Update) identifies designated and notable historic resources within the Village of Mamaroneck, none of which are located on or immediately adjacent to the Project Site. After a thorough investigation of the Project Site, the Applicant submitted a Notice of Project to the NY State Historic Preservation Office, which in turn issued a letter of no effect.
SCENIC QUALITY POLICIES		
24	Not Applicable	Not Applicable
25	Prevent impairment of scenic resources of statewide or local significance.	The LWRP highlights both the shoreline of the Long Island Sound and large open space and recreation areas as areas of local significance for their scenic quality and interest. The Proposed Action would not involve any change to the shoreline of the Long Island Sound. In addition, given the current use as a golf course, many of the visual resources on the Project Site are either man-made or highly manicured. The project would allow for a more naturalized landscape. Finally, all development will adhere to the scale of the surrounding neighborhood so as not to impede existing viewsheds.
26	Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.	The Proposed Action will seek proper site plan and architectural approvals to ensure visual quality. The LWRP states "Group or orient structures to preserve open space and provide visual organization." The Proposed Project will cluster its new residential structures to preserve the open space character of the Project Site.
27	Not Applicable	Not Applicable
28	Not Applicable	Not Applicable
29	Not Applicable	Not Applicable
WATER AND AIR RESOURCES POLICIES		
30	Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.	Not Applicable

31	State coastal area policies and management objectives of approved local Waterfront Revitalization Programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.	Not Applicable
32	Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.	The proposed homes will be connected to a combined gravity and force main sewer system. Any necessary mitigation measures are described in detail in DEIS Chapter 31.
33	Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.	The Proposed Action would include implementation of new stormwater management measures, which would treat water runoff to provide greater water quality control. This includes constructing bioretention basins and stormwater ponds to collect and treat stormwater.
34	Discharge of waste materials into coastal waters from vessels subject to State jurisdiction into coastal waters will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.	Not Applicable
35	Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State and Federal dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.	Not Applicable
36	Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.	Not Applicable
37	Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.	A Stormwater Pollution Prevention Plan will be prepared for the Proposed Project and submitted to the NYSDEC for approval. See Chapter 3F of the DEIS for more information.
38	The quality and quantity of surface and groundwater supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.	Erosion control measures, including sediment control measures to collect stormwater runoff from all construction areas, would be implemented on the Project Site to reduce any potential impact to groundwater quality during construction.
39	The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural lands and scenic resources.	The Proposed Project will not result in any solid waste or disposal of hazardous substances.
40	Not Applicable	Not Applicable
41	Land use or development in the coastal area will not cause national or State air quality standards to be violated.	The Proposed Action will not impact the air quality of the Long Island Sound coastal area. See Chapter 3S of the DEIS for more information.
42	Coastal Management policies will be considered if the State reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.	Not Applicable
43	Not Applicable	Not Applicable
44	Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.	The Proposed Action was designed to avoid any wetlands found on the Project Site and therefore will not result in any net loss of this resource.

2012 Village of Mamaroneck Comprehensive Plan, Action Plan Items

Policy	Project Consistency
Local Laws and Regulations	
Economic Development	
Create a salaried downtown coordinator position for the Village that would be funded by public and private money. Focus on retaining and attracting new businesses to the downtown commercial and industrial areas.	Not Applicable
Environmental Actions	
In order to combat the negative effects of climate change, it is recommended that the village adopt an active program to reduce local emissions of Greenhouse Gases. Possible steps include: - Retrofitting existing municipal buildings and street lighting to reduce energy use. - Purchasing more efficient automobiles and trucks in the Village's fleets. - Encouraging the use of transportation alternatives such as bicycles and walking. - Joining other communities that have committed to reducing greenhouse gas emissions.	Consistent with this policy, pedestrian and bicycle circulation would be facilitated on the Project Site through the redeveloped and improved road and sidewalk network. The Proposed Action would include sidewalks on the north side of the extended and rerouted Cove Road, which would provide a path for residents and children biking or walking through the proposed development to access community facilities nearby, including Hommocks Middle School, Hommocks Ice Rink and Hommocks Pool, and the commercial corridor along Boston Post Road/U.S. Route 1.
The village might consider the following steps to reduce light pollution: • Improve enforcement of existing regulations, and especially awareness of the issue among village officials. • Extend the village's lighting regulations to residential areas. Currently, the regulations only apply to commercial/industrial and multiple-residence uses. • Commit to the use of more energy-efficient and "dark-sky" friendly lighting for street and park lighting, and other municipal uses.	All exterior lighting accessory to the proposed residential units, non-residential uses, recreation facilities and tennis courts would be of such type and location as to provide for a safe level of evening and nighttime lighting. Light levels would be the minimum recommended for nighttime safety, utility and security as specified by professional best-practice recommendations established by the Illuminating Engineering Society of North America (IESNA). The Proposed Action is consistent with this policy.
Flooding Watercourses and Wetlands	
Prioritize and implement the flood mitigation recommendations of the Village Citizen's Flood Committee. Potential measures include increasing the capacity at the confluence of the Sheldrake and Mamaroneck Rivers in Columbus Park, re-dredging the Joint Waterworks Dam, updating riverbed data to establish sites in need of dredging and regularly dredging the Mamaroneck and Sheldrake Rivers.	All proposed buildings and roadways would be located outside the 100-year and 500-year floodplains, and there would be no impacts to neighboring properties. The Proposed Action is consistent with this policy.
Continue to implement short-term mitigation measures such as regular cleaning and maintenance of catch basins and removal of debris from Village streets and waterways that can contribute to blockages and exacerbate flooding.	Not Applicable
Continue efforts to complete and adopt a Multi-Hazard Mitigation Plan to allow the Village to receive additional funding from FEMA.	Not Applicable
Neighborhoods and Housing	
Develop a comprehensive affordable and senior housing policy, which meets the 2015 County targets for building new affordable units and clarifies the Town of Mamaroneck's PHA administration.	Not Applicable
Update the Village's Affordable Housing Ordinance.	Not Applicable
Balance stabilization and protection of the Villages existing residential neighborhoods with the new infill development.	As discussed in Chapter 3A and 3B of the DEIS, the Proposed Action is in keeping with and would therefore protect the land use and visual character of the surrounding neighborhood. The Proposed Action is consistent with this policy.
Either (1) re-start regular meetings of the Village Landmark Commission to develop an agenda for protecting the Village's existing landmarks, identifying potential new landmarks, historic districts and building interiors. Or (2) review the potential to combine the functions of the Board of Architectural Review (BAR) and the currently defunct Landmark Commission.	Not Applicable
Open Space and Recreation	
Implement the recommendations of the Harbor Island Master Plan.	Not Applicable
Parking and Traffic	
Improve parking enforcement to eliminate double parking and storage of vehicles in the public right-of-way. This will aid the free flow of traffic including pedestrian and vehicular traffic through the district.	Not Applicable
Enforce parking laws on Mamaroneck Avenue in the downtown to ensure that shoppers may access the most convenient spaces.	Not Applicable

Encourage private property owners to provide appropriate screening and buffering for all parking areas and other unsightly auto-related uses	Applicable with the parking regulations set forth in the Village of Mamaroneck Code, half of all proposed residential parking spaces will be covered. The Proposed Action is consistent with this policy.
Encourage private property owners to upgrade open parking lots and auto-related uses.	Parking facilities will be upgraded through the addition of newly developed parking areas associated with the club use; the Proposed Action is consistent with this policy.
Pedestrian Improvements and Safety/Urban Design	
Enforce signage controls for private establishments and new standards for public signage, with the intent being to eliminate excess signage and improve aesthetics.	The Proposed Action will comply with all signage controls.
Stormwater and Drainage	
Adopt Changes to the Village Code to encourage and/or require provision of permeable surfaces and limit the amount of impermeable surfaces in all residential, commercial and industrial zoning districts.	The Proposed Action would result in an increase in impervious surfaces on the Project Site of approximately 8.3 acres. However, the Applicant is proposing to implement new stormwater management measures, which would treat water runoff to provide greater water quality control. This includes constructing bioretention basins and stormwater ponds to collect and treat stormwater. Therefore, the Proposed Action is consistent with this policy.
Work with neighboring municipalities to form a Regional Stormwater Management District to address: flooding, fish kills, declining sea life, nitrogen loading, illegal hookups from households and beach closings.	Not Applicable
Continue to implement the recommendations of the County’s special Watershed Advisory Committee report dealing with controlling polluted stormwater for the Sheldrake and Mamaroneck Rivers and Mamaroneck Harbor (see Tables 6-1 through 6-5).	Not Applicable
Improve and expand outreach efforts to educate residents as regards measures for implementing green storm water infrastructure such as rain gardens and permeable pavers.	Landscape material associated with the Proposed Action would be selected and located to assist in fill stabilization. Stormwater management features may also include bio-swales. Therefore, the Proposed Action is consistent with this policy.
Ensure shoreline, including beaches, salt marshes and tidal wetland areas receive necessary investments and maintenance to ensure they remain clean and healthy. This includes regularly assessing whether the gunderboom in the Harbor needs replacement and providing regular maintenance.	The Proposed Action includes the installation of native plantings along perimeter areas of the proposed stormwater management basins, ponds and wetlands. The species to be planted include native trees, shrubs and herbaceous plant species that commonly occur within pond edge communities in southeastern New York State. In addition, the proposed stormwater management system has been designed to filter pollutants and control runoff from impervious surfaces. As a result, a significant overall improvement in water quality is expected for the wetlands at the project site. The Proposed Action is consistent with this policy
Sustainable Design/Green Building Practices	
Amend Code to Include Requirements and Incentives for Green Buildings:	Green Building practices are incorporated into the project design. The Project Site and residences would be constructed to recently updated building code energy efficiency standards, structural wind and snow load requirements, as well as FEMA flood standards which yield a neighborhood more resilient to major storm damage. The project is designed to incorporate aggressive sustainable technologies, including high performance building envelopes which would exceed state code thermal performance standards reducing heating and cooling loads significantly. Renewable energy opportunities would be provided to home owners seeking renewable energy via pre-designed roof and site areas to host solar photovoltaic arrays. Systems and fixtures would be utilized to provide significant reductions in water consumption which also result in reduced demands on municipal sanitary systems. The Proposed Action is consistent with this policy
• Generally seek ways for the Village to reduce its carbon footprint	
• Update the Village Code to include incentives for green buildings that incorporate sustainable design practices. Incentives might include either a reduction or a rebate in Building permit fees based on level of LEED-type compliance.	
• Explore requiring “green building” or LEED-type compliance for larger projects. This might include a requirement for all buildings exceeding a certain square footage	
• Adopt policy for all new Village buildings to be “green” buildings, incorporating LEED-type techniques.	
• Pass EnergyStar legislation to facilitate green building residential projects. One approach is to require residential developments to comply with EnergyStar guidelines.	
Zoning Changes	
Amend the zoning code to introduce a shared parking credit within the C-2 district to allow complementary uses to share parking facilities and reduce the amount of on-site parking needed for new, mixed-use developments.	Not Applicable
Eliminate C-2 zoning currently mapped on residential properties on the west side of Mount Pleasant Avenue between Palmer Avenue and Stanley Avenue. Rezone to C-1 to reflect existing built conditions and neighboring R-5 and R-2F single and two-family residential districts.	Not Applicable
Rezone the Bilotta property located at 564 Mamaroneck Avenue from M-1 zoning to C-1.	Not Applicable

Consider rezoning the Hampshire Country Club property from R-20 to a recreation/open space designation to be consistent with the existing use. Rezone the Shore Acres Club property from R-20 to MR to reflect the current use.	Although the Comprehensive Plan was adopted in 2012, no zoning changes discussed in the Comprehensive Plan were implemented at the Project Site. The Village Board decided not to consider prior rezoning petitions submitted by the Applicant, which would have created a new “Open Space / Residential Community District” permitting limited residential development near the clubhouse while requiring that at least 75% of the Project Site be preserved as open and/or recreational space in perpetuity.
Amend the Village zoning code to include shared parking provisions for complementary uses within the Village’s C-2 zone.	Although this application does not, as the Comprehensive Plan Update recommends, include a rezoning proposal, in the Applicant’s opinion, the density and level of open space preservation proposed still achieves the stated planning goals for the Project Site. The 105 units proposed is far less than the maximum amount permitted under an R-30 zoning (which permits 137 units based on the calculation of total area divided by permitted lot size). The proposed 105 units would be “clustered” in a location on the PRD Parcel that would permit a total of 36 acres to be preserved as shared open space. In addition, 36.8 acres of the existing golf course would be maintained on the Project Site, contributing to the recreational/open space character of the area. Together, this amount of open space is greater than the amount of open space preservation contemplated for the Project Site under the residential rezoning options set forth in this policy. Therefore, the Proposed Action is consistent with this policy.
Rezone Village parkland currently zoned for residential use to the PB Public District.	Not Applicable
Maintain the boundaries between commercial districts and adjacent residential neighborhoods through appropriate zoning and set back requirements.	Not Applicable
Amend C-2 to require retail on ground floor for retail continuity apartments over stores.	Not Applicable
The existing infill housing provisions of Section 342-50 allow for a maximum building height of 50 feet on Boston Post Road and Mamaroneck Avenue. Possible adjustments to the provisions could include reducing this height limit to 45 feet on Mamaroneck Avenue and to 40 feet or lower on the Boston Post Road, where there are viewsheds to the harbor from adjacent residential areas.	Not Applicable
Explore rezoning the C-1 area currently mapped on North Barry Avenue north of the railroad tracks to a zone that prohibits commercial uses, to remove future conflicts between new commercial uses and the surrounding residential neighborhoods.	Not Applicable
Review the possibility of rezoning the C-1/2F zone on the north side of Mamaroneck Avenue at Nostrand Avenue to a pure C-1 to allow for different uses and preclude future commercial conflict.	Not Applicable
Village Capital Investment Plan	
Flood Mitigation and Open Space	
Develop strategies to acquire private lands adjacent to the Sheldrake River as part of the Village’s open space network and for flood mitigation. See Chapter 6 for more detail on current plans to address flooding.	Not Applicable
Parking and Traffic	
Expand and create new public parking facilities on Mount Pleasant Avenue and Philips Park Road. Explore other opportunities for increasing parking capacity (see Chapter 9: Traffic and Transportation).	Not Applicable
In consultation with the Police Department, Planning Board, Traffic Commission and the Department of Public Works, consider adding speed humps, neck downs or similar traffic calming devices on a case-by- case basis in selected areas. For example at the intersection of South Barry Avenue and Parkway.	Not Applicable
Pedestrian Improvements and Safety/Urban Design	
Implement the streetscape improvements recommended in the 2004 study to Waverly Avenue. This includes sidewalk widening, elimination of multiple curb cuts, the addition of street trees and street lighting.	Consistent with this policy, pedestrian circulation would be facilitated on the Project Site through the redeveloped and improved road and sidewalk network. Exterior lighting along the roadways would consist of decorative pole mounted fixtures, mounted at approximately 16 feet high. In accordance with Village of Mamaroneck Code §342-18, Exterior Lighting, the proposed lighting will direct light downward and will prevent the source of the light from being visible from adjacent residential streets. Therefore, the Proposed Action is consistent with this policy.
Extend the streetscape improvements implemented on Mamaroneck Avenue within the downtown core, north of the train station. (Completed)	Not Applicable

Upgrade and connect sidewalks along all major commercial thoroughfares starting with the Boston Post Road and Mamaroneck Avenue north of the train station. Implement a Village-wide policy to eliminate asphalt sidewalks and replace them with pervious paving materials (see environmental recommendations contained in Chapter 6). Where possible, new sidewalks should be set back six to eight feet from the curb line, separated by a landscaped buffer of grass or ground cover.	Not Applicable
Improve several key intersections in the downtown area to ease pedestrian access, improve safety and visual appearance. These include the intersection of Mount Pleasant, Mamaroneck and Halstead avenues where pedestrians coming from the new Sweetwater development on Stanley Avenue and local residents will walk to reach the train and shop downtown; and the intersection of Mamaroneck Avenue and the Boston Post Road where improvements may allow easier passage of pedestrians from the CBD to the waterfront.	Not Applicable
Work with the County and State on improvements to Boston Post Road (Route 1) to accommodate bicycle and pedestrian travel, as envisioned in the Mid-Hudson South Bicycle and Pedestrian Master Plan.	Not Applicable
Work with the MTA to develop secured and covered bicycle storage facilities at the train station.	Not Applicable
Stormwater and Drainage	
Repair or replace existing pump-out stations in Mamaroneck Harbor as needed, and provide for their regular maintenance.	Not Applicable
Address pollution in Long Island Sound through upgrades to Village sewers, storm drains and elimination of any remaining septic fields within the Village.	As discussed in Chapter 3I, the Applicant and project engineer will meet with the Village Engineer and Department of Public Works to identify sanitary system segments in the Village of Mamaroneck that require rehabilitation either through reconstruction, lining and assess the reductions possible for each project. The Applicant will work with the Village Engineer and DPW to further investigate each project area and perform an assessment of reduction potential. The Applicant will either provide engineering and construction services to perform the selected sanitary upgrades or provide reimbursement to the Village of Mamaroneck to self-perform the proposed upgrades. Therefore, the Proposed Action is consistent with this policy.
Green Stormwater Infrastructure: Including green roofs, rain gardens and permeable pavers. - Implement alternative green storm water infrastructure on all Village projects including green roofs, rain gardens and permeable pavers. - Upgrade the Village's right-of-way to reduce impervious surfaces. This could potentially involve expanding the tree ordinance to include permeable surfaces and planting requirements. Areas for upgrade include Village parking lots and sidewalks.	Not Applicable
Further Study	
Economic Development	
Conduct a market analysis to determine the types of businesses that could be supported in the Village's industrial and commercial areas. Including national and regional franchises.	Not Applicable
Explore establishing an appropriate entity to undertake redevelopment initiatives in the downtown area.	Not Applicable
Flooding Watercourses and Wetlands	
Continue efforts to achieve compliance with the National Flood Insurance Program's Community Rating System.	Not Applicable
Explore the potential and feasibility for a Village-wide system of riverwalks to improve access and public visibility of the Village's waterways.	Not Applicable
Municipal Services and Cultural Facilities	
Explore a consolidation of the municipal functions located at Village Hall and Village Hall at the Regatta, as well as other potential locations, as a way to enhance efficiency and return property to the tax rolls.	Not Applicable
Neighborhoods and Housing	
Determine how the Village's local landmark law can be refined and improved to ensure protection for the historic buildings.	Not Applicable
Review the role of the Town's PHA as regards affordable housing advocacy and coordination with local housing groups such as the Washingtonville Housing Alliance (WHA).	Not Applicable
Open Space and Recreation	

Prepare an open space master plan for the remainder of the Village excluding Harbor Island Park. Plan would provide: - An assessment of existing parks, - A list of potential acquisitions of land in the industrial area abutting the Sheldrake River for both public access and potential flood mitigation. - Opportunities to increase access and the public visibility of the Village's waterways.	Not Applicable
Explore options for increasing the supply of public open space and upgrades to existing open space.	The Proposed Action would include 36 acres of shared open space to serve the future residents of the Planned Residential Development. These open spaces would provide passive recreational opportunities in addition to vegetative buffers separating the proposed development from the existing surrounding neighborhoods. In addition, the Proposed Action would maintain 9 of the existing 18-hole golf course, currently on the Project Site. Therefore, the Proposed Action is consistent with this Policy.
Study feasibility of amending the Village code to require public access for projects located on Village waterways, including properties located on the Mamaroneck and Sheldrake Rivers. The goal is to provide continuous waterway access throughout the Village.	Not Applicable
Seek ways of improving pedestrian and open space linkages with the Village and to neighboring communities including the Town of Mamaroneck, City of Rye and Town of Harrison.	Pedestrian and bicycle circulation would be facilitated on the Project Site through the redeveloped and improved road and sidewalk network. This would also improve linkages to adjacent open space and recreational resources including Hommocks Pool and Ice Rink. Therefore, the Proposed Action is consistent with this Policy.
Parking and Traffic	
Seek ways to improve utilization of existing public parking facilities including improved wayfinding and intelligent parking systems.	Not Applicable
Analyze Industrial Area for potential public parking sites for acquisition that would address parking shortages.	Not Applicable
Explore other opportunities for increasing parking capacity in the Commercial Districts.	Not Applicable
Review the industrial area in terms of physical constraints to truck access. Opportunities to improve street configurations and alter parking controls may provide better access for commercial truck traffic, especially on Waverly Avenue.	Not Applicable
Develop an intelligent parking program for the downtown core. This would include upgrades to existing public parking lots and construction of new parking facilities using funds from the fee in lieu of parking as provided for by Section 342-61. B. of the Village Code.	Not Applicable
Upon completion of renovations to the Emelin Theatre and the library, evaluate whether these institutions need increased parking capacity at the Hunter parking facility, possibly accomplished by redeveloping the structure and adding another deck.	Not Applicable
Develop priorities for disbursement of the monies in the parking fund generated by in-lieu-of-parking payments and amend court legislation if necessary.	Not Applicable
If an assessment of parking utilization determines the need, implement conceptual plans for a 28+-space surface parking lot on Mt. Pleasant Avenue and a 200-space facility on Phillips Park Road.	Not Applicable
Pedestrian Improvements and Safety/Urban Design	
Prepare a Transportation and Pedestrian Improvement Plan with focused on improving the design of Village's major intersections to allow safer passage for pedestrians and to provide a more attractive streetscape. Key intersection requiring improvements include: • Mt. Pleasant, Bishop, Halstead and Mamaroneck Avenues • Mamaroneck Avenue and the Boston Post Road The plan will address a number of issues including: • Assessing the connectivity of sidewalks within a half-mile radius of schools and the train station; and • Studying the viability of adding designated bicycle lanes and/or shared bicycle/automobile lanes along Village-maintained roadways. At a minimum, focus improvements on the arterial roads, particularly those that provide access to the train station.	The Proposed Action would include sidewalks on the north side of the extended and rerouted Cove Road, which would provide a path for residents and children biking or walking through the proposed development to access community facilities nearby, including Hommocks Middle School. Therefore, the Proposed Action is consistent with this Policy.

Explore viability of installing roundabouts at key intersections in order to improve traffic flows and to provide a more attractive streetscape. Potential candidates for study include: - Mt. Pleasant, Halstead and Mamaroneck Avenues - Mamaroneck Avenue and the Boston Post Road	Not Applicable
Develop an access management program that reduces the number of driveways and curb cuts along the Boston Post Road and Mamaroneck Avenue north of the train station by encouraging connections between adjacent properties or shifting driveways to side streets.	Not Applicable
Stormwater and Drainage	
Map existing storm drains, ideally using Geographic Information Systems (GIS) to form a baseline from which a comprehensive policy for upgrades and additions can be developed. Different areas of the Village can then be prioritized for storm drain addition or upgrade based on a pre-determined set of criteria.	Not Applicable
Map portions of the Village that are not sewered (again using GIS where appropriate) and target these areas as part of the Village's on-going efforts to control pollution.	Not Applicable
Continue to identify the impacts of the County's sewage treatment facility on pollution in the Village's Harbor. This includes establishing what percentage of overall pollution is created by overflows from the County facility. The Sewage Treatment Plant is currently being upgraded to tertiary treatment, which is anticipated to be complete by 2012.	See response above under Stormwater and Drainage
Utilities	
Promote the industrial area for continued growth in new hi-tech businesses. This includes working with service providers to upgrade utilities such as power supply and cable services necessary for hi-tech businesses to flourish.	Not Applicable
Work with Con Ed and Verizon to improve utilities and power services to the entire Industrial Area.	Not Applicable
Zoning Changes	
Review the suitability of rezoning a portion of Hoyt Avenue to residential use. This includes a number of commercial lots that were vacated after the spring 2007 floods. Hoyt Avenue has close proximity to the train station and the Village's downtown, similar to other recent high-density residential developments, including the Sweetwater apartment building on Bishop Avenue	Not Applicable
Explore the potential to rezone sections of Mamaroneck Avenue in the vicinity of the train station to C-2, to allow higher density mixed use development. This is consistent with the Master Plan's recommendations to increase the downtown residential population, increasing local buying power and supporting new local businesses and improved retail.	Not Applicable
Review possibility of a scenic overlay zone on Post Road, from Mamaroneck Avenue to Rockland Avenue, to further limit the height of new residential development in order to preserve views and the existing scenic character.	Not Applicable