

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

N Community Providers Letters and Responses





February 12, 2016

Jason J. Capalbo, EMT, Chief
Mamaroneck Emergency Medical Services
220 North Barry Avenue Extension
Mamaroneck, NY 10543

Re: Hampshire Country Club, Draft Environmental Impact Statement

Dear Chief Capalbo:

We are planning consultants currently in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes 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 73 acres of shared open space. The existing clubhouse and associated recreational facilities would remain in use.

The project site (the "Site") is located at 1025 Cove Road and consists of approximately 106.2 acres (**See Exhibit 1**). The Site is located adjacent to the Hommocks Ice Rink, Pool, and Hommocks Middle School. A portion of the Site borders the Long Island Sound.

Access to the Site would be provided through the existing Eagle Knolls Road from the west, Cove Road from the east, and an extended Cooper Avenue running down from the north. We have attached an initial site plan of the Proposed Project for your review (**See Exhibit 2**).

We have been asked by the Planning Board (the Lead Agency) to discuss the existing conditions and potential impact of the Proposed Project on emergency services in the area. In this context, we would appreciate your written responses to the following items, which we would include in the DEIS:

Existing Conditions

- (1) EMS staff size and organization;
- (2) District apparatus;
- (3) Number of calls per year and type of call;
- (4) Average response time to the Site;
- (5) Location of EMS station

Potential Impacts

- (1) Increased demand for emergency medical services by proposed use.
- (2) Emergency service provider concerns (if any).
- (3) Adequacy of access to site and site components.

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



A detailed description of the impacts of the Proposed Project will be provided in the DEIS. You will have an opportunity to review and comment on the DEIS once it is ready for distribution.

If you need further clarification for the project or the requested information please feel free to contact me at 914-467-6616 or arudow@vhb.com. Otherwise, I look forward to your written response. Please also provide a contact name and number in case we have additional questions.

Sincerely,

A handwritten signature in black ink that reads "Abigail Rudow".

Abigail Rudow

Planner

arudow@vhb.com



Our Mission

Mamaroneck Emergency Medical Service (MEMS), originally founded in 1973 as Fire Department Rescue Squad, has been proudly serving the Village of Mamaroneck and its surrounding communities for over 40 years. Mamaroneck EMS is a non-profit, non-governmental organization. All of our members are 100% volunteer. The Town of Mamaroneck Ambulance District provides one paid professional paramedic for our first due unit.

MEMS operates one ALS (Advanced Life Support) ambulance 24 hours a day, 365 days per year. A second BLS (Basic Life Support) unit is available for standbys, emergency conditions such as storms and can also be placed into service as a second due ambulance. Additionally, the BLS unit has all of the equipment to convert to an ALS unit as needed.

The MEMS ALS unit is staffed with a minimum of one New York State Paramedic (the highest level of certification outside of a hospital) and one New York State Certified EMT. Mamaroneck EMS is dispatched through the Westchester County Department of Emergency Services (60 Control).

Existing Conditions

Staff Size: There are currently 65 volunteers within our organization that respond 24 hours a day to medical emergencies within the Village of Mamaroneck and automatically through mutual aid response to other jurisdictions.

Operating Structure/Organization: MEMS is organized as a private, non-governmental, non-profit organization. Currently, the Village of Mamaroneck contracts the Town of Mamaroneck for ambulance service. In turn the Town of Mamaroneck contracts Mamaroneck Emergency Medical Service to provide ambulance service through our volunteers and one paid professional paramedic supplied by the Town of Mamaroneck.

Apparatus: MEMS operates using one (1) 2009 Road Rescue Duramedic Ambulance, one (1) 2010 Road Rescue Durmedic Ambulance, and one (1) 2015 John Deere Gator utility vehicle. MEMS relies solely on the generosity of our community to purchase vehicles. Due to a number of economic factors, the community we serve has been unable to be as generous as it has been in the past. Our annual operating budget only supports routine supply and small equipment purchases. This combined with a rising number of calls for service has led to increased wear on our vehicles over the span of their lifetime.

Annual Call Volume: In 2015 alone, MEMS responded to over 1,600 calls for service including emergencies and event standbys. Year over year we have seen consistent increases in call volume. In addition, MEMS provides emergency medical support to the United States Coast Guard (Auxiliary Flotilla 75), the Mamaroneck Police Department, the Mamaroneck Fire Department, the Mamaroneck Police Department Harbor Unit, and the Mamaroneck Fire Department Harbor Unit. Finally, MEMS has a formal automatic

mutual aid agreement with all of Westchester County via the County Computer Aided Dispatch (CAD) system. Mutual aid responses range from 200 to 300 per year.

Average Response Time: The average response time for calls for service within the Village of Mamaroneck is between three (3) and eight (8) minutes.

Location of EMS station: MEMS is located at 220 North Barry Avenue Extension, within the Village of Mamaroneck. The building was named in honor of our founder, Commander John P. Quadrine. The building is owned by the Village of Mamaroneck.

Potential Impacts

Increased Demand for Emergency Services:

The data provided in below in Exhibit A was provided by Abigail Rudow from VHB for the purpose of this report:

Exhibit A:

Unit Type	Number of Units	Multiplier	Total Projected Persons
4-bedroom Single-Family Home	44	3.67	162
3-bedroom Carriage Home	61	2.83	173
TOTAL	105		335

A projection for increased emergency services is illustrated below in Exhibit B using a demand curve formula based on population and call volume:

Exhibit B:

$$\frac{1,600 \text{ (existing annual call volume)}}{20,000 \text{ (existing population from 2000 Census)}} = \frac{x \text{ (additional call volume)}}{335 \text{ (population increase after development)}}$$

Solving for “X” makes indication that the expected increase in call volume would be +27 calls for service annually. The caveats involved in this methodology include the fact that visitors, travelers, and other non-residents are included within the existing annual call volume. It is prudent to surmise that as the residential population increases, the number of visitors, travelers and other non-residents would also increase, thus making the methodology sound.

Emergency service provider concerns: Given the information outlined within this report and data that is publically available, MEMS believes that the additional calls for service as a result of the increase in residential population and other human activity are within the response capabilities of the organization. Given the additional tax base provided by these units, MEMS will anticipate an increased allocation of operating budget funds from the Town of Mamaroneck to support response activity.

Adequacy of site access and components: After studying the drawing titled “Hampshire Country Club Planned Residential Development (P.R.D.)” issued for “Village Review” and sealed by Physical Engineer Michael W. Junghans, MEMS feels that site access, vehicle turnaround areas, and access to various site components is adequate.



February 12, 2016

Dr. Robert Shaps, Superintendent of Schools
Mamaroneck Union Free School District
1000 West Boston Post Road
Mamaroneck, New York 10543

Re: Hampshire Country Club, Draft Environmental Impact Statement

Dear Dr. Shaps:

We are planning consultants currently in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes 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 73 acres of shared open space. The existing clubhouse and associated recreational facilities would remain in use.

The project site (the "Site") is located at 1025 Cove Road and consists of approximately 106.2 acres (**See Exhibit 1**). The Site is located adjacent to the Hommocks Ice Rink, Pool, and Hommocks Middle School. A portion of the Site borders the Long Island Sound.

Access to the Site would be provided through the existing Eagle Knolls Road from the west, Cove Road from the east, and an extended Cooper Avenue running down from the north. We have attached an initial site plan of the Proposed Project for your review (**See Exhibit 2**).

We have been asked by the Planning Board (the Lead Agency) to discuss the existing conditions and potential impact of the Proposed Project on schools in the area. In this context, we would appreciate your written responses to the following items, which we would include in the DEIS:

Existing Conditions

- (1) Location, capacity and enrollment of existing schools in the Mamaroneck Union Free School District, by school and grade for the past five years.
- (2) Any existing studies that project future enrollments and school capacities by building.
- (3) Percentage of school aged children that attend public schools.

Potential Impacts

- (1) School District concerns regarding the Proposed Project (if any).

A detailed description of the impacts of the Proposed Project will be provided in the DEIS. You will have an opportunity to review and comment on the DEIS once it is ready for distribution.

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Page 2

If you need further clarification for the project or the requested information please feel free to contact me at 914-467-6616 or arudow@vhb.com. Otherwise, I look forward to your written response. Please also provide a contact name and number in case we have additional questions.

Sincerely,

A handwritten signature in black ink that reads "Abigail Rudow".

Abigail Rudow

Planner
arudow@vhb.com



February 12, 2016

Christopher Leahy, Police Chief
Somers Police Department
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Re: Hampshire Country Club, Draft Environmental Impact Statement

Dear Chief Leahy:

We are planning consultants currently in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes 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 73 acres of shared open space. The existing clubhouse and associated recreational facilities would remain in use.

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We have been asked by the Planning Board (the Lead Agency) to discuss the existing conditions and potential impact of the proposed Project on police services in the area. In this context, we would appreciate your written responses to the following items, which we would include in the DEIS:

Existing Conditions

- (1) Staff size and organization;
- (2) Department equipment;
- (3) Location of stations; and,
- (4) Average response times to the Site.

Potential Impacts

- (1) Increased demand for police services by proposed use.
- (2) Village Police Department concerns (if any).
- (3) Adequacy of access to site and site components.

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Sincerely,

A handwritten signature in black ink that reads "Abigail Rudow".

Abigail Rudow

Planner

arudow@vhb.com

From: [Chief Christopher Leahy](#)
To: [Rudow, Abigail](#)
Subject: FW: Hampshire Country Club Request for Information
Date: Thursday, March 10, 2016 9:52:39 AM
Attachments: [image003.png](#)
[Village of Mamaroneck PD - Information Request.pdf](#)

Abby:

Existing Conditions - For security reasons I cannot respond.

Potential impacts

1. We would have to assume that the demand for police service would increase. To what degree would be determined on a host of factors, including but not limited to how many new residents, age of those residents, etc.
2. I think at this point our biggest concern would be the increase in traffic and how it will effect that area.
3. Having 3 entry/exit points seems to be adequate access to this community from PD's perspective. If you haven't already done so I would ask FD to weigh in on this one also.

I hope this was helpful. If you have any questions please email me direct.

Yours truly,

Christopher S. Leahy

Chief of Police
Village of Mamaroneck Police Department
169 Mt Pleasant Ave. Mamaroneck, NY 10543
914 825 8523 office
914 777 7707 fax
cleahy@vompd.com

<http://www.village.mamaroneck.ny.us>

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Please consider the environment before printing my e-mail

From: Ann Powers
Sent: Wednesday, March 09, 2016 3:47
To: Chief Christopher Leahy
Subject: FW: Hampshire Country Club Request for Information



February 12, 2016

Craig Casterella
Department Chief
Village of Mamaroneck Fire Department
146 Palmer Avenue
Mamaroneck, New York 10543

Re: Hampshire Country Club, Draft Environmental Impact Statement

Dear Chief Casterella:

We are planning consultants currently in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes 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 73 acres of shared open space. The existing clubhouse and associated recreational facilities would remain in use.

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We have been asked by the Planning Board (the Lead Agency) to discuss the existing conditions and potential impact of the Proposed Project on fire and emergency services in the area. In this context, we would appreciate your written responses to the following items, which we would include in the DEIS:

Existing Conditions

- (1) Fire District staff size and organization;
- (2) District apparatus;
- (3) Number of calls per year and type of call;
- (4) Average response time to the Site;
- (5) Location of fire stations

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Potential Impacts

- (1) Increased demand for fire and emergency services by proposed use.
- (2) Fire District and emergency service provider concerns (if any).
- (3) Adequacy of access to site and site components.

A detailed description of the impacts of the Proposed Project will be provided in the DEIS. You will have an opportunity to review and comment on the DEIS once it is ready for distribution.

If you need further clarification for the project or the requested information please feel free to contact me at 914-467-6616 or arudow@vhb.com. Otherwise, I look forward to your written response. Please also provide a contact name and number in case we have additional questions.

Sincerely,

A handwritten signature in black ink that reads "Abigail Rudow".

Abigail Rudow

Planner
arudow@vhb.com



February 12, 2016

Jill Fisher, Superintendent
Town of Mamaroneck Recreation Department
740 West Boston Post Road
Mamaroneck, NY 10543

Re: Hampshire Country Club, Draft Environmental Impact Statement

Dear Ms. Fisher:

We are planning consultants currently in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes 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 73 acres of shared open space. The existing clubhouse and associated recreational facilities would remain in use.

The project site (the "Site") is located at 1025 Cove Road and consists of approximately 106.2 acres (**See Exhibit 1**). The Site is located adjacent to the Hommocks Park Ice Rink, Pool, and Hommocks Middle School. A portion of the Site borders the Long Island Sound.

Access to the Site would be provided through the existing Eagle Knolls Road from the west, Cove Road from the east, and an extended Cooper Avenue running down from the north. We have attached an initial site plan of the Proposed Project for your review (**See Exhibit 2**).

We have been asked by the Planning Board (the Lead Agency) to discuss the existing conditions and potential impact of the proposed Project on Town facilities in the area. In this context, we would appreciate your written responses to the following items, which we would include in the DEIS:

Existing Conditions

- (1) Number of Hommocks Pool visitors in total and from the Town of Mamaroneck during the average summer month in 2015;
- (2) Number of Hommocks Park Ice Rink visitors in total and from the Town of Mamaroneck during the average winter month in 2015-2016;
- (3) Any current issues of capacity at the Pool or Ice Rink;
- (4) Typical busiest day of the week, and typical busiest period of the week (i.e. Thursdays, 6-8pm) for Hommocks Pool;
- (5) Typical busiest day of the week, and typical busiest period of the week (i.e. Thursdays, 6-8pm) for Hommocks Park Ice Rink;
- (6) 2015-2016 Enrollment in the Youth Hockey League;

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F 914.761.3759



Potential Impacts

- (1) Anticipated issues of capacity at the Pool or Ice Rink as a result of the proposed project; and
- (2) Recreation Department concerns regarding the proposed project (if any).

A detailed description of the impacts of the Proposed Project will be provided in the DEIS. You will have an opportunity to review and comment on the DEIS once it is ready for distribution.

If you need further clarification for the project or the requested information please feel free to contact me at 914-467-6616 or arudow@vhb.com. Otherwise, I look forward to your written response. Please also provide a contact name and number in case we have additional questions.

Sincerely,

A handwritten signature in black ink that reads "Abigail Rudow". The signature is written in a cursive, flowing style.

Abigail Rudow

Planner
arudow@vhb.com



Town of Mamaroneck

Town Center

740 West Boston Post Road, Mamaroneck, NY 10543-3353

RECREATION DEPARTMENT

TEL: 914/381-7865

FAX: 914/381-7813

recreationdept@townofmamaroneck.org

February 25, 2016

Ms. Abigail Rudow

VHB

50 Main Street

Suite 360

White Plains, NY 10606

Re: Hampshire Country Club, Draft Environmental Impact Statement

Dear Ms. Rudow:

As per your request, please find my responses to the following items:

Existing Conditions

- (1) Number of Hommocks Pool visitors in total and from the Town of Mamaroneck during the average summer months in 2015: **July and August are our busiest months and our monthly attendance is approximately 11,000 patrons per month. Our pool permit holders are mainly Town residents, however we do sell approximately 40 non-resident pool permits that are valid year round.**
- (2) Number of Hommocks Park Ice Rink visitors in total and from the Town of Mamaroneck during the average winter months in 2015-2016: **The ice rink is busiest during the period of December – March and the monthly attendance averages 9,000 patrons. The ice rink is open to the public so there is no possibility of providing accurate resident vs. non-resident numbers.**
- (3) Any current issues of capacity at the Pool or Ice Rink: **In the summer, the outdoor training pool can easily reach capacity which is limited to 100. Weekdays during the summer months are quite busy due to hosting a variety of recreational aquatic programming and making the pool available to the local municipal and school district day camps. The rink has capacity issues typically during High School playoff games which fall the end of March.**
- (4) Typical busiest day of the week, and typical busiest period of the week for Hommocks Pool: **Saturdays and Sunday 3-4pm and 6-7pm especially during the summer months.**
- (5) Typical busiest day of the week, and typical busiest period of the week for Hommocks Park Ice Rink: **Saturdays and Sundays 1:30-3:00pm especially during the months between December – March.**
- (6) 2015-2016 Enrollment in the Youth Hockey League: **140**

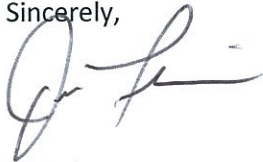


Potential Impacts

- (1) Anticipated issues of capacity at the Pool or Ice Rink as a result of proposed project: **Parking is currently an issue between the pool, school and rink, so the possibility of trying to accommodate even more vehicles is physically not possible given the size of the current parking lots. At least 50% of the time, Town Recreation programs and school programs are running simuntaneously.**
- (2) Recreation Department concerns regarding the proposed project (if any): **Flow of traffic along Hommocks Road which is already slow and potentially dangerous with so many school aged children in the vicinity.**

If you have any further questions please feel free to contact me at (914) 381-7865 or jfisher@townofmamaroneck.org.

Sincerely,



Jill Fisher

Superintendent of Recreation

cc: Stephen V. Altieri, Town Administrator