

MEMORANDUM

To: Betty-Ann Sherer

From: Stuart Mesinger

cc: Lester Steinman

Date: May 14, 2018

Re: Hampshire Country Club Planned Residential Development DEIS Comments

Job #: 81540

Attached please find the comments on the DEIS for the Hampshire Country Club Planned Residential Development adopted by the Planning Board on May 8, 2018.

	Section	Comment
1	Executive Summary	Page 1-10. Last paragraph. States that there is no direct impacts to wetlands (filling, draining, vegetative clearing) at the project site, and no impacts within 100 feet of wetlands. The wetland boundaries should be verified by the Corps and the NYSDEC, and the results should be provided in the EIS.
2	Executive Summary	Page 1-14. Vegetation and Wildlife. The Executive Summary should state that there are no federal or state listed endangered, threatened or rare species identified. The cutting of 432 trees is an impact in this urban environment, especially if those trees are large (>3” dbh) and able to provide nesting for migratory birds, albeit common species. The Executive Summary should state if there is a timing restriction proposed on clearing to protect migratory birds. The summary should state the basal area of existing trees to be cut versus the basal area of new replacement trees to be planted.
3	Executive Summary	Page 1-14. Critical Environmental Area – will the 36 acres of preserved area be held in a deed restriction or conservation easement, or held by an HOA? If so, how will the developer ensure that buffer plantings etc. around wetland areas for water quality improvements, are managed and maintained as proposed, and are not cut down to the water’s edge to continue to ensure fast and easy play on the golf course? Will the rocks around these areas be removed and will the areas be flattened out to provide a more connected riparian/lacustrine fringe buffer to the waterbody or wetland? Is there a management plan for these areas, and/or adaptive management plan to ensure that the buffer plantings and other areas grow in and become the proposed intended buffer. Will they be in a deed restriction or protected area controlled by another entity? How will the management ensure that Phragmites or other invasives are not become introduced by equipment constructing or operating in these areas?
4	Executive Summary	Page 1-12. Section 1.E.7 – Floodplains. Potential Impacts - “All proposed buildings and roadways would be located outside the 100-year and 500-year floodplains.” Buildings and road are located within regulatory floodplain. With the proposed grading changes, all proposed buildings and roadways on the Project Site will be located ABOVE the 100-year and 500-year floodplain base floodplain elevations. If the project was constructed and the LOMR-F was not submitted to FEMA to change the regulatory floodplain boundaries, the proposed buildings and roadways would still be in the floodplain.
5	Executive Summary	Page 1-7, third paragraph. First sentence implies that the Hampshire Country Club is the land's custodian, but elsewhere the DEIS indicates the HOA would be the custodian. Clarify.
6	Executive Summary	Page 1-13. Water Supply and Sanitary Sewage Mitigation Measures. Reference should be made to the applicable appendix.
7	Executive Summary	Page 1-20. Alternative B. "With this alternative, the Village of Mamaroneck would lose a good portion of the open space/recreation that currently is provided on the R-20 portion of the Project Site." The private aspect of this space should be noted, as in "open space/private recreation." This clarification should be made throughout the document.
8	Executive Summary	Page 1-11. First paragraph. Sentence starting with "Given these.." Replace "measure" with" measures".
9	Executive Summary	Page 1-12. Mitigation measures. Remove extra period at the end of the first sentence.
10	Executive Summary	Page 1-15. The statement that noise impacts would be negligible is not supported by analyses in the DEIS. This discussion may need to be revised based on the results of the analyses requested in comments 138 and 139.
11	Executive Summary	Page 1-16. Define the length of the short term period during which construction impacts to air quality could occur.
12	Executive Summary	Page 1-18. Mitigation measures. First paragraph. Last sentence. "Cooper" not "Copper".

	Section	Comment
13	Executive Summary	Page 1-20. Alternative C. First sentence. Insert "be" after would.
14	Description of Proposed Project	Existing Conditions Plan. Exhibit 2-6. Is not in color, so doesn't clearly show the wetlands, ponds and drainage system on the site. Provide the figure in color similar to the wetland figures.
15	Description of Proposed Project	Provide a subdivision application and preliminary subdivision plat.
16	Description of Proposed Project	Provide details regarding the establishment of a homeowners association to manage the common spaces. Will the homeowners association be managing and maintaining the roads and be responsible for snow removal and other necessary work?
17	Description of Proposed Project	Provide an opinion from a title company counsel regarding ownership and rights to use and relocate access points and to improve and maintain roads. The opinion of title counsel should also address the covenants and easements on the project site and their impact on the Applicant's ability to construct the proposed development.
18	Description of Proposed Project	Delineate areas of proposed open space on the development plan. How will the open space be separated from the golf course? Who will have access to the open space and how will it be accessed? Will there be public access?
19	Description of the Proposed Project	Provide a figure illustrating the buffers between the proposed development and the open space areas.
20	Description of the Proposed Project	Will the backyards of the houses bordering the berms be fenced to avoid accidents? Will residents have access to the land below, for example, if a ball goes over a fence?
21	Description of Proposed Project	During the April 11 public hearing a representative of the applicant said that the golf course configuration shown in the EIS would be revised. The revised course layout should be provided in the EIS and its attendant impacts analyzed.
22	Description of Proposed Project	Provide a figure illustrating the easements required for water and sewer dedication to the Village or county, including all those required for pipes and pump stations.
23	Description of Proposed Project	CEA - See also page 2-21. A review of Exhibit 2-14A, Landscaping Plan shows that most of the proposed trees are small. Norway spruce, Colorado spruce, western arborvitae and Leyland cypress are not native evergreens, and these are 48 of the 432 trees (11%). Many of the deciduous trees are also hybrids, rather than native trees, including the sunset red maple, and the autumn blaze red maple, and the heritage river birch, the Franz Fontaine hornbeam, the Liberty sycamore, the Redmond linden, and the accolade Elm and the Zelkova serrata. The trees are also 2-21/2 inch cal significantly smaller than many of the trees that are proposed to be replaced. Discuss the use of more native trees and a higher percentage of large trees.
24	Description of Proposed Project	Exhibit 2-14A. Will Spartina patens grow around the wetland ponds - is the water brackish enough? Will the wetland and infiltration areas not use hybrid trees or shrubs? Will the herbaceous be planted as a seed mix or as individual plugs. Define rate or spacing, respectively.
25	Description of Proposed Project	Discuss the consistency of the proposed landscaping plan with <i>A Coastal Planting Guide for the Village of Mamaroneck, NY</i> .

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26	Description of Proposed Project	A draft Construction Management Plan demonstrating construction sequencing and means to deal with contaminated soil and groundwater should be presented. It should focus particularly on management of contaminated soils, for example during dry and windy conditions, during heavy rainfalls, during winter conditions including ice and snow, during dewatering activities, and to ensure material isn’t tracked off-site by construction vehicles. The Construction Management Plan should incorporate the Sediment and Erosion Control Plan discussed on pages 3F-8 and 9 and required by the SWPPP and it should discuss how dewatering will be accomplished, including where water will be directed to.
27	Description of Proposed Project	Discuss the provision of an environmental monitor during the construction period.
28	Description of Proposed Project	Provide a more detailed discussion of the condition of the floodgates. Who owns and maintains them? What would happen if they fail? At what elevation of sea level rise would they be overtopped?
29	Description of Proposed Project	Will public access to the private roads in the development be allowed?
30	Description of Proposed Project	Page 2-6. Insert space before Village of Mamaroneck Building Department
31	Description of Proposed Project	The respective rights and obligations of the unit owners and Club members regarding all aspects of accessibility, use, operation and maintenance of Club property (e.g. pool, tennis courts, etc.) dedicated to either residential or recreational use should be discussed in the FEIS.
32	Description of Proposed Project	Page 2-18. In the stormwater management section, explain why water quality control is not required.
33	Description of Proposed Project	Page 2-18. Will the entire fill platform be constructed in a single phase at the beginning of the project or will it be constructed in phases. If in phases, describe them.
34	Description of Proposed Project	Page 2-19. Last paragraph. "Provide" not "provides".
35	Description of Proposed Project	Page 2-21. A portion of vacated Eagle Knolls Road at the base of the slope for the clubhouse will also remain as a service drive for loading and basement and mechanical space access for the clubhouse. Clarify or correct the description.
36	Description of Proposed Project	Section 2.E.1.b. II. Page 2-15. Contains the statement “Stormwater management features may also include bio-swales,” however bio-swales are not identified as stormwater management practices in the SWPPP. Clarify.
37	Description of Proposed Project	Section E.1.b. III. Page 2-16. Contains the statement “Systems and fixtures would be utilized to provide significant reductions in water consumption which also result in reduced demands on municipal sanitary systems,” however there is no specific information provided. Information presented in section 3.H.Water Supply and section 3.I. Sanitary Sewage present typical water use rates (110-gpd/bedroom) used to estimate total water demand and sanitary sewer loading. There is no discussion of systems or fixtures that would provide significant reductions in water consumption.
38	Description of Proposed Project	Page 2-14 Site Access, Roadways and Circulation. “This relocation (of Cove Road) would permit the Applicant to elevate the roadway above the floodplain, thereby eliminating existing flooding conditions.” The elevated roadway does not remove any portion of the properties from the regulatory floodplain unless a LOMR-F is submitted and approved by FEMA to alter the floodplain boundary.
39	Description of Proposed Project	Clarify the difference between member and non-member club events. Is any event sponsored by a single club member a "member event" or is there some other definition?

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40	Description of Proposed Project	Pages 2-18 and 2-27 contain statements that there are no cumulative impacts associated with the operations of the PRD and the Club. Further information should be provided justifying this statement. The EIS should provide information regarding the projected use of the site when the Club is holding special events. According to the DEIS there were 161 such events in 2016.
41	Description of Proposed Project	Is a playground planned for the project?
42	Description of Proposed Project	Will a buffer be provided between the relocated golf course and adjoining neighbors? If so, describe the buffer.
43	Description of Proposed Project	During the April 11 public hearing a representative of the Applicant made reference to a report from the National Golf Foundation regarding golf course viability. That report should be submitted as part of the SEQRA record.
44	Description of Proposed Project	How will the houses be heated: with natural gas or fuel oil?
45	Description of Proposed Project	How will underground utility lines be protected from flood damage?
46	Land Use, Zoning, and Public Policy	Page 3A-14. As to the derivation of the Village’s PRD legislation, the Applicant cites Section 7-703-a of the Village Law – Incentive Zoning. However, such legislation was not enacted until 1992. The Village’s PRD legislation was enacted prior to that time. Section 342-50 of the Village Code states that it was enacted pursuant to Former Village Law Section 7-725. Former Village Law Section 7-725 related to site plan approval. That subject is now covered by Village Law Section 7-725-a.
47	Land Use, Zoning, and Public Policy	The draft LWRP states that “the zoning changes discussed in the 2012 Comprehensive Plan to preserve Hampshire and better reflect the use of Village parks and open space would be consistent with the goals and objectives articulated in policies presented in this LWRP.” The EIS should explain that the Proposed Action does not involve a zoning change discussed in the Comprehensive Plan and that the Comprehensive Plan does not address the Applicant’s PRD application.
48	Land Use, Zoning, and Public Policy	Table 3A-2, Bulk and Area Requirements, shows the Floor Area Ratio (FAR) for the R20 District as being 0.3. In 2016 the zoning ordinance was amended to a sliding scale where the FAR is based on the size of the lot. For lots over 20,000 SF, the FAR is 0.27 and the maximum gross floor area is 5,400 SF. Discuss compliance with these requirements.
49	Land Use, Zoning, and Public Policy	Summarize the proposed lot sizes for the single family and carriage home lots.
50	Land Use, Zoning, and Public Policy	Page 3A-4, Future Without the Project section. In the event the project is not approved, what are the owner's plans for the property?
51	Land Use, Zoning, and Public Policy	Page 3A-5, Hommocks School is located to the southwest, not the southeast, of the project site.
52	Land Use, Zoning, and Public Policy	Page 3A-20. Last paragraph, mid-way. Close parens.
53	Community Character and Visual Resources	Visibility Test Photographs. Location 1. "Addition" should be replaced with "Additional".
54	Community Character and Visual Resources	Page #B-2. Fairway Green is located between Old Post Road and the project, not between Hommocks Road and Orienta Avenue.
55	Geology - Soils, Topography, and Steep Slopes	Page 3C-1. Table 3C-1: Hydric class (percentage) of each soil should be reported.

	Section	Comment
56	Geology - Soils, Topography, and Steep Slopes	Exhibit 3C-3, Steep slopes illustrates a new road exiting to the northeast corner of the site in an area of steep slopes over 25% and of 15% to 25% slopes. This does not appear to be discussed in the document as an impact. How will this road be constructed; will retaining walls be needed? What is the slope of this roadway? There was no geotechnical testing in this area based on the map. Will blasting be needed here?
57	Geology - Soils, Topography, and Steep Slopes	The cut and fill plan provided at Exhibit 2-13 provides the amount of cut and fill but it does not provide the depth of the proposed cuts. A more detailed cut and fill plan should be provided showing areas of cut and fill by two-foot contour intervals in order that cuts can be evaluated in relation to groundwater levels. Page 3C-5 indicates there will be cuts of up to 5-6'. The cut and fill plan should be related to groundwater levels and a discussion provided of how groundwater, when encountered, will be managed. DEIS page 3D-1 indicates that groundwater depth averages 1.2' below the surface across 60% of the site and groundwater is found at a depth of 0.5'-1.4' in one monitoring well. Page 3D-1 states that groundwater will not be encountered during construction; however, Appendix G, the Preliminary Geotechnical Report, acknowledges that groundwater will be encountered during construction (groundwater is at 1.6' below grade in at least one location where cut is proposed). We recommend that additional borings be conducted as part of the EIS process to more completely characterize the site and evaluate groundwater levels.
58	Geology - Soils, Topography, and Steep Slopes	Provide the CAD files for proposed site grading in order that cut and fill volumes can be assessed.
59	Geology - Soils, Topography, and Steep Slopes	Provide a discussion of how the platform on which the houses are proposed to be constructed will be stabilized against erosion and damage from wave action.
60	Geology - Soils, Topography, and Steep Slopes	Exhibit 3C-1. Village of Mamaroneck not Town of Harrison.
61	Geology - Soils, Topography, and Steep Slopes	Page 3C-3. Last paragraph. In other sections of the DEIS, rock removal is noted as potentially necessary. Clarify.
62	Groundwater Resources	Provide groundwater test results from the existing wells for the same contaminants found in the soils.
63	Surface Water Courses and Wetlands	Exhibit 3E-1, Table 3E-1, and this section state that Wetland A is "isolated." However, this wetland lies within the 100-year floodplain as shown in 3C-4. Typically, the Corps does not identify wetlands as Isolated under Section 404 of the Clean Water Act if they lie within a 100-year floodplain. An approved jurisdictional determination from the Corps providing the regulatory status of this wetland should be provided.
64	Surface Water Courses and Wetlands	Exhibit 3E-3 does not show any DEC freshwater wetlands although they are included in the legend. Is that because there are none?
65	Surface Water Courses and Wetlands	Page 3E-5, 2nd paragraph states that it is the Applicant's opinion that Wetland A and Golf Course Drainage System 2 (Ponds 5 and 6) may not be regulated by the Corps. It has been our experience that wetlands within floodplains are typically identified as regulated by the Corps, more so here given that this is within a tidal floodplain, where there is a proximate nexus to tidal waters of the United States. An approved Jurisdictional Determination from the Corps should be provided.

	Section	Comment
66	Surface Water Courses and Wetlands	Page 3E-6. The statement that “the loss of a daily custodian to maintain the open space on golf courses results in degradation and property damage through neglect,” is not an accurate statement as it would relate to wetlands and watercourses. It is likely that if the watercourses on this site were not maintained artificially, a larger area of wetlands might form. Even if the wetland area did not change, its structure would become more complex through lack of maintenance, as herbaceous plants were able to grow taller, and shrubs and trees colonized these areas based on hydrologic conditions. This structural complexity would result in wetlands that had higher function than the mowed grass up to a drainage or pond system that exists now. The mitigation plan proposes to accelerate this type of succession through the landscaping plan within the buffer areas.
67	Surface Water Courses and Wetlands	Page 3E-6. The wetland functionality section states that no direct impacts to wetlands are proposed. Clarify if this means wetlands that might be found “isolated” for purposes of Section 404 of the Clean Water Act.
68	Surface Water Courses and Wetlands	Page 3E-7 does not clearly indicate whether there will be a net gain or a net decrease in flow volumes/duration to the wetland features, and how that might impact their hydrology and functionality under current and proposed conditions. This should be stated as part of a water budget for the wetland systems as an existing and proposed condition. See also DEIS statement on page 3E-9, Mitigation, second paragraph “As a result, onsite stormwater discharges to the three existing golf course drainage systems would decrease, with a corresponding reduction in pollutants, organic materials and mineral sediments to the ponds that comprise these systems.” Will changes in stormwater hydrology to the ponds affect the size of the ponds and/or the volume of water feeding the remaining wetland system? See also page 3L-2.
69	Surface Water Courses and Wetlands	Page 3E-7 – See previous comments about the need for additional descriptions of how the buffer areas around wetlands will be constructed and managed to maintain or improve functionality. Will the rocks around these areas be removed and will the areas be flattened out to provide a more connected riparian/lacustrine fringe buffer to the waterbody or wetland? How will these areas be managed and by whom? How will invasives be kept out?
70	Surface Water Courses and Wetlands	Page 3E-8 – are all wetlands on the site regulated by the Town or Village of Mamaroneck? If so, state so.
71	Surface Water Courses and Wetlands	Page 3E-9, Mitigation - add to last sentence in that first paragraph that the buffer plantings around wetlands and watercourses on the site....would also improve overall plant and wildlife species diversity, stormwater storage/remediation and diversity, and may also improve water quality. This assumes proper buffer management, allowing these areas to grow in and stay native without cutting. Will the areas be marked as out of bounds/no cutting?
72	Surface Water Courses and Wetlands	A figure should be provided defining what portions of the existing golf course drainage system would be routed through the proposed development drainage system. Will this re-reouting require a permit from ACOE? If so, a discussion of the impacts and mitigation should be provided.
73	Surface Water Courses and Wetlands	Stormwater drainage inputs to off-site wetlands systems will be increased at one outlet and decreased at the other (see Pages 3E-7, 3F-4 and the SWPPP). The impacts to wetlands both on and off-site from the change in flow regime should be analyzed. A figure should be provided comparing the existing drainage system as shown in Exhibit 3E-1 and 3L-2 with the proposed drainage system.
74	Stormwater Management	Mitigation, Section a. States that “two pipes 48 inches in diameter will be located across Cooper Avenue to the north and south of Fairway Lane along the northeastern property line to avoid ponding as a result of the proposed grading changes, and as shown on Exhibit 3F-1, Grading and Utility Plan.” The plan shows an 8’x8’ box culvert under Cooper Lane for golf cart access, however no 48-inch diameter pipes are indicated.
75	Stormwater Management	Discuss how drainage from adjoining properties is accounted for in the SWPPP.

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76	Stormwater Management	Page 3F-7 indicates that porous pavement may be used. What considerations will go into making this decision?
77	Stormwater Management	Page 3F-8. Last sentence on page. Add space after 2016.
78	Floodplains	Page 2-25 argues that Section 186-5(A)(3)(c) of the Village Code requiring hydraulic equivalency for any filling in a floodplain does not apply because "the purpose of this regulation is to ensure that any new construction in a regulatory floodway remains hydraulically balanced to the existing conditions and as a result there would be no increase in flood elevation." This argument is also made on pages 3G-2, 3, and 6. However, Section 186-5(A)(3)(c) does not reference floodways, it applies to the floodplain. This section of the code therefore applies and hydraulic equivalency through compensatory storage must be achieved. We have confirmed this code interpretation with the Village Building Inspector who is responsible for administering the floodplain ordinance. If hydraulic equivalency cannot be achieved, a variance will be required. The EIS should either demonstrate achievement of hydraulic equivalency or show how the project meets the criteria for a variance.
79	Floodplains	A number of commentors noted that the property floods and is slow to drain during heavy rainfall events; i.e. not only during the 100-year storm event, but during higher return interval storm events. Provide an analysis of water levels on the property during flood events from the 10, 25 and 50-year return storm intervals and provide a discussion of whether flooding from storms of these types will impact other properties. Also address the time for the property to drain during the above storm intervals.
80	Floodplains	Compare the flood elevations from Superstorm Sandy to the 100-year flood elevations modelled in the DEIS and discuss how a storm of that size would affect the property.
81	Floodplains	Discuss the amount of sea level rise that would result in the overtopping of Eagle Knolls Road and Cove Road, thus potentially stranding people in a flood. How does this compare with the range of projections for sea level rise? How does this compare with the current regulatory flood elevation?
82	Floodplains	Page 3G-8. Mitigation. 5. "With the proposed grading changes, all proposed buildings on the Project Site will be located outside the 100-year and 500-year floodplains." With the proposed grading changes, all proposed buildings on the Project Site will be located ABOVE the 100-year and 500-year floodplain base floodplain elevations as required by the Village Code. If the project was constructed and the a LOMR-F was not submitted to FEMA to change the regulatory floodplain boundaries, the proposed buildings would still be in the floodplain.
83	Floodplains	Pages 1-12 and 3G-6 indicate that all finish floor elevations will be a minimum of 3.5' above the Base Flood Elevation. Elsewhere, for example page 2-25, it is states that "all buildings will be located at a minimum of 2' above the bas flood elevation. Clarify.
84	Water Supply	Project site is described in at least one location as "Hampshire COUNTY Club". Modify to "Hampshire Country Club" throughout report.
85	Water Supply	Subsection 3 of Section H lists a Westchester County Department of Health usage rate of 110 gallons per bedroom per day. Provide citation for this usage rate.
86	Water Supply	In accordance with 10-State Standards, Westchester County Department of Health also reviews and approves hydrant locations.

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87	Water Supply	Clarify what is meant by the phrase “WJWW did acknowledge access to water main...”. Is that simply that the water main exists and is accessible, or did they give approval to connect?
88	Water Supply	Without any hydraulic modeling, Section 3 is incomplete. Potential impacts cannot be determined without conducting the modeling that is discussed in that section. The modeling should be provided.
89	Water Supply	The conclusion of Section 4 – Alternatives presumes that hydraulic modeling will show that sufficient capacity exists. Since the modeling has not yet been conducted, the extents of required improvements are not yet known, and therefore this conclusion cannot be made. The modeling should be provided.
90	Water Supply	The design concept appears to show some proposed water lines closer than 10’ from sewer and storm infrastructure. Final design shall address water and sewer/storm separation in accordance with WCDOH requirements.
91	Sanitary Sewage	Report references WCDOH design flow rate of 110 gpd per bedroom for a total design flow rate of 39,490 gpd. Does this take into account a peaking factor and if so, what is the factor? The flow calculations should be revised to clearly describe the citations for design flow rates and peaking factors, as well as a listing of calculated flow rates (average daily flow, peak hour flow, etc.).
92	Sanitary Sewage	Calculated sanitary sewer flow should include an allowance for infiltration and inflow to the proposed onsite collection system.
93	Sanitary Sewage	Calculated design flow rates should be coordinated with Water Supply section of the DEIS as applicable.
94	Sanitary Sewage	The capacity of the proposed onsite collection system to accommodate the calculated peak hourly flow shall be clearly demonstrated.
95	Sanitary Sewage	As proposed in the DEIS, condition and capacity assessment of the existing collection system downstream of the proposed connection point is required to confirm the ability of the system to accommodate wastewater from the project.
96	Sanitary Sewage	The DEIS references “project connection to the County pump station” but also states that “the project does not propose to utilize the existing County sewer pump station located on Cove Road.” The text and drawings should be revised to consistently describe the intended connection point from the project to existing sanitary sewer infrastructure. The Grading and Utility Plan currently appears to show the project force main connecting to the existing Cove Road pump station.
97	Sanitary Sewage	Applicant should review to determine if the pump station north of Lots 17 and 18 is required, or if a deeper gravity sewer in certain sections would be feasible to eliminate the pump station. Specifically, increasing gravity sewer depth near Lots 17 and 18 may allow all sanitary flow from the western portion of the site to be routed to a single pump station on the eastern side of the site.
98	Sanitary Sewage	The DEIS describes that WCDOH may require Village ownership of the gravity sewer main and pump stations. This requirement should be confirmed with WCDOH so that access requirements and ownership responsibilities can be clearly defined.
99	Sanitary Sewage	Applicant should clarify if the proposed sewer system will convey waste flows from the existing Club House to remain. If the existing Club House will be served by the new system, the Applicant should clarify proposed measures to mitigate ongoing grease blockages from the Club House (i.e. grease trap, etc.).

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100	Sanitary Sewage	Show, as an alternative, a low pressure sewer system in which each house is equipped with an individual grinder pump. Discuss the pros, cons and environmental impacts of this alternative.
101	Vegetation and Wildlife	First paragraph. Second sentence. The area of trees should not be mixed into landscaped fairways, practice rough, greens and trees (81.6% of site). Identify the wooded areas as a separate area, as defined by Exhibit 3K-1, containing the 432 trees that are 8” dbh or greater.
102	Vegetation and Wildlife	Exhibit 3K-1, the removal of 432 trees are 8” dbh or larger is a significant impact. There is at least one 55” dbh tree. Include a chart or table with the number of trees in size increments by 5” groupings (i.e., number of trees 10” dbh or less; number of trees 11-15” dbh; 16-20” dbh ; etc.), so that the size range and numbers of trees in each cohort can be better understood. The tree lists on this exhibit are too small to read, except at 400x magnification. Take each group of trees and label them (i.e., Group A), and where they are found on the map, label that (i.e., “Area A”), and have a table in larger font around the edges of the map with the Group A...list trees and sizes; Group B, list trees and sizes etc.. The size of each wooded area could also be noted in this table around the edges of the figure. A chart or table of size groupings is also needed in this text to show the number of trees in different size classes in order to compare to what is being cut to what is being planted. The overall dbh of tree being cut versus the overall dbh of trees planted should be stated in the FEIS.
103	Vegetation and Wildlife	Provide a chart or table illustrating the size, in diameter at breast height, at 5" intervals, of trees to remain on the site after project completion. Provide the percentage of trees of each diameter group to remain on the site after project completion.
104	Vegetation and Wildlife	Exhibit 3K-2 should not include wooded areas as “landscaping” as it artificially and inappropriately reduces the value of the wooded areas. It would be more appropriate to call these areas “landscaping – grass and brush” and “landscaping – wooded."
105	Vegetation and Wildlife	Table 3K-1 should be totaled.
106	Vegetation and Wildlife	Page 3K-3. Paragraph B. Note that the only critical habitat identified by the USFWS in New York State is along the Great Lakes for the Piping Plover. Next sentence should read “There are also no state or federally listed rare, threatened or endangered plant or animal species known to inhabit the site.” Note that under federal records, the short-eared owl, for example is a state listed threatened species.
107	Vegetation and Wildlife	Page 3K-4. Provide an estimate of the total number of trees on the project site. What percentage of the total does the removal of 432 trees represent?
108	Vegetation and Wildlife	Page 3K-5. Table 3K-2 should break out Landscaping Woods versus Landscaping Grass and Brush to identify the impacts to wooded areas with large trees. The mitigation section should include a comparison of total basal area of coniferous versus deciduous trees to be cut versus planted. It is also difficult to differentiate between Landscaping (identified as basically the Golf Course in the existing condition) and the Meadows, Grasslands and Brushlands in the existing versus proposed condition. Is the increase in meadows, grasslands and brushland habitat claimed to be better than the existing golf course? The last paragraph states that there is no change in surface water features and wetlands as a result of the project. However, the SWPPP states that stormwater inputs into wetlands will be changed.
109	Vegetation and Wildlife	Page 3K-6 – What does the sentence stating “however the areas of natural vegetated habitats, to be located in the shared open spaces, would grow significantly” mean? Grow in area, grow through in succession? The DEIS later states on page 3K-7 that the HOA will manage these open areas. What is the management plan? Will they be managed as mowed lawn, grassland (mowed once or twice a year), old field/shrubland or allowed to succeed to wooded habitat?

	Section	Comment
110	Vegetation and Wildlife	Page 3K-6. The only “critical habitat” identified by the USFWS in NYS is for piping plover along the Great Lakes. Stating that the site does not contain “critical habitat” does not mean that migratory birds do not use the site, nor does it mean that cutting down 432 large trees will not have an impact on migratory birds. The list of migratory birds that are Birds of Conservation Concern and within the range of the site is identified under within the USFWS Trust Resource List, contained within the DEIS body and in Appendix L. The NYS Breeding Bird Atlas (the site lies in Breeding Bird Block 6053c) identifies all birds which have been identified as breeding (nesting with young) in this geographic area. Include the list of breeding birds (birds of conservation concern) from the USFWS Trust Resources List and from the Breeding Bird Atlas Block 6053c in the FEIS and identify those birds that may be present on the site given the habitat features. All of these species (except perhaps for resident Canada geese) are migrating birds. The federal Migratory Bird Act prohibits the killing migratory birds. (See Appendix L, USFWS Trust Resource Report, page 4 which states “any activity which results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service. There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured. Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.”) Cutting trees when birds are not nesting or fledging is an appropriate mitigation measure to reduce the potential killing or take of migratory birds. Generally, avoiding cutting of trees from April 15th through July 31st in this part of the state would avoid direct take of migratory birds. Secondly, planting larger native trees in order to make up for the significant reduction in total basal area tree loss would help reduce the take associated with the temporal loss of nesting habitat on the site.
111	Vegetation and Wildlife	Page 3K-6. Second to last paragraph. Discuss the loss of significant tree basal area.
112	Vegetation and Wildlife	Mitigation Page 3K-7. There is a significant impact associated with the removal of trees. 432 trees removed at 30 inches dbh average, versus 432 trees planted at 2” dbh average. There is a substantial loss of wooded habitat, cooling potential and migratory bird nesting, if only for common species, but given the urban nature of this site, that may be significant. Furthermore, it is unclear whether there will be impacts on wetland hydrology from alteration of stormwater inputs. The maintenance plan for the 36 acres of open space is not defined; therefore, it is premature to state that conditions will be improved. The statement indicating that the future conditions of the site would enhance wildlife species assemblage is not well supported given the proposed landscaping plan and urban environment. The need for additional landscaping consistent with <i>A Coastal Planting Guide for the Village of Mamaroneck, NY</i> should be considered.
113	Vegetation and Wildlife	Page 3K-7. 18. A discussion of the benefits and implications of prohibiting the use of inorganic fertilizers, pesticides and herbicides on the residential portion of the property should be provided.
114	Vegetation and Wildlife	Provide an Integrated Pest Management Plan for the golf course.
115	Traffic, Transportation, Pedestrians and Transit	The statement on page 3M-3 that pavement on East Cove Road is in "generally fair to good condition" should be reevaluated. The pavement appears to be in poor condition.
116	Traffic, Transportation, Pedestrians and Transit	The DEIS recommends improving the pedestrian environment with completion of a sidewalk across the property. Given the proximity of Hommocks Middle School and other recreational facilities that will be frequented by residents of the project, the project should include sidewalk connections between the property and the sidewalk network on Hommocks Road. This would be a true improvement to the pedestrian environment and in keeping with the Safe Routes to School initiatives that is discussed in the study.

	Section	Comment
117	Traffic, Transportation, Pedestrians and Transit	It is unclear how the golf carts will navigate the course from the 2nd hole to the 3rd hole. There are proposed houses that appear to block a path for the carts without having to travel on the road. Although the road is private, this would appear to constitute a safety hazard.
118	Traffic, Transportation, Pedestrians and Transit	Page 3M-40. First paragraph. Last sentence. Close parens.
119	Traffic, Transportation, Pedestrians and Transit	Address change in traffic pattern on Cooper Avenue. Describe proposed improvements in detail and provide an assessment of impacts. Speciically, address the impacts of the proposed new sidewalks on Cooper Avenue and the proposed widening of Cooper Avenue.
120	Traffic, Transportation, Pedestrians and Transit	During the April 11 public hearing a representative of the applicant stated that Cooper Avenue would be gated. This is not discussed in the DEIS. If this is now planned it should be described and the impacts with respect to traffic and pedestrian circulation discussed. Did the traffic study take into account the gating of Cooper Avenue? Who will control access to the gate (i.e. assuming it is locked, who will have the key?)
121	Traffic, Transportation, Pedestrians and Transit	Discuss the provision of on-site transportation such as a jitney service during rush hours to local venues such as the Mamaroneck and Larchmont stations and also to Harbor Island Park and downtown.
122	Traffic, Transportation, Pedestrians and Transit	Include in the analyses of construction vehicle traffic both trucks carrying fill and other construction vehicles. A numerical estimate of both trucks carrying fill and trucks other than those carrying fill should be provided. The hours during which construction truck traffic will occur should be compared to truck traffic during the same hours and compared to the both peak and off-peak hours of Hommocks School operation.
123	Traffic, Transportation, Pedestrians and Transit	Provide a quantitative discussion of increased construction truck traffic on residential streets leading to the project site. The analysis should compare existing traffic and truck volumes to construction traffic volumes.
124	Traffic, Transportation, Pedestrians and Transit	Discuss, as a potential mitigation measure, limitation of the hours at which construction trucks may access the site.
125	Traffic, Transportation, Pedestrians and Transit	Representatives of the School District indicated during the public comment period that certain intersections were troublesome. Identify those intersections, discuss issues as identified by the school district and provide an assessment of their significance and whether mitigation is needed.
126	Community Demographics, Facilities and Services	Provide an analysis of the park and recreation needs generated by the project and the alternatives in the DEIS, as well as the additional alternatives requested in these comments, and provide an assessment of whether Village, Town and County resources are capable of meeting such needs. The analysis should include an assessment of impacts on local youth sports leagues, including field availability and use. The assessment should include the results of documented communication with recreation service providers.
127	Community Demographics, Facilities and Services	Provide evidence that the Village of Mamaroneck Fire Department has reviewed and approved the site plan, including the location and arrangement of fire hydrants.
128	Community Demographics, Facilities and Services	provide a discussion of impacts on each of the Village service providers.

	Section	Comment
129	Fiscal and Economic Conditions	Page 3O-4. 2nd to last paragraph. The MUFSD has indicated the need for new portable buildings as recently as 2017 for other schools in the District. Section 3O-6 should provide an assessment of the need for new capital facilities as a result of children generated by the project. Note that this comment does not request a cumulative assessment of the impacts of all pending or proposed projects in the school district; rather, the assessment is requested for the applicant's proposed project only.
130	Fiscal and Economic Conditions	Provide substantiation for the use of \$2,600,000 as the assessed valuation of the proposed single family homes and \$1,300,000 for the assessed valuation of the carriage homes and town homes.
131	Fiscal and Economic Conditions	Page 3O-8. First paragraph. \$11,162 should be replaced with \$11,416.
132	Fiscal and Economic Conditions	Page 3O-9. Table 3O-9. "Apparel" not "appeal"
133	Fiscal and Economic Conditions	Page 3O-11. First paragraph. How is 204 jobs calculated? Describe the jobs. Are they permanent or temporary?
134	Fiscal and Economic Conditions	Will the carriage houses be taxed as single family houses or as condominiums? How will the taxation status be maintained in perpetuity? Does the fiscal impact analysis accurately reflect the tax status of the residences?
135	Noise	Page 3R-3. The Village Code limits construction hours to 8:00 am to 6:00 pm. However, page 3M-37 references construction truck access between 4:00 pm and 7:00 pm. Clarify.
136	Noise	Page 3R-4. First paragraph. In other sections of the DEIS, rock removal is noted as potentially necessary. Clarify.
137	Noise	Pages 3R-4 and 3R-5. Discuss the potential need for noise mitigation measures. The need for such measures should be further evaluated and provided in the EIS if they are required.
138	Noise	Discuss the impacts on noise to residences from truck traffic on residential streets leading to the project site. The analysis should estimate decibel levels from passing trucks compared to background noise levels and discuss the frequency and time period over which sound level increases will occur.
139	Noise	Provide a quantitative assessment of construction noise on nearby residential receptors.
140	Alternatives	A reduced density project would have fewer impacts in a number of areas, including, among others, reduced impacts to open space and the property's associated CEA designation, reduced vegetation impacts, fewer truck trips and associated noise, fewer visual impacts and less construction disturbance and risks associated with the movement of contaminated soil. Provide reduced density versions of Alternative F, the No-Fill Alternative, with 25, 50 and 75-units and compare the impacts of each alternative to the proposed action. The comparison should cover each of the areas of the environment analyzed in the DEIS and be at a level of detail sufficient to allow the Planning Board to make a SEQRA Finding comparing the impacts of each alternative with the proposed action.

	Section	Comment
141	Alternatives	A reduced density project would have fewer impacts in a number of areas, including, among others, reduced impacts to open space and the property's associated CEA designation, reduced vegetation impacts, fewertruck trips and associated noise, fewer visual impacts and less construction disturbance and risks associated with movement of contaminated soil. Alternative G, Rezoning for Condominium and Golf Course, in particular appears to have fewer impacts than the project analyzed in the DEIS, as well as fewer impacts than the other alternatives analyzed. Alternative G analyzes a 121-unit, five story condominium structure. The Applicant should additionally analyze less dense variants of this alternative. Specifically, provide an analysis of a 25, 50 and 75-unit condominium alternatives occupying roughly the same footprint as that shown in Alternative G. Compare the impacts of each alternative to the proposed action at a level of detail sufficient to allow the Planning Board to make a SEQRA finding comparing the impacts of each alternative with the proposed action. The visual impacts of two, three and four-story condominium buildings should also be analyzed, including visibility from the Long Island Sound.
142	Alternatives	A reduced density project would have fewer impacts in a number of areas, including, among others, reduced impacts to open space and the property's associated CEA designation, reduced vegetation impacts, fewer truck trips and associated noise, fewer visual impacts and less construction disturbance and risks associated with movement of contaminated soil. Provide reduced density versions of the proposed action, with 25, 50 and 75-units and compare the impacts of each alternative to the proosed action. The comparison should cover each of the areas of the environment analyzed in the DEIS and be at a level of detail sufficient to allow the Planning Board to make a SEQRA Finding comparing the impacts of each alternative with the proposed action.
143	Alternatives	Provide, for Alternative G, a plan for layout, ownership and maintenance of water and sewer facilities.
144	Alternatives	Describe how open space would be preserved and/or protected in Alternative G.
145	Alternatives	With respect to Alternative G, would the proposed rezoning encompass or potentially impact properties other than Hampshire? If so, what are the potential development thresholds and impacts on those other properties?
146	Alternatives	Discuss the precedent set by the the rezoning associated with Alternative G on other MR-zoned properties.
147	Alternatives	During the February 14 public hearing comments were made to the effect that the Applicant had represented that Alternative G, if pursued, would be an age-restricted community. The Applicant should confirm whether or not this is the case and assess the impacts to the school district if it is. If it is the case, what would be the minimum age allowed to reside on the property?
148	Alternatives	Provide an assessment of consistency with the LWRP for Alternative G, as well as the variants discussed in Comment 141 above.
149	Alternatives	The proposed project results in several disconnected areas of unmanaged open space. Can the site plan be reconfigured to result in less open space fragmentation? Discuss impacts on open space of a reconfigured alternative.
150	Alternatives	Page 4-19. Second to last paragraph. Mid way. "the proposed flood wall would not adversely impact flooding conditions on adjacent properties." How has this been determined?
151	Effects on the Use and Conservation of Energy Resources	Will the houses be equipped with generators?

	Section	Comment
152	Appendix B	Wetland Functional Assessment. Page 3 - The functional assessment identified a number of habitats on site including: Mowed Lawns with Trees and Successional Southern Hardwoods. The DEIS text did not identify Mowed Lawn with Trees or Successional Southern Hardwoods, even though large trees exist on site. There should be a category of “wooded habitat” in the list of habitats to be assessed for impacts within table 3K-1 and 3K-2.
153	Appendix B	Attachment D, page 9 shows common reed prevalent in one of the wetlands (isolated wetland A). Eradicating this invasive species from this wetland and restoring the wetland to a better habitat type would be appropriate mitigation. The EIS should discuss how spread of this invasive species will be controlled in wetland areas on the site, especially with buffer plantings.
154	Appendix F	Appendix F should include a hydric soils report.
155	Appendix G	The GZA Phase 2 Environmental Site Assessment notes that soils and sediments that exceed use standards and those that remain on-site may have regulatory restrictions, such as environmental easements or other land use controls, imposed. The need for and nature of such controls should be discussed.
156	Appendix G	Page 6 of the GZA geotechnical appendix recommends compaction of structural fill to 95% of its dry capacity. Does the number of estimated truck trips bringing fill to the site take into account the 5% or more of material volume that will be eliminated due to compaction? If not, the number of truck trips should be recalculated.
157	Appendix G	Pages 1-9 and 3C-5 acknowledge the need for up to 7-8 feet of rock removal. Page 6 of the GZA report notes the possibility of vibrations affecting nearby buildings. Pre and post-construction surveys of surrounding buildings should be conducted to ensure against foundation damage, or information should be presented that demonstrates that such surveys are not needed. In either event, a blasting mitigation plan should be presented in the EIS if blasting is proposed. Further, if blasting is required, quantify the amount of rock to be blasted, the number of blast events likley to be required, and the likely noise impacts from blasting.
158	Appendix H	Construction activities that have the potential to affect a historic property are not eligible to obtain coverage under the SPDES General Permit (GP-0-15-002) unless there is documentation that such impacts have been resolved. The SWPPP should include a discussion of this requirement, and include the necessary documentation.
159	Appendix H	A long term Operations and Maintenance Plan is required in accordance with Part III.B.2.f. of the General Permit, and question 38 of the Notice of Intent. The plan should provide inspection and maintenance schedules, and actions to ensure continuous and operation of each post-construction stormwater management practice.
160	Appendix H	The SWPPP indicates that the drainage channel from the site to Delancey Cove will be modified in order to convey the increased peak flow rate. This channel flows through an existing culvert under Eagle Knolls Road which will remain under the proposed condition. The SWPPP should describe the existing culvert and its capacity to convey the increased runoff, or if improvements to the culvert are required they should be described.
161	Appendix H	The SWPPP identifies two infiltration basins that will be utilized for stormwater management. The soil test results provided in the SWPPP are presented as Percolation Test Data. While percolation tests may be used for initial feasibility testing, the final design must be based on falling-head permeability tests performed in accordance with Appendix D of the NYS Stormwater Management Design Manual.

	Section	Comment
162	Appendix H	The infiltration test results should include the existing grade elevation where the tests are performed. Soil test data provided indicate brown sandy loam to a depth of 2-feet, with grey clay below 2-feet. Section 6.3.1 of the NYS Stormwater Management Design Manual states that infiltration practices cannot be located in fill soils, and the bottom of the infiltration facility shall be separated by at least three feet vertically from the seasonally high water table. The SWPPP should demonstrate how these requirements are met, or demonstrate why it is appropriate to locate infiltration practices in fill soils.
163	Appendix H	Soil infiltration testing is required for the proposed drywells. Section 6.3.1 of the NYS Stormwater Management Design Manual states that infiltration practices cannot be located in fill soils, except the top quarter of an infiltration trench or drywell. The SWPPP should define the elevations for the proposed drywells, and demonstrate conformance with this requirement, or demonstrate why it is appropriate to locate the drywells in fill soils.
164	Appendix H	Section 6.3.2 of the NYS Stormwater Management Design Manual states that all infiltration systems shall be designed to fully de-water the entire WQv within 48-hours after the storm event. The SWPPP should demonstrate conformance with this requirement.
165	Appendix H	The design of the infiltration basins should include provisions for emergency overflow.
166	Appendix H	The proposed CDS pre-treatment units have maximum flow-through capacities. The SWPPP should include calculations to demonstrate that the flow-through capacity is not exceeded, or include provisions for external by-pass.
167	Appendix P	Significant additional soil testing will be required to further characterize the nature and extent of soil contamination on the site. This is noted on page 1 of the environmental site assessment which states that it is a generalized report based on widely spaced explorations and intended to convey trends. We agree that one sample per five acres is sufficient to characterize site soils. However, significant additional testing will be required to further characterize the site and develop a mitigation plan because substantial regrading and movement of soils is proposed, and because it is likely that groundwater will be encountered during regrading. There isn't enough information at present to make the statement on page 3Q-5 that 50-100 cubic yards of soil will be relocated, given that in excess of 200,000 cubic yards of soil are proposed to be moved. The EIS should provide evidence that the DEC has reviewed the site characterization data and agrees that the site has been sufficiently characterized. Additionally, evidence should be provided that the DEC has or will approve a remedial action plan for the site.
168	Appendix P	Provide further discussion of the fibrous peat layer identified in Appendix P. Where did it originate, will it be encountered during construction and is there reason to believe it might generate methane or other pollutants?

	Section	Comment
169	Appendix Q	There are several incomplete items in Appendix Q: a. In the “Proposed Water Flow” paragraph, domestic flows are stated to have a “peak rate of 110 gpm”. Modify the unit to be gpd instead of gpm. Second, clarify what is meant by “peak rate”. Does “peak rate” mean the total demand on the maximum day, or does it mean the peak hour flow on the maximum day (or perhaps something else)? b. Provide citations, including document name, date, and issuing agency, for figures used: i. 110 gpd domestic demand ii. 5,000 and 10,000 square feet figures for irrigation of carriage and single family homes—this should be based on an actual average of the homes on this project. iii. 0.5 inches per square foot per week of irrigation iv. Average annual water consumption levels for the 18-hole golf course v. If an 18-hole course does have 18,000 gpd of demand, how do we arrive at 10,000 gpd for a 9-hole course? Shouldn’t the demand be half? Further justification for this calculation should be provided. c. The total water demand is listed as 81,234 in the “Proposed Water Flow” paragraph, but it’s listed as 81,334 in the table. These numbers should match. d. The analysis of water usage is incomplete, as it does not address peak usage rates for domestic, fire suppression, and irrigation usage. Peak usage rates should be estimated and incorporated in hydraulic modeling.
170	Required Analyses	Page 5-4. Floodplains. With the proposed grading changes, all proposed buildings on the Project Site would be located outside the 100-year and 500-year floodplains.” With the proposed grading changes, all proposed buildings on the Project Site will be located ABOVE the 100-year and 500-year floodplain base floodplain elevations as required by the Village Code. If the project was constructed and the a LOMR-F was not submitted to FEMA to change the regulatory floodplain boundaries, the proposed buildings would still be in the floodplain.