

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

K NYNHP Correspondence





February 25, 2016

Via Email

Information Services
New York Natural Heritage Program
New York State Department of Environmental Conservation
625 Broadway, 5th Floor
Albany, New York 12233-4757

Re: Hampshire Country Club – Planned Residential Development
1025 Cove Road
Mamaroneck, NY 10543

To Whom It May Concern:

VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as environmental and engineering consultant to Hampshire Recreation, LLC, which is submitting a proposal for Planning Board approval of a Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes (the "Proposed Project") on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include construction of eight tennis courts and preservation of approximately 72 acres of shared open space. The Village of Mamaroneck Planning Board is acting as Lead Agency for the SEQR review.

The project site (the "Site") is located at 1025 Cove Road and consists of approximately 106.2 acres (**See Exhibit 1**). The Site currently operates as an 18-hole golf course with associated tennis courts, a swimming pool, and clubhouse facilities. The existing Hampshire Country Club clubhouse and associated recreational facilities would remain in use under the Proposed Project. A portion of the Site borders the Long Island Sound. A small 7.3-acre portion of the Site is located within the Town of Mamaroneck, however, no development is proposed for that portion.

VHB has prepared a Full Environmental Assessment Form (FEAF) for the Proposed Project for the Village of Mamaroneck. We are writing to inquire whether there are any NYNHP records of rare/protected plants, wildlife and/or natural communities on, or proximate to, the Project Site.

Thank you in advance for your assistance. If additional information is required, or if you have any questions, please do not hesitate to contact me at (914) 467-6616 or arudow@vhb.com

Sincerely,

Engineers | Scientists | Planners | Designers

50 Main Street
Suite 360
White Plains, New York 10606
P 914.467.6600
F 914.761.3759

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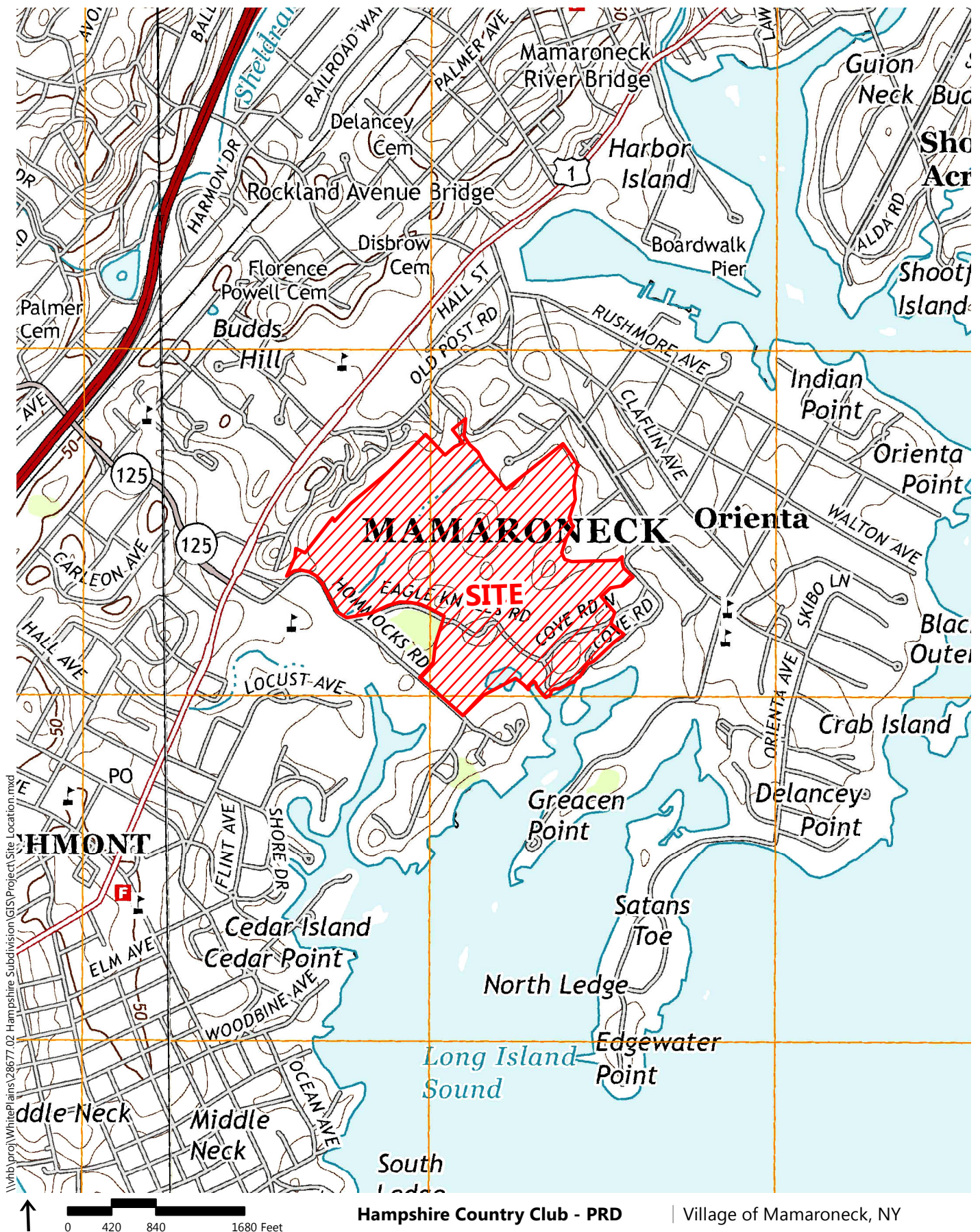
A handwritten signature in black ink, reading "Abigail Rudow". The signature is fluid and cursive, with the first name "Abigail" and last name "Rudow" clearly distinguishable.

Abigail Rudow

Planner

arudow@vhb.com





Regional Location

Source: USGS Mamaroneck, NY

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov



March 23, 2016

Abigail Rudow
VHB Engineering, Surveying and Landscape Architecture, P.C.
50 Main Street, Suite 360
White Plains, NY 10606

Re: Hampshire Country Club residential development, 1025 Cove Road, Mamaroneck
Town/City: Mamaroneck. County: Westchester.

Dear Abigail Rudow:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

A handwritten signature in dark ink that reads "Andrea Chaloux". The signature is written in a cursive, flowing style.

Andrea Chaloux
Environmental Review Specialist
New York Natural Heritage Program