

**Village of Mamaroneck Planning Board**  
**Lead Agency**  
**EAF Part 3 – Reasons Supporting Determination of Significance**

The following impacts are found to be potentially significant and support a Positive Determination of Significance. Numbering follows areas of the environment evaluated in EAF part 2.

1. Impact on Land

- a. The predominant soil groups are the Charlton-Chatfield Complex, the Chatfield-Charlton Complex and the Chatfield-Hollis Rock outcrop Complex. The Chatfield and rock outlet complexes include shallow bedrock depths, so impacts associated with site grading may occur.
- b. Depth to the water table is presently unknown. Construction may occur on land where the depth to the water table is less than three feet. It is possible that excavation and importation of structural fill will be required to elevate the project above the floodplain. Such excavation could encounter groundwater with resultant impacts.
- c. Portions of the project may be constructed in areas with slopes of 15% or greater, resulting in the potential for erosion and sedimentation of water courses.
- d. The project will likely involve the excavation of more than 1,000 tons of natural material in order to import structural fill.
- e. The project will involve construction lasting more than one year, resulting in the need to maintain mitigation measures over an extended period and resulting in the potential for long term construction impacts.
- f. The project will result in increased erosion potential from physical disturbance of the land.
- g. The project will involve the importation of large amounts of fill resulting in significant changes in land contours with resulting potential for erosion, sedimentation and stability impacts.

3. Impact on Surface Water

- a. The proposed project may result in construction within 50 feet of a locally regulated wetland, with resultant potential impacts to the wetland.
- b. The proposed action may result in turbidity in water courses from erosion and sedimentation associated with project construction and operation.
- c. The project may result in soil erosion with resultant impacts to water courses from project construction and operation.

- d. The above impacts may affect water bodies downstream of the project site.

#### 4. Impact on Groundwater

- a. Pesticides have likely been used on the golf course for extended periods of time. Such use may have impacted groundwater.

#### 5. Impact on Flooding

- a. The proposed project will result in construction in both the 100 and 500 year floodplain with potential impacts to other properties nearby and downstream from the project.
- b. The proposed project may alter existing drainage patterns by filling and constructing in the floodplain.
- c. The proposed action may change water flows that contribute to flooding by filling and constructing in the floodplain.
- d. The proposed action may affect a weir that controls water flow on a stream that drains the subject property. The condition of the weir is unknown.

#### 9. Impact on Aesthetic Resources

- a. The potential visibility of the project from and impact to designated federal, state or local scenic or aesthetic resources requires evaluation.
- b. The proposed project will be visible from publicly accessible vantage points both seasonally and year round. Such visibility may occur both during the course of routine travel and potentially when persons are engaged in recreational activities.
- c. The proposed project may diminish public enjoyment of the open space views afforded by the golf course presently occupying the subject property.
- d. The compatibility of the project with similar projects within its viewshed requires evaluation.

#### 10. Impact on Historic and Archeological Resources

- a. The proposed action will occur in an area designated as sensitive for archeological resources on the new York State Historic Preservation Office (SHPO) archeological site inventory. A Stage 1A/1B Cultural Resource Survey is required to determine if such resources are present. If such resources are present, they will require evaluation to determine their significance as well as impacts associated with their potential loss.

- b. The project will result in the introduction of visual elements which are out of character with the current property use and which may alter its setting.

#### 11. Impact on Open Space and Recreation

- a. The proposed project will occur in an area undeveloped with structures and may impact natural functions such as storm and floodwater storage.
- b. The proposed project will result in the loss of the golf course that currently occupies the site.

#### 12. Impact on Critical Environmental Areas

- a. The proposed project will reduce both the quantity and quality of the open space and natural characteristics which form the basis of the Critical Environmental Area designation for the project site.

#### 13. Impact on Transportation

- a. The proposed project will generate traffic that may be above current levels. Traffic will follow new or different routes than at present.
- b. Increased traffic will occur on roads with limited or no pedestrian or bicycle facilities, including roads used by children to access Hommocks Middle School.

#### 14. Impact on Energy

- a. The proposed project will introduce demands from 105 residences. It is unknown if there is sufficient supply capacity or if improvements in the supply system will be needed.

#### 15. Impact on Noise, Odor and Light

- a. The proposed project will introduce a new source of light into an open space that is presently dark at night. Impacts to adjoining properties as well as the potential for sky glow are presently unknown.

#### 16. Impacts on Human Health

- a. The proposed project is located within 1500 feet of Hommocks Middle School. Traffic from the project may affect students walking and biking to school on area roadways.
- b. Pesticides have likely been used on the golf course for an extended period of time. There may be residual pesticide levels in the soil and/or groundwater that could adversely impact residential use of the property.

- c. The property is located in a floodplain. Safe evacuation needs to be ensured during flood events.

#### 17. Consistency With Community Plans

- a. The proposed project occupies an active golf course and is thus in contrast with the current use.
- b. The proposed project is located in an area recommended by the Village of Mamaroneck Comprehensive Plan to be reconsidered for zoning other than R-20.

#### 18. Consistency With Community Character

- a. The proposed project will eliminate the Hampshire Country Club golf course.
- b. The proposed project will create additional demands for community services such as fire, police, rescue and education.
- c. The proposed project is inconsistent with the current character of the golf course.