

VILLAGE OF



MAMARONECK

OFFICE OF THE
BUILDING INSPECTOR

Village Hall
Mamaroneck, N.Y. 10543

TELEPHONE
777-7731
AREA CODE 914

*Address Reply to:
Building Department
169 Mt. Pleasant Avenue*

Suggested Escrow Deposits

Reimbursement for Village's Professional Consultants: Your application may be referred to the Village's consultant(s) and you will be required to reimburse the Village for the cost of such consultant services in accordance with Chapter 176. To prevent an adjournment of your case for receipt of escrow amounts, it is suggested that you submit a deposit to be held in escrow which the Village will apply toward reimbursement for the village's professional consulting services. In some instances, the deposit will be insufficient and you will be billed to reimburse the Village the difference. If a consultant is not utilized, the funds will be returned to you. *Please note that the Building Department is not authorized under Village Code to issue your permit unless and until such reimbursement is made.*

Please remember it is your responsibility to properly fill out all applications completely and properly. Incomplete or incorrect applications may be rejected.

HARBOR & COASTAL ZONE MANAGEMENT COMMISSION

APPLICATION

HCZM meets on the third Wednesday of the month, 7:30 PM, Village Hall Courtroom, 169 Mt. Pleasant Ave.

I. Please classify/determine if your application is Type I, Type II or Unlisted under SEQRA.

- Type I:** an action which is likely to have a significant adverse impact on the environment.
 Type II: an action which will not have a significant adverse impact on the environment.
 Unlisted: An action which does not exceed the thresholds for Type I.

For further information, please see <http://www.dec.state.ny.us/website/dcs/seqr>.

II. ~~copies~~ of the application and supporting documents should be submitted to the Building Dept. for review by the Bldg. Inspector to place on the HCZM Agenda and must comply with the Notification Law. Applications will not be reviewed unless **all relevant materials** are submitted.

- Short Environmental Assessment Form (for Unlisted actions only)
- Full Environmental Assessment Form (if Type I or Type II action)
- Construction drawing plans certified and signed by an architect or engineer licensed by the State of New York
- Topographical survey by a licensed land surveyor dated within one year w/FEMA lines
- Completed Building Permit Application
- Elevation Certificate showing compliance with FEMA by a licensed architect or engineer licensed by the State of New York
- Soil Erosion Mitigation Plan – See Building Department for details
- Storm Water Management Plan – See Building Department for details
- If Perimeter permit is required, proof of compliance with LL 4-2006 Section 1 (F)
- Coastal Assessment Form

III. Has this property come before this commission or a former Harbor or Coastal Zone Management Commission in the past 3 years? If so, when? No _____ Date

IV. It is the applicant's obligation to determine whether permitting is required by any state/federal agencies including but not limited to the Department of State Dept. of Environmental Conservation, NY State Army Corp of Engineers or Federal Consistency Review. Please refer to the following resources:

<http://www.nan.usace.army.mil/business/buslinks/regulat/forms.htm>; <http://nyswaterfronts.com/aboutus.asp>

It is also the applicant's obligation to determine if any other local permits or approvals (e.g. Zoning, Planning, BAR, etc) are or are not required for the action for which they seek review. The applicant will provide copies of the permit(s) obtained.

V. Applicant Name: Hampshire Recreation, LLC

Address: 1025 Cove Rd. a/k/a 1107 Cove Rd. N., Mamaroneck, NY 10543

Phone: 914-698-4610

The foregoing is affirmed by  (Signature)

Date: 6/26/2015

**VILLAGE OF MAMARONECK
LOCAL WATERFRONT REVITALIZATION PROGRAM**

Coastal Assessment Form

I. INSTRUCTIONS (Please print or type all answers)

A. In accordance with Local Law No. 30-1984, proposed actions and to be reviewed to determine their consistency with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program. This Coastal Assessment Form is intended as an aid to that review.

B. As early as possible in an agency's formulation of a direct action or as soon as an agency receives an application for approval of an action, the agency shall do the following:

1. For direct agency actions, the agency shall complete this Coastal Assessment Form. This CAF shall be completed prior to the agency's determination of environmental significance under SEQR.

2. Where applicants are applying for approvals, the agency shall cause the applicant to complete this Coastal Assessment Form, which shall be completed and filed together with the application for approval and the Environmental Assessment Form.

3. For Type I and unlisted actions, CAFs shall be forwarded to the Coastal Zone Management Commission for a determination of consistency. For Type II actions, the Lead Agency shall make the determination of consistency. If an action cannot be certified as consistent to the maximum extent practicable with the coastal policies, it shall not be undertaken.

C. Before answering the questions in Section III, the preparer of this form should review the coastal policies contained in the Local Waterfront Revitalization Program. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

II. APPLICANT

NAME Hampshire Recreation, LLC
ADDRESS 1025 Cove Rd. a/k/a 1107 Cove Rd. N.
Mamaroneck, NY 10543
PHONE 914-698-4610

III. DESCRIPTION OF PROPOSED ACTION

A. Type of Action – Is action a direct agency action (an action planned and proposed for implementation by the Village of Mamaroneck such as capital projects, procedure-making, policy-making, and zoning) or does it involve the application for an approval or permit to be granted by a Village agency? Check one:

- 1. Direct Agency Action _____
- 2. Application for an Approval X
 If an Application for an Approval or Permit, identify which board or commission has the permit authority?
 Planning Board; Building Department

B. Describe nature and extent of proposed activity:
 Planned residential development, including 105 residential
 units (44 single-family residences and 61 townhomes).

C. Location of proposed activity: 1025 Cove Rd., a/k/a 1107 Cove Rd. N.,
 Mamaroneck, NY 10543

IV. COASTAL ASSESSMENT (Check either "Yes" or "No" for each of the following questions).

A. Will the proposed action be located in, or contiguous to, or have a significant effect upon any of the resource areas identified in the Local Waterfront Revitalization Program (numbers following each item refer to LWRP policy which may be affected by the proposed activity):

	YES	NO
1. Significant fish/wildlife habitats (7, 7a, 44).....	_____	<u> X </u>
2. Flood Hazard Areas (11, 12, 17).....	_____	<u> X </u>
3. Tidal or Freshwater Wetland (44).....	<u> X </u>	_____
4. Scenic Resource (25).....	<u> X </u>	_____
5. Critical Environmental Areas (7,7a,8,44).....	<u> X </u>	_____
6. Structures, sites or districts of Historic, Archeological or cultural significance (23)..	_____	<u> X </u>

B. Will the proposed action have a significant effect on any of the following?

	YES	NO
1. Commercial or recreational use of fish and wildlife resource (9, 10).....	<u> X </u>	<u> </u>
2. Development of future or existing water-dependent uses (2).....	<u> </u>	<u> X </u>
3. Land and water uses (2, 4).....	<u> </u>	<u> X </u>
4. Existing or potential public recreation opportunities (2, 3).....	<u> X </u>	<u> </u>
5. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement (11, 13, 17, 19, 22, 25, 37, 38).....	<u> X </u>	<u> </u>
6. Physical alteration of one or more areas of land along the shoreline, land under water or coastal waters (2, 4, 11, 12, 20, 28, 35, 44).....	<u> </u>	<u> X </u>
7. Physical alteration of three or more acres of land located elsewhere in the coastal area (11,12,17, 33, 37,38).....	<u> X </u>	<u> </u>
8. Sale or change in use of state-owned lands, located under water (2, 4, 19, 20, 21).....	<u> </u>	<u> X </u>
9. Revitalization/redevelopment of deteriorated or underutilized waterfront site (1).....	<u> </u>	<u> X </u>
10. Reduction of existing or potential public access to or along coastal waters (19, 20).....	<u> </u>	<u> X </u>
11. Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35).....	<u> </u>	<u> X </u>
12. Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck or into them (34, 35, 36).....	<u> </u>	<u> X </u>
13. Draining of storm water runoff either directly into coastal waters of Mamaroneck or into any river or tributary which empties into them (33,37)..	<u> </u>	<u> X </u>
14. Transport, storage, treatment or disposal of solid waste or hazardous materials (36, 39).....	<u> </u>	<u> X </u>
15. Development affecting a natural feature which provides protection against flooding or erosion (12)	<u> </u>	<u> X </u>

C. Will the proposed activity require any of the following:

- | | | | |
|----|---|-------|--------------|
| 1. | Waterfront site (2, 4, 6, 19, 20, 21, 22)..... | _____ | <u> X </u> |
| 2. | Construction or reconstruction of a flood or erosion control structure (13,14)..... | _____ | <u> X </u> |

V. **REMARKS OR ADDITIONAL INFORMATION**

Signature of Preparer:  Date 6/25/15

Preparer's Name Michael W. Junghans, PE

Company: VHB Engineering, Survey and Landscape Architecture, PC

Address 50 Main Street, Suite 360, White Plains NY 10606

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Hampshire Country Club - Planned Residential Development (PRD)		
Project Location (describe, and attach a general location map): 1025 Cove Road, Village of Mamaroneck, Westchester County, NY (see Location map)		
Brief Description of Proposed Action (include purpose or need): The Applicant proposes a new residential development on a portion of the Hampshire Country Club Site on Cove Road in Mamaroneck. The proposed Planned Residential Development (PRD) is within the Village of Mamaroneck portion of the project site zoned R20 (not in the MR zoned Village portion of the site, or the R30 portion of the site in the Town of Mamaroneck). The proposed action requires a Special Permit, Subdivision, Site Plan and other approvals (noted on pg 2). A total of 105 residential units (44 single family lots and 61 attached Carriage Homes), 8 tennis courts and common open space are proposed. The existing membership club located on the MR portion of the site (clubhouse, pool and parking) will remain, but the golf course will be replaced by the proposed homes and open space. 94.5 acres of the site are located in the R20 district of the Village of Mamaroneck; 4.4 acres are located in the MR district of the Village of Mamaroneck and 7.3 acres are located in the Town of Mamaroneck (total site in both municipalities is 106.2 acres). No development of any kind is proposed in the Town portion of the site or in the MR district in the Village.		
Name of Applicant/Sponsor: Hampshire Recreation, LLC and Toll Brothers	Telephone: 646-723-4750	E-Mail:
Address: 60 Cutter Mill Road, Suite 513		
City/PO: Great Neck	State: NY	Zip Code: 11021
Project Contact (if not same as sponsor; give name and title/role): Thomas Nappi	Telephone: (917) 547-2987	E-Mail: tnappi@nwradvisors.com
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): (same)	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Bd - subdivision, site plan, special permit, floodplain management, wetland permit	June 26, 2015
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Mamaroneck Village Coastal Management Commission - LWRP compliance	June 26, 2015
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	West. Co. Health Dept. - water and sanitary sewer approvals and Westchester Co. Planning - review	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC- Stormwater Pollution Prevention Plan (SWPP). NYSDOS - LWRP consistency	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	potentially ACOE; FEMA map revision	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes,		
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
<u>Local Waterfront Revitalization Program (LWRP)</u>	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R20 (single family residential)

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Mamaroneck Union Free School District

b. What police or other public protection forces serve the project site?
Village of Mamaroneck Police Department

c. Which fire protection and emergency medical services serve the project site?
Village of Mamaroneck Fire Department

d. What parks serve the project site?
Site is a private country club with golf course and recreation facilities. In addition, many public parks and recreation facilities are nearby, including Harbor Island Park, Hommocks Park, Flint Park and Hommocks Conservation area.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential and open space.

b. a. Total acreage of the site of the proposed action? 94.5 acres
b. Total acreage to be physically disturbed? 57.8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 106.2 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential and open space - PRD with detached units on lots and attached units.

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 105 - PRD
iv. Minimum and maximum proposed lot sizes? Minimum 3158 sf Maximum 15,500 sf

e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	44 SF lots	28 units in 2's	33 units in 3's	
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 8 tennis crts
 ii. Dimensions (in feet) of largest proposed structure: 10-12 ft. height; each 60' width; and each 120' length
 iii. Approximate extent of building space to be heated or cooled: -0- square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: detention basin(s)
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: stormwater
 iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A
 iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres
 v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
CMP pipe

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Portion of tennis court will encroach into portion of adjacent area to locally regulated wetland/pond along Eagle Knolls Road.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
 (see above) _____

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:
 • acres of aquatic vegetation proposed to be removed: _____
 • expected acreage of aquatic vegetation remaining after project completion: _____
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
 • proposed method of plant removal: _____
 • if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: 39,490 GPD potable (not irrigation) gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:
 • Name of district or service area: Westchester Joint Water Works
 • Does the existing public water supply have capacity to serve the proposal? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No
 • Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____
 • Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: 39,490 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

• Name of wastewater treatment plant to be used: Mamaroneck Sewage Treatment Plant
 • Name of district: Mamaroneck Sewer District
 • Does the existing wastewater treatment plant have capacity to serve the project? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ 12.2 acres (impervious surface)

_____ Square feet or _____ 94.5 acres (parcel size)

ii. Describe types of new point sources. pipes, swales, curbs, concentrated flows of stormwater

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management facilities/on-site surface waters

- If to surface waters, identify receiving water bodies or wetlands: _____
- On-site ponds, ultimately to Long Island Sound

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ N/A

iii. Parking spaces: Existing 113 (in R20) Proposed 77 to remain Net increase/decrease -36 (+driveways)

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: addition of new and relocated roadways on site (4800 linear feet)

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>TBD- as per local ordinance</u> • Saturday: <u>TBD- as per local ordinance</u> • Sunday: <u>none</u> • Holidays: <u>none</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No

Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

TBD - potential tennis court lighting

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): private golf club, public middle school, waterfront uses
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.7	13.56	+10.86
• Forested	0	0	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	8.08	45.62	+37.54
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	2.9	2.9	-
• Wetlands (freshwater or tidal)	1.12	1.12	-
• Non-vegetated (bare rock, earth or fill)	0	0	-
• Other Describe: golf course/open space _____	79.7	31.3	-48.4

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: (site is used for private recreation/golf club)

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:
Hommocks Middle School

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 6 to 12 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

CtC, CrC	_____	_____ %
UIC, UC	_____	_____ %
	_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ TBD feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	35 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	0 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	65 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	84 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	1 % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	15 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC)	No DEC regulated wetlands	Federal Wetland: 0...

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>typical suburban species on existing _____</p> <p>golf course _____</p>	<p>_____</p> <p>_____</p>
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>_____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: <u>The Hommocks Salt Marsh Complex, The Hammocks Salt Marsh Complex, Hommock's Conservation Area, Long Island ...</u></p> <p>ii. Basis for designation: <u>Important coastal fish & wildlife habitat, Protect water & natural area, Exceptional or unique ch...</u></p> <p>iii. Designating agency and date: <u>Date:8-31-89, Date:2-2-85, Date:1-31-90, Date:2-21-89, Agency:Mamaroneck, Town of, Agen...</u></p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: (Hommocks Conservation Area is southwest of the site) _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): (natural area) _____	
<i>iii.</i> Distance between project and resource: _____ less than 0.5 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

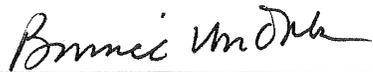
Attach any additional information which may be needed to clarify your project.

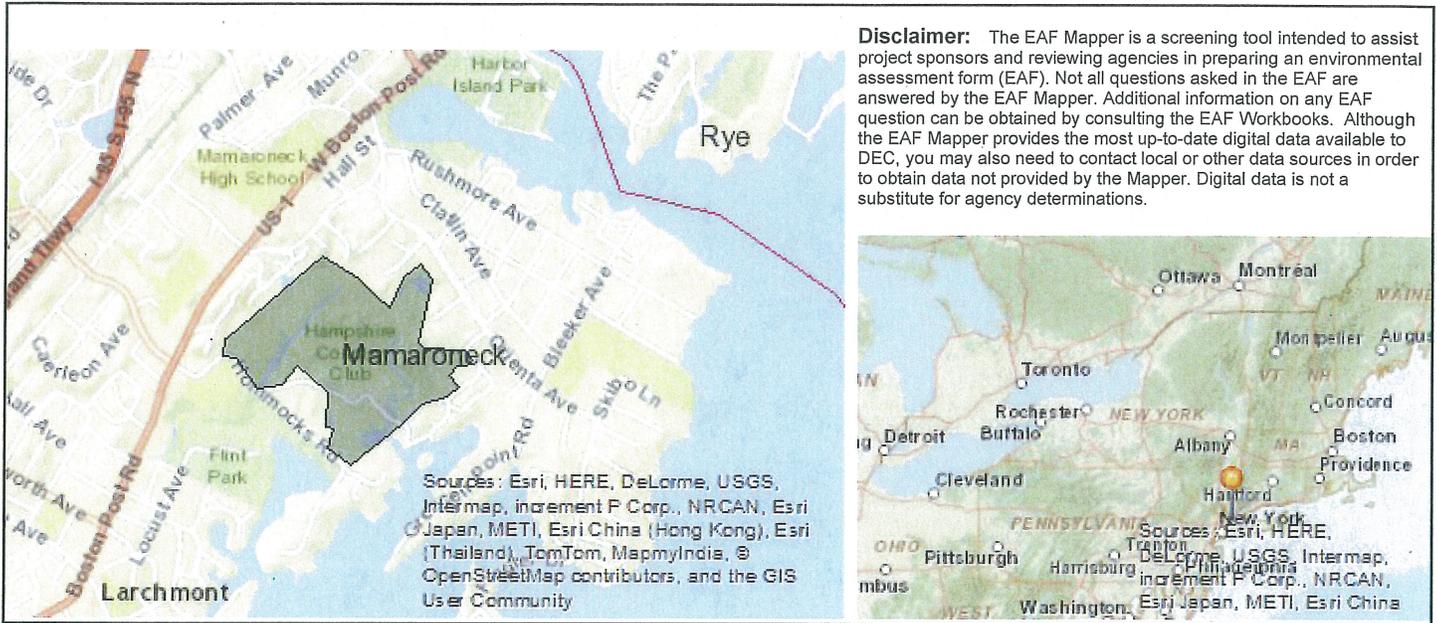
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Bonnie Von Ohlsen, VHB for applicant Date 6/24/15

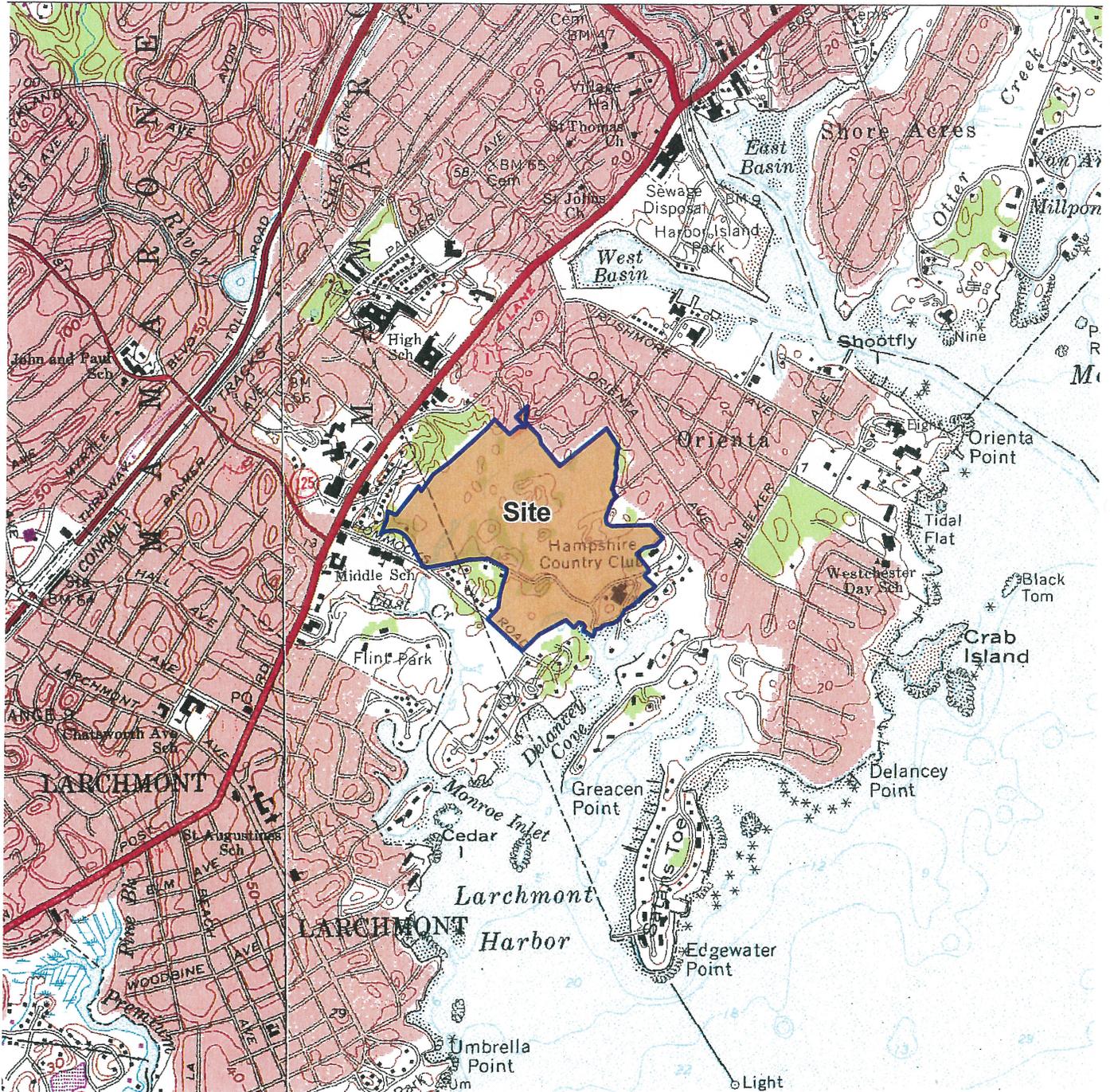
Signature  Title VHB Director of Environ. Planning and Landsc. Arch.



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, Tidal Wetlands
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	The Hommocks Salt Marsh Complex, East Creek, Hommock's Conservation Area, The Hammocks Salt Marsh Complex, Long Island Sound, Hampshire Country Club
E.3.d.ii [Critical Environmental Area - Reason]	Important coastal fish & wildlife habitat, Exceptional or unique character as an aesthetically important area, Protect water & natural area
E.3.d.iii [Critical Environmental Area – Date and Agency]	Date:8-31-89, Date:2-22-89, Date:2-2-85, Date:1-31-90, Date:9-16-89, Agency:Mamaroneck, Town of, Agency:Larchmont, Village of, Agency:Westchester County
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



 Site Location



SOURCE: USGS Mamaroneck, New York



HAMPSHIRE COUNTRY CLUB
Village of Mamaroneck, New York

Site Location Map

Exhibit

1

