

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

W Community Facility Providers Correspondence



FEIS Outreach



June 14, 2018

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

Re: Hampshire Country Club, Final Environmental Impact Statement

Dear Superintendent Fisher:

We are planning consultants currently in the process of preparing a Final Environmental Impact Statement (EIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include development of seven tennis courts and preservation of approximately 36 acres of shared open space. The existing golf course use would be downsized to a 9-hole course, and the existing clubhouse and associated recreational facilities would remain in use. As outlined in the Draft Environmental Impact Statement from December 2017, utilizing the Residential Demographic Multipliers by Rutgers University Center for Urban Policy Research (June 2006), the Proposed Action is projected to generate approximately 57 public school children and 14 private school children. These 71 school children would be spread throughout the 13 grades (K-12). A copy of the DEIS can be accessed at http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_planning/Hampshire%20Application/SEQRA%20Documents/DEIS_FULL%2012_2017.pdf

The project site (the "Site") is located at 1025 Cove Road and consists of approximately 106.2 acres (**See Exhibit 1**). The Site is located adjacent to the Hommocks Ice Rink, Pool, and Hommocks Middle School. A portion of the Site borders the Long Island Sound. We have attached an initial site plan of the Proposed Project for your review (**See Exhibit 2**).

Since our last communication with your department, we have been asked by the Planning Board (the Lead Agency) to discuss the existing conditions and potential impact of the proposed Project on Town facilities in the area, including field and other recreational facilities. In this context, we would appreciate your written responses to the following items, which we would include in the FEIS:

Existing Conditions

- (1) Number of Hommocks Pool visitors in total and from the Town of Mamaroneck during the average summer month in 2017;
- (2) Number of Hommocks Park Ice Rink visitors during the average winter month in 2017-2018;

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White Plains, New York 10606
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- (3) Number of Memorial Park Tennis Court visitors during the average warm-weather month in 2017-2018;
- (4) Any current issues of capacity at the Pool, Tennis Courts or Ice Rink, or other recreational facilities;
- (5) Any current issues of capacity in recreational programming, including the Youth Hockey League and kayaking, tennis, golf, swimming or other recreational programs;
- (6) Any planned changes or upgrades to Town recreational facilities, including sports fields.

Potential Impacts

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

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

Sincerely,

A handwritten signature in black ink that reads "Abigail Rudow". The signature is fluid and cursive, with the first name "Abigail" being more prominent than the last name "Rudow".

Abigail Rudow

Planner
arudow@vhb.com



Town of Mamaroneck

Town Center

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

RECREATION DEPARTMENT

July 6, 2018

Ms. Abigail Rudow, Planner

VHB

50 Main Street

Suite 360

White Plains, NY 10606

Re: Hampshire Country Club, Final Environmental Impact Statement

Dear Ms. Rudow:

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

Existing Conditions

- (1) Number of Hommocks Pool visitors in total and from the Town of Mamaroneck during the average summer months in 2017: July and August are our busiest months and our monthly attendance is approximately 10,500 patrons per month. Our pool permit holders are mainly Town residents, however, we do sell a few non-resident pool permits as well. Town residents include those in the Unincorporated Town and the Villages of Mamaroneck and Larchmont. Permit holders are entitled to bring a guest.
- (2) Number of Hommocks Park Ice Rink visitors during the average winter months in 2017-2018: The ice rink is busiest during the period of December – March and the monthly attendance for public skating sessions averages 7,000 patrons. In addition to public skating, the rink also hosts a variety of recreational skating programs such as a skating lessons, in-house hockey leagues and ice rentals for various groups which operate around the public session times.
- (3) Numbers of Memorial Park Tennis Court visitors during the average warm-weather month in 2017-2018: 170.
- (4) Any current issues of capacity at the Pool, Tennis Courts or Ice Rink, or other recreational facilities: In the summer, the outdoor training pool can easily reach capacity of 200. Weekdays during the summer months are quite busy due to hosting a variety of recreational aquatic programming and making the pool available to the local municipal and school district day camps. No capacity issues currently at the ice rink or tennis courts.
- (5) Any current issues of capacity in recreational programming, including Youth Hockey League and kayaking, tennis, golf, swimming or other recreational programs: No.
- (6) Any planned changes or upgrades to Town recreational facilities, including sports fields: Possible future expansion of Hommocks Park Ice Rink to include additional locker rooms and showers. We are also studying the potential to expand the existing outdoor pool area in order to add a splash pad/spray ground feature.



Town of Mamaroneck

Town Center

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

RECREATION DEPARTMENT

TEL: 914/381-7865

FAX: 914/381-7813

recreationdept@townofmamaroneck.org

Potential Impacts

- (1) Anticipated issues of capacity at the Pool, Tennis Courts or Ice Rink or other recreational facilities as a result of the proposed project: Parking is currently an issue between the pool, school and rink, so the possibility of trying to accommodate even more vehicles may not be physically possible given the current parking lots on site now. Potential capacity issue with the number of campers using the pool during the summertime between Town and the Villages of Larchmont and Mamaroneck. We may need to limit the number of campers on site using the pool facility in the future.
- (2) Recreation Department concerns regarding the proposed project (if any): Flow of traffic along Hommocks Road which is already slow and potentially dangerous with so many school aged children in the vicinity. Based on the capacity issues listed above, the prospect of additional facility users could become an issue.

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

Sincerely,

Jill Fisher

Superintendent of Recreation

cc: Stephen V. Altieri, Town Administrator



June 13, 2018

Larchmont/Mamaroneck Basketball Association
Via Email
rbbeers@aol.com

Re: Hampshire Country Club, Final Environmental Impact Statement

To Whom It May Concern:

We are planning consultants currently in the process of preparing a Final Environmental Impact Statement (EIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include development of seven tennis courts and preservation of approximately 36 acres of shared open space. The existing golf course use would be downsized to a 9-hole course, and the existing clubhouse and associated recreational facilities would remain in use. As outlined in the Draft Environmental Impact Statement from December 2017, utilizing the Residential Demographic Multipliers by Rutgers University Center for Urban Policy Research (June 2006), the Proposed Action is projected to generate approximately 57 public school children and 14 private school children. These 71 school children would be spread throughout the 13 grades (K-12). A copy of the DEIS can be accessed at http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_planning/Hampshire%20Application/SEQRA%20Documents/DEIS_FULL%2012_2017.pdf

The project site (the "Site") is located at 1025 Cove Road and consists of approximately 106.2 acres (**See Exhibit 1**). The Site is located adjacent to the Hommocks Ice Rink, Pool, and Hommocks Middle School. A portion of the Site borders the Long Island Sound. We have attached an initial site plan of the Proposed Project for your review (**See Exhibit 2**).

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

Existing Conditions

- (1) Number and age range of children enrolled in the 2017-2018 season;
- (2) List of the municipalities from which children may participate in your league; and
- (3) Estimated rate of participation in your League for school aged children in your service area;
- (4) List of existing courts or recreational facilities used for League practice or play;
- (5) Frequency of use and length of use (sports season) of those courts and/or recreational facilities; and
- (6) Any existing problems with capacity of the League and/or court space.

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Potential Impacts

- (1) Anticipated impacts of the Proposed Project on League capacity and/or court availability. Specifics in terms of individual team or court capacity, if available, would be very helpful in our impact assessment; and
- (2) Basketball League concerns regarding the Proposed Project (if any).

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

Sincerely,

A handwritten signature in black ink, appearing to read "Abigail Rudow", with a fluid, cursive style.

Abigail Rudow

Planner
arudow@vhb.com

From: Rob Beers
To: [Rudow, Abigail](#)
Cc: [Monastra, Valerie](#)
Subject: [External] Re: Larchmont/Mamaroneck Basketball Association Information for EIS
Date: Saturday, June 30, 2018 12:51:51 PM
Attachments: [image001.gif](#)

Abi -

Apologies for the delayed reply. During the off-season basketball stuff gets shuttled to the back burner. I need a break after the work during the season. Regarding the questions in the attached, I answer by your bullets:

1. 1,175 kids played in the LMBA during the 2017/18 season.
2. Communities served are Larchmont/Mamaroneck and Rye Neck.
3. There are roughly 325 kids per grade in the Larchmont/Mamaroneck district. Rye Neck is much smaller, so let's say 100 kids per grade. We serve kids from grades one through twelve. So 425 times 12 gets 5,100 kids total in the district, so we serve roughly 23% of the district kids.
4. We use all four Larchmont/Mamaroneck elementary schools for practices; Hommocks middle school for our clinics; and Mamaroneck and Rye Neck high schools for games. On rare occasions we use other facilities.
5. Our season runs from late November through mid-March. Facilities - or lack thereof - is the biggest limiting factor regarding league size so for frequency, we use them each as much as possible. Other groups compete for the spaces as well.
6. Yes, see above. We need more. As things currently stand, we are over capacity - late registrants are many times turned away - and the communities are growing. I honestly do not know how we will be able to accommodate more kids.

I address impacts the same way:

1. I do not think there will be any direct impact on the league except that at current capacity, assuming some of your foreseen 71 kids register, that many more kids will be turned away.
2. No specific concerns. I do not relish the thought of telling kids they cannot play but my hands are tied. I imagine the impact of that many kids on the school system will be much more troublesome.

Rob Beers, LMBA Commissioner

-----Original Message-----

From: Rudow, Abigail <ARudow@VHB.com>
To: rbbeers <rbbeers@aol.com>
Cc: Monastra, Valerie <VMonastra@VHB.com>
Sent: Thu, Jun 14, 2018 11:42 am
Subject: Larchmont/Mamaroneck Basketball Association Information for EIS

To Whom It May Concern,

I am a planning consultant currently working on an Environmental Impact Statement for the proposed development at the Hampshire Country Club property in the Village of Mamaroneck. This development will include 105 new residential housing units. An Environmental Impact Statement is meant to help discover any negative impacts that the new development may have on the community. The Village of Mamaroneck Planning Board has asked us to discuss any impacts on the recreational facilities and youth leagues in the area as a part of this process. To assist in this endeavor, I would greatly appreciate any information you have on the items in the attached letter. I have also attached a more detailed description of the proposed development for your review. Please feel free to email or call me with any questions or concerns.

Sincerely,

Abi Rudow

Abigail Rudow
Planner



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June 14, 2018

Larchmont-Mamaroneck Little League
P.O. Box 61
Larchmont, New York
10538
Via Email and USPS
admin@lmlittleleague.org

Re: Hampshire Country Club, Final Environmental Impact Statement

To Whom It May Concern:

We are planning consultants currently in the process of preparing a Final Environmental Impact Statement (EIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include development of seven tennis courts and preservation of approximately 36 acres of shared open space. The existing golf course use would be downsized to a 9-hole course, and the existing clubhouse and associated recreational facilities would remain in use. As outlined in the Draft Environmental Impact Statement from December 2017, utilizing the Residential Demographic Multipliers by Rutgers University Center for Urban Policy Research (June 2006), the Proposed Action is projected to generate approximately 57 public school children and 14 private school children. These 71 school children would be spread throughout the 13 grades (K-12). A copy of the DEIS can be accessed at http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_planning/Hampshire%20Application/SEQRA%20Documents/DEIS_FULL%2012_2017.pdf

The project site (the "Site") is located at 1025 Cove Road and consists of approximately 106.2 acres (**See Exhibit 1**). The Site is located adjacent to the Hommocks Ice Rink, Pool, and Hommocks Middle School. A portion of the Site borders the Long Island Sound. We have attached an initial site plan of the Proposed Project for your review (**See Exhibit 2**).

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

Existing Conditions

- (1) Number and age range of children enrolled in the 2017-2018 season;
- (2) List of the municipalities from which children may participate in your league;
- (3) Estimated rate of participation in your league for school aged children in your service area;
- (4) List of existing fields or recreational facilities used for Little League practice or play;

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- (5) Frequency of use and length of use (sports season) of those fields and/or recreational facilities; and
- (6) Any existing problems with capacity of the League and/or field space.

Potential Impacts

- (1) Anticipated impacts of the Proposed Project on League capacity and/or field availability. Specifics in terms of individual team or field capacity, if available, would be very helpful in our impact assessment; and
- (2) Any other Little League concerns regarding the Proposed Project (if any).

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

Sincerely,

A handwritten signature in black ink, appearing to read "Abigail Rudow".

Abigail Rudow

Planner
arudow@vhb.com

CC: Bill Nachtigal, President – Larchmont-Mamaroneck Little League

From: Bill Nachtigal
To: [Rudow, Abigail](#)
Cc: [Paul Sutter](#)
Subject: Re: RE: RE: RE: [External] Re: Larchmont-Mamaroneck Little League Information for EIS
Date: Friday, July 20, 2018 9:20:54 AM
Attachments: [image001.gif](#)

Hi Abi,

Here is information. Questions, please let us know. I have also copied Paul Sutter on this email. We are currently transitioning my role as President to Paul. Please include us both in any follow up correspondence.

Thank you.

Bill

Existing Conditions

1. **Number and age range of children enrolled in the 2017-2018 season:** approximately 1500 participants ranging from pre-k to grade 12, the majority being from K-8. Approximately 75% of participation is from Mamaroneck School District.
2. **List the Municipalities from which children may participate in your league:** Villages of Larchmont, Mamaroneck and Rye Neck including both the Mamaroneck and Rye Neck school districts.
3. **Estimated rate of participation in your league for school aged children in your service area:** 25%-30% of school aged children predominantly between the grades of K-8.
4. **List of existing fields or recreational facilities used for Little League practice or play:** Harbor Island Park, Lorenzen Park, Flint Park, Florence Park and Pine Brook Park. To a lesser extent Mamaroneck and Rye Neck School District facilities.
5. **Frequency of use and length of use (sports season) of those fields and/or recreational spaces:** We have spring, summer and fall seasons running April-June, June-August, and Sep-Oct respectively. Spring and summer includes late afternoons/evenings on weekdays and all day on weekends. Fall is primarily weekend use all day.
6. **Any existing problems with capacity of the league/or field space:** Absolutely! Every year it is challenging to coordinate field space/time given all the various youth sports organizations that share parks and facilities. Further, every year there are private teams that are also allocated field space making capacity issues worse. It should also be noted that during our spring season there is very limited, if any time/space available for formal practices as the majority of capacity is taken up by game play.

Potential Impacts

1. **Anticipated impacts of the proposed project on league capacity and/or field availability. Specifics in terms of individual team or field capacity, if available, would be very helpful in our impact assessment.** We are confident that in any given year 25%-30% of additional children in our age range will participate in LMLL which will result in more teams, games, practices and the need for additional field capacity.
2. **Any other little league concerns regarding the proposed project if any:** We are currently facing constraints on our ability to use existing fields due to resident concerns about parking and traffic around Lorenzen Park. Given that this project is in the area of Flint Park and we expect that with more housing there will be more traffic, we believe that this increase in traffic could further impact our ability to use existing fields in Flint Park.

On Thursday, June 14, 2018, 12:02:21 PM EDT, Rudow, Abigail <ARudow@VHB.com> wrote:



June 15, 2018

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

Via email and USPS
rshaps@mamkschools.org
cc: JRice@mamkschools.org

Re: Hampshire Country Club, Final Environmental Impact Statement

Dear Dr. Shaps:

We are planning consultants currently in the process of preparing the Final Environmental Impact Statement (EIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include development of seven tennis courts and preservation of approximately 36 acres of shared open space. The existing golf course use would be downsized to a 9-hole course, and the existing clubhouse and associated recreational facilities would remain in use.

The project site (the "Site") is located at 1025 Cove Road and consists of approximately 106.2 acres (**See Exhibit 1**). The Site is located adjacent to the Hommocks Ice Rink, Pool, and Hommocks Middle School. A portion of the Site borders the Long Island Sound. We have attached an initial site plan of the Proposed Project for your review (**See Exhibit 2**).

As you know, and as outlined in the Draft Environmental Impact Statement from December 2017, utilizing the Residential Demographic Multipliers by Rutgers University Center for Urban Policy Research (June 2006), the DEIS estimated that the Proposed Action is projected to generate approximately 57 public school children and 14 private school children. A copy of the DEIS can be accessed at http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_planning/Hampshire%20Application/SEQRA%20Documents/DEIS_FULL%2012_2017.pdf.

Based on your testimony at the public hearing on February 14 and the concerns raised from members of the community regarding MUFSD enrollment and crowding, we have been asked by the Planning Board (the Lead Agency) to assess the impacts of the Proposed Project on the District, including if there is a need for new capital facilities as a result of the children generated by the Proposed Project.

In this context, we would appreciate your written responses to the following items, which we would include in the FEIS:

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Suite 360
White Plains, New York 10606
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Existing Conditions

- (1) Capacity and enrollment of existing schools in the Mamaroneck Union Free School District, by school and grade for the past five years.
- (2) A copy of the 2015 detailed analysis for school children generation using the ESI and high-value school district demographic multipliers, as well as the source documentation for the analysis (mentioned in your public hearing testimony).
- (3) Any existing studies that reflect capital facility needs by school building for the current school population.

Potential Impacts

- (1) MUFSD has indicated the need for new portable buildings as recently as 2017 for other schools in the District. Please provide what you project will be the need for new capital facilities as a result of the 57 children generated by the Proposed Project.
- (2) Any other School District concerns regarding the Proposed Project.

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

Sincerely,

A handwritten signature in black ink that reads "Abigail Rudow". The signature is fluid and cursive, with the first name being more prominent.

Abigail Rudow

Planner

arudow@vhb.com



MAMARONECK UNION FREE SCHOOL DISTRICT

Robert I. Shaps, Ed.D
Superintendent of Schools

1000 W. Boston Post Road * Tel 914 220-3005
Mamaroneck, NY 10543* Fax 914 220-3010
rshaps@mamkschools.org

August 3, 2018

Ms. Abigail Rudow
Planner
VHB
50 Main Street
Suite 360
White Plains, NY 10606

Re: Hampshire Country Club Final Environmental Impact Statement

Dear Ms. Rudow,

As stated in your letter dated June 15, 2018 VHB is requesting additional information from the Mamaroneck UFSD in order to complete a Final Environmental Impact Statement in connection with the Hampshire Country Club development project. While I am willing to meet your request for additional information, I am perplexed that VHB, a firm managing development is incapable of sourcing readily available residential demographic multipliers.

District Response:

Existing Conditions

1. Capacity and enrollment of existing schools in the Mamaroneck Union Free School District, by school and grade for the past five years.

Historical school enrollment data is available at www.mamkschools.org located within the District data dashboard. School capacity is based on several factors including Board of Education class size guidelines, total number of instructional spaces, and enrollment. Based on the aforementioned conditions, our current capacity for the 2018-19 school year is as follows:

Central Elementary	28 classrooms utilized / 4 classrooms available
Chatsworth Elementary	32 classrooms utilized / 1 classroom available
Mamaroneck Ave Elem	41 classrooms utilized / 1 classroom available
Murray Ave Elementary	42 classrooms utilized / fully utilized – no available classrooms
Hommocks Middle School	100% classroom utilization
Mamaroneck High School	100% classroom utilization

2. A copy of the 2015 detailed analysis for school children generation using the ESI and high-value school district demographic multipliers, as well as the source documentation for the analysis:

Location	Unit Type	Units	ESI Multiplier	SAC	High Value District Multiplier (1.1)
<i>Hampshire Country Club</i>	61 three bedroom "Carriage Houses"	61	0.687	42	67
<i>Hampshire Country Club</i>	44 four bedroom Single Family Homes	44	0.969	43	48

(ESI documentation included)

- Any existing studies that reflect capital facility needs by school building for the current school population.

Mamaroneck UFSD is required to submit a Five-Year Building Conditions Survey to the New York State Education Department itemizing all capital needs. This information is publicly available to interested parties. The breakdown of identified capital needs by school is as follows:

Central Elementary	\$4,659,121
Chatsworth Elementary	\$6,314,057
Hommocks Middle School	\$7,873,992
Mamaroneck Ave Elem	\$7,354,077
Mamaroneck High School	\$16,623,744
Murray Ave Elementary	\$6,497,799

Total	\$50,372,236*
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*assuming a 25% escalation for differed work revised total: \$60,709,381

Potential Impacts

- MUFSD has indicated the need for new portable buildings as recently as 2017, for other schools in the District. Please provide what you project will be the need for new capital facilities as a result of the 57 children generated by the proposed project.

The Mamaroneck UFSD Board of Education declined to pursue portable classrooms for the 2018-19 school year. As stated at the February 13, 2018 Village of Mamaroneck Public Hearing, I do not agree with the school impact enrollment projections presented by VHB (57 students). We believe the proposed project will generate no less than 85 students in grades K – 12.

Sincerely,



Robert I. Shaps
Superintendent of Schools

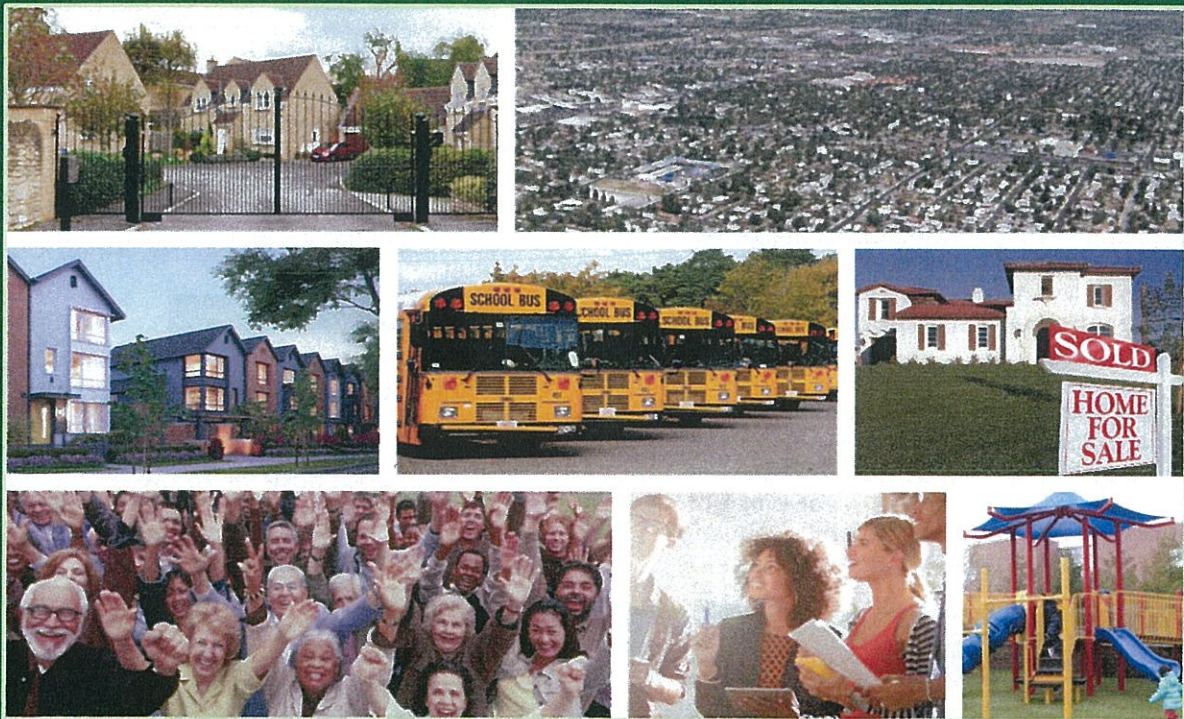
Cc: Mr. Greg Cutler, Village Planner, Village of Mamaroneck



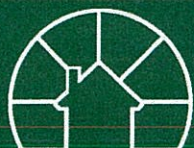
WHO MOVES INTO NEW YORK HOUSING?

2015 Residential Demographic Multipliers

November 2017



plan with confidence



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2015 ESI Residential Demographic Multipliers



Overview

This report presents two sets of 2015 residential demographic multipliers produced by [Econsult Solutions, Inc.](#) (ESI):

- a) School-age children (SAC) per household, and
- b) Total persons per household, also known as average household size (AVHH).

The multipliers are developed by ESI's [Community Data Analytics](#) (CDA) team, using the most current American Community Survey (ACS) Public Use Microdata Sample (PUMS) records. The estimates are based on a mover sample that contains households whose householders moved into a unit between 2008 and 2015.

What is a Demographic Multiplier?

A residential demographic multiplier is an average ratio of demographic measures per occupied housing unit or per household. Common examples are SAC (persons age 5 to 17), AVHH, public school-age children or attendees.

Multipliers are reported by housing configuration defined by multiple characteristics, such as structure type, size, housing tenure, and housing value or rent. This specificity is needed to match the housing component of development projects.

Demographic Multipliers are Critical to Development Impact Analysis

Demographic multipliers serve a critical role in development impact studies which planners, developers, school districts, local governments, and policymakers rely on to make land use and zoning decisions.

Government officials have a duty to maintain a sustainable living environment and prevent their residents from suffering school overcrowding, gridlock, gaps in public services, and fiscal distress. As such, they need impact analysis to assess development proposals. Should a development potentially generate negative impacts, decision makers need to mitigate these effects by scaling down the project, changing the housing mix, charging

impact fees, imposing alternate conditions such as free public facilities, open space, and infrastructure improvement.

Demographic multipliers provide vital inputs to estimating added populations in development impact studies. They are critical to assessing impact fees and consequent costs to public services.

However, the popular Fannie Mae demographic multiplier series still widely used was released 11 years ago based on the 2000 census 5-percent PUMS. The use of outmoded data can produce inaccurate estimates of development impacts, overestimating or underestimating how new developments will affect school enrollment, traffic patterns, and municipal finances. An urgent need exists to devise current demographic multipliers that reflect recent demographic changes.

Improved Multipliers

ESI multipliers are developed to provide up-to-date information and to minimize biases in estimating development impacts.

ESI multipliers have the following enhancements:

- They are derived from the most recent 2011-2015 ACS PUMS.
- A large and more stable mover sample is used.
- Due to a larger sample, the estimates are associated with a smaller margin of error and a narrower range between the lower and upper limits.
- ESI multipliers can be updated each year after the annual ACS PUMS is distributed.
- The large sample enables the generation of multipliers for small areas.

Except for the District of Columbia, multipliers reported in this report are at the state level, and should not be considered as representative to local demographic conditions.



Mover Sample Multipliers: New York

Housing Configurations	School-Age Children			Total Persons		
	Per Household Estimates	90 Percent Confidence Interval		Per Household Estimates	90 Percent Confidence Interval	
		Lower	Upper		Lower	Upper
All Housing Types						
Own or Rent						
All Sizes	0.419	0.413	0.424	2.457	2.448	2.466
1 Bedroom or Studio	0.108	0.104	0.111	1.597	1.587	1.607
2 Bedroom	0.362	0.354	0.370	2.418	2.404	2.432
3 Bedroom	0.687	0.673	0.700	3.159	3.140	3.178
4 Bedroom	0.969	0.942	0.996	3.741	3.706	3.775
Own Only						
1 Bedroom or Studio	0.060	0.051	0.070	1.584	1.555	1.613
2 Bedroom	0.179	0.168	0.189	2.124	2.097	2.151
3 Bedroom	0.480	0.467	0.494	2.832	2.809	2.856
Rent Only						
1 Bedroom or Studio	0.112	0.108	0.116	1.598	1.588	1.609
2 Bedroom	0.403	0.393	0.412	2.484	2.468	2.500
3 Bedroom	0.860	0.841	0.880	3.435	3.404	3.466
Single-Family Units						
All Single-Family, Own or Rent						
All Sizes	0.622	0.611	0.633	2.981	2.964	2.998
3 Bedroom	0.580	0.564	0.596	2.932	2.909	2.956
4 Bedroom	0.924	0.895	0.952	3.600	3.563	3.638
Detached, Own or Rent						
All Sizes	0.634	0.622	0.646	3.004	2.987	3.022
Attached, Own or Rent						
All Sizes	0.550	0.524	0.577	2.847	2.801	2.894
Multi-Family Units						
All Multi-Family, Own or Rent						
All Sizes	0.334	0.328	0.340	2.238	2.227	2.249
2 Bedroom	0.386	0.376	0.395	2.467	2.451	2.484
2-4 Unit Structure, Own or Rent						
All Sizes	0.466	0.455	0.477	2.584	2.568	2.600
5+ Unit Structure, Own or Rent						
All Sizes	0.261	0.254	0.269	2.048	2.034	2.062

Multiplier estimates pertain to a mover sample, i.e. units that householders moved into the unit between 2008 and 2015.
 If the value of the lower limit is negative, zero is reported.

Refined Housing Configurations

The table reports on multipliers for selected housing configurations. ESI has prepared multipliers for over 80 configurations such as 2-bedroom townhomes, 3-bedroom single-family rental units, and studio units in a rental apartment.

Users are welcomed to contact [ESI](#) for more details on these additional multipliers. Multipliers for custom geographies or samples other than the mover sample can be generated upon request.

2015 ESI Residential Demographic Multipliers



Glossary

2-4 Unit. A housing unit in multifamily structures containing 2, 3, or 4 units.

5+ Unit. A housing unit in multifamily structures containing 5 or more units.

American Community Survey (ACS). An ongoing survey taken each year by the Census Bureau. It provides 1-year, 3-year, and 5-year estimates of demographic, housing, social, and economic information.

Average Household Size. Average household size is a measure obtained by dividing the number of people in households by the number of households. It is equivalent to the total persons per household multiplier. People in group quarters are excluded.

Bedroom. The room in a housing unit designed to be used as bedroom; a one-room unit such as studio, efficiency, or in-law apartment is considered as having no bedroom.

Confidence Interval. It is a probability-dependent interval of a sample estimate factoring into the margin of errors. Following the Census Bureau tradition, a probability of 90 percent is used. In other words, there is a 90-percent chance that the "true" multiplier falls within lower and upper limits.

Household. A household consists of all people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living arrangements. People living in group quarters like dormitories, nursing homes, military barracks, and correctional facilities are not classified as household population.

Householder. A person in a household, usually the one whose name the home is owned, being bought, or rented. But an adult household member 15 years old and over could be designated as a householder. In the past, the term -- head of a household -- was used.

Housing Configuration. A category in a housing typology defined by housing characteristics, such as

dwelling types, number of units in the structure, size (bedrooms), housing tenure, and housing value or rent. ESI only reports multipliers for selected configurations to ensure a sufficient sample size to make reliable estimate.

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Insufficient Sample Size. Multipliers are sample estimates and the likelihood they represent the true value depends on the sample size. ESI considers a multiplier unreliable if the number of unweighted observations falls below 35.

Mover Sample. A sample of households in which the householder moved into the unit within four years of the starting year of the ACS PUMS. For 2011-2015 ACS PUMS, the earliest move-in year is 2008.

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The ESI multipliers are generated from a **mover sample** that fluctuate less to housing activity. The large size of this sample improves statistical validity and makes geographically specific multipliers possible. For current PUMS, the earliest move-in year is 2008. The mover-based multipliers are highly correlated with those based on traditional recently built unit samples. They also capture long-term characterizes of the future population.

Estimation Procedures. The ESI estimation involves the following steps: 1) select the most recent ACS-PUMS records based on the year the householders moved into a unit, 2) create housing configuration categories by PUMS variables on structure, size, housing tenure, etc., 3) populate household and person characteristics to each configuration and classify each population groups like SAC and total persons, 4) calculate configuration-specific multipliers by dividing populations groups by the weighted number of households.

Sample Size and Estimate Validity. Like all sample estimates, the precision of a multiplier is affected by sample size. ESI provides the lower and upper limit to earmark an interval that has 90 percent of chance of capturing the true value of the multiplier. Small samples make the estimate unreliable because it increases the margin of error and generate a wide confidence interval. ESI does not report a multiplier when the sample is less than 35 unweighted observations.

Guide for Using Demographic Multipliers

- Development impact varies greatly by housing mix, so users should use a multiplier specific to each housing configuration.
- All PUMS-derived multipliers are sample estimates. Users should examine the confidence interval bounded by the lower and upper limit.
- Users should pay attention to sampling fluctuation in the following circumstances caused by small samples: a) uncommon or highly refined housing configurations; b) multipliers differentiated by age cohort, grade group, housing tenure, housing value or rent; and c) specialized housing.
- Statewide multipliers may not reflect local conditions. Users should use geographically specific multipliers whenever possible. ESI can generate multipliers for customized geography upon request.
- Users should avoid applying the statewide public school-age children, also known as public school children, to local projects. The assumption in this multiplier is a uniform public school participation rate (share of SAC attending public schools) across the state. Users should use it only if they are geographically specific; otherwise, they should adjust the state or regional SAC with the local public school participation rate.
- SAC multipliers generated by local surveys of recent developments can be misleading. These surveys reflect conditions of a very small sample of developments. Because of aging, the snapshot data becomes obsolete once the student cohorts shift upward.

2015 ESI Residential Demographic Multipliers



How to Use Multipliers to Estimate the Impacts of Development

Step 1: Classify the units of a project by ESI housing configuration. For example, "townhome" is classified as a single-family attached, and "high-rise condominium" and "rental apartment" are treated as multifamily units. If the project contains other housing configurations, or includes specialized housing, contact ESI for the availability of such multipliers.

Step 2: Use the multipliers for the county or PUMA aggregate where the project is located. Users then select multipliers specific to the impact. For school impact, use school-age children; for added population, use average household size.

Step 3: Match the multipliers to the corresponding housing configuration of the project. For more accurate projection results, users should differentiate the housing mix with as much detail as possible.

Step 4: Multiply the corresponding multipliers with the number of units in the proposal to obtain the initial projected impact. The result provides a set of mid-point estimates. Users are encouraged to use the lower-limit and upper-limit figures to construct a projection range around the midpoint estimates.

Step 5: Users should adjust the result for vacancy. A vacancy rate between 5 to 7 percent is recommended, but users can alter the percentage according to housing market condition.

Step 6: It is recommended to round the results to integers. If the results are used to estimate public expenditures, users should find out if the capacity of a service is reaching the limit to avoid cost underestimation.

Simple Illustration – School Impact

This illustrates how school-age children multipliers are used to estimate the impact to the public school system. The development proposal contains 190 units with the following housing mix. [Impacts on population, traffic, and other impacts can be similarly projected.]

	<u>Units</u>
Single-Family Home, Detached	
3 Bedroom	40
4 Bedroom	20
3-Bedroom Townhome	50
5-Story Condominium & Apartment	
2 Bedroom	80

After Step 3, a table of matching geographically-specific SAC is created.

	<u>Units</u>	<u>SAC, mid-point estimate</u>
Single-Family Home, Detached		
3 Bedroom	40	0.485
4 Bedroom	20	0.816
3-Bedroom Townhome (treated as single-family attached)	50	0.425
5-Story Condominium & Apartment (treated as 5+ unit multifamily)		
2 Bedroom	80	0.284

The number of SAC is estimated before vacancy adjustment is conducted (figures are rounded to the nearest integer).

	<u>Units</u>	<u>SAC, mid-point estimate</u>	<u>Number of SAC</u>	<u>Total SAC</u>
Single-Family Homes, Detached				
3 Bedroom	40	0.485	19	
4 Bedroom	20	0.816	16	
3-Bedroom Townhome	50	0.425	21	
5-Story Condominium & Apartment				
2 Bedroom	80	0.284	23	
				<u>79</u>

Assume an occupancy rate of 94 percent; and local public school participation rate of 73 percent, i.e. 27 of the 100 SAC are home-schooling, attending private and other non-public schools, etc.

The mid-point estimate of SAC who will attend public schools from this development:

$$79 \times 94\% \times 73\% = 54$$



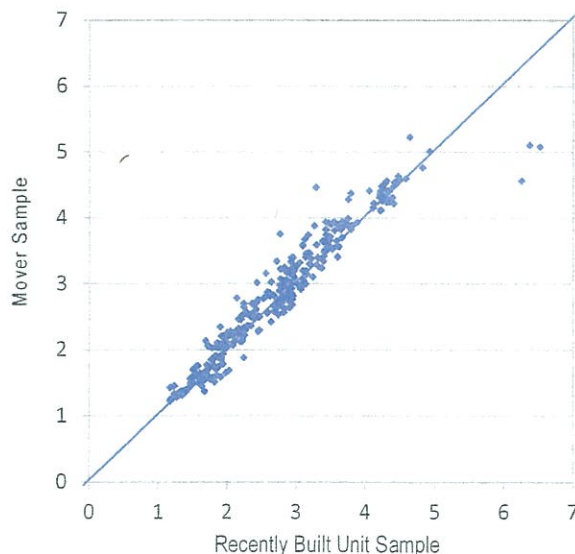
Technical Notes

Comparing the Mover Sample with the Recently Built Sample. The housing downturn between 2007 and 2012 significantly reduced the sample size of the recently-built unit sample used to generate traditional multipliers. As a result, statistically valid multipliers are not available for less popular housing configurations and some age- or grade group-differentiated multipliers.

To solve this problem, ESI created a mover sample based on the assumption that movers to new and older units have similar attributes as those who live in recently built units. The size of the mover sample is on average about 4.4 times larger the recently built unit sample. The mover samples is less affected by housing activity and has better potential to estimate local multipliers for an aggregate of several PUMAs.

At the state level, the AVHH from the two samples highly correlate, with a Pearson r of 0.966. Below is a scatterplot of 362 AVHH pairs in Arkansas, California, Georgia, New Jersey, and Ohio.

Average Household Size Multipliers between Two Samples



Historical Comparison. Mover-based demographic multipliers using historical data are being examined by ESI and will be reported to the public. Comparing the 2000 and 2015 multipliers from 10-year recently built unit samples is being performed by the CDA team but sample size issue of the 2015 multipliers makes historical comparison of some configurations difficult. One possible solution is to extend the earliest year of structure built to 2000.

Other ESI Demographic Multipliers. ESI also generates multipliers like local public school attendees, vehicles available, workers who drive or use public transit to work, average household income, persons who are foreign born, and so on. While the mover sample is the staple, ESI can provide multipliers based on samples like recently built units, condominium units, specialized housing, or samples for small geography.

Resources and References

Users can find resources on demographic multipliers at <http://www.econsultsolutions.com/cda-library>. This includes materials the CDA team uses to guide research on estimation methodology and how to improve impact analysis. Below are selected works on demographic multipliers:

- Burchell, Robert W. & David Listokin. 1978. *The Fiscal Impact Handbook: Estimating Local Costs and Revenues of Land Development*. New Brunswick, NJ: Center for Urban Policy Research.
- Burchell, Robert W., David Listokin, & William Dolphin. 2006. *Fannie Mae Foundation Residential Demographic Multipliers: Projections of the Occupants of New Housing*. [Report series for the US, 50 states and the District of Columbia].
- Listokin, David, Ioan Voicu, William Dolphin, & Matthew Camp. 2006. *Who Lives in New Jersey Housing? New Jersey Demographic Multipliers*. New Brunswick, NJ: Center for Urban Policy Research.
- Wong, Sidney. 2016. "A New Technique for More Accurate Impact Assessment," <http://www.econsultsolutions.com/a-new-technique-for-more-accurate-impact-assessment/>
- Wong, Sidney. 2016. "Demographic Multipliers: Data Mining & Measuring Development Impacts," *Planning and Technology Today*, 113 (Summer/Fall):6-7.
- Wong, Sidney, Daniel Miles, Gabrielle Connor, Brooke Queenan, & Alison Shott. 2017. "Residential Demographic Multipliers: Using Public Use Microdata Sample Records to Estimate Housing Development Impacts," *Cityscape: A Journal of Policy Development and Research*, 19(3): 312-24.

Contact

Econsult Solutions, Inc. is a Philadelphia-based consultant providing economic studies, impact analysis, and GIS and PUMS analytics services. For more information please contact:

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wong@econsultsolutions.com

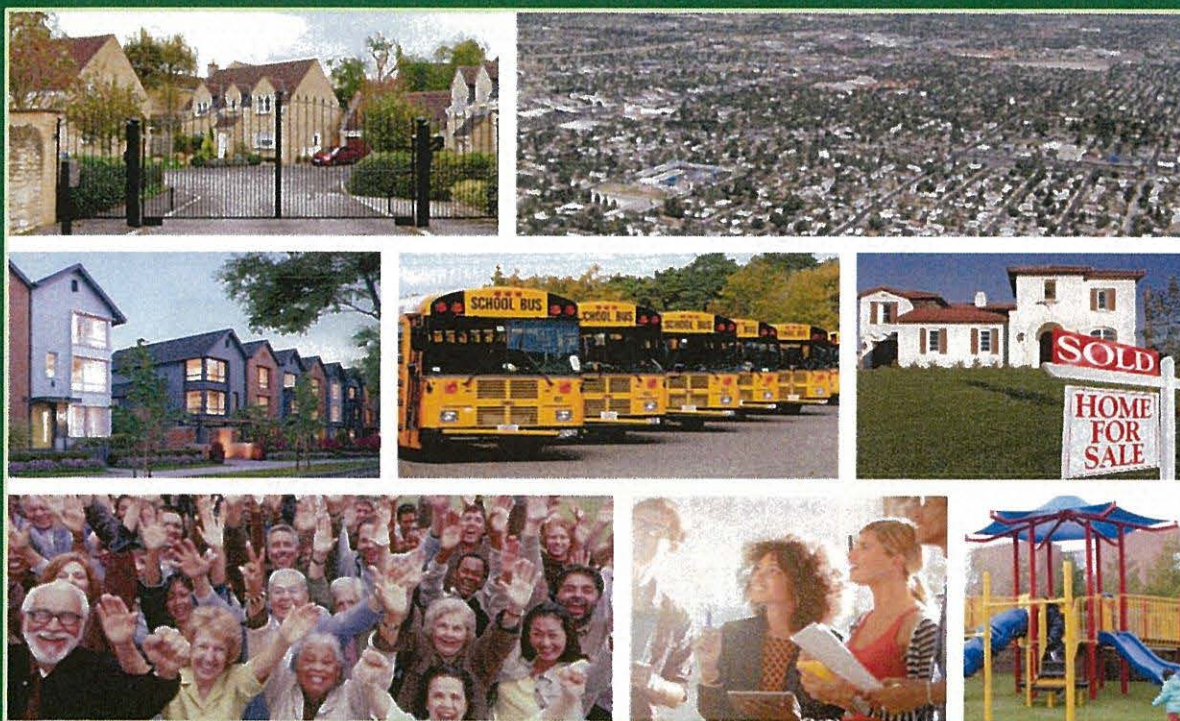
The report is provided only for informational purposes. Readers are encouraged to seek the advice of a competent professional if impact analysis is required. Although ESI has tried to provide accurate and timely information, we make no warranty or representation as to the completeness or accuracy of the information within this document, nor assume any liability or responsibility that may result from reliance on such information.



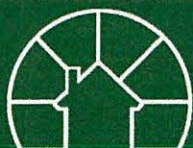
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2015 Residential Demographic Multipliers

November 2017



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2015 ESI Residential Demographic Multipliers



Overview

This report presents two sets of 2015 residential demographic multipliers produced by [Econsult Solutions, Inc.](#) (ESI):

- a) School-age children (SAC) per household, and
- b) Total persons per household, also known as average household size (AVHH).

The multipliers are developed by ESI's [Community Data Analytics](#) (CDA) team, using the most current American Community Survey (ACS) Public Use Microdata Sample (PUMS) records. The estimates are based on a mover sample that contains households whose householders moved into a unit between 2008 and 2015.

What is a Demographic Multiplier?

A residential demographic multiplier is an average ratio of demographic measures per occupied housing unit or per household. Common examples are SAC (persons age 5 to 17), AVHH, public school-age children or attendees.

Multipliers are reported by housing configuration defined by multiple characteristics, such as structure type, size, housing tenure, and housing value or rent. This specificity is needed to match the housing component of development projects.

Demographic Multipliers are Critical to Development Impact Analysis

Demographic multipliers serve a critical role in development impact studies which planners, developers, school districts, local governments, and policymakers rely on to make land use and zoning decisions.

Government officials have a duty to maintain a sustainable living environment and prevent their residents from suffering school overcrowding, gridlock, gaps in public services, and fiscal distress. As such, they need impact analysis to assess development proposals. Should a development potentially generate negative impacts, decision makers need to mitigate these effects by scaling down the project, changing the housing mix, charging

impact fees, imposing alternate conditions such as free public facilities, open space, and infrastructure improvement.

Demographic multipliers provide vital inputs to estimating added populations in development impact studies. They are critical to assessing impact fees and consequent costs to public services.

However, the popular Fannie Mae demographic multiplier series still widely used was released 11 years ago based on the 2000 census 5-percent PUMS. The use of outmoded data can produce inaccurate estimates of development impacts, overestimating or underestimating how new developments will affect school enrollment, traffic patterns, and municipal finances. An urgent need exists to devise current demographic multipliers that reflect recent demographic changes.

Improved Multipliers

ESI multipliers are developed to provide up-to-date information and to minimize biases in estimating development impacts.

ESI multipliers have the following enhancements:

- They are derived from the most recent 2011-2015 ACS PUMS.
- A large and more stable mover sample is used.
- Due to a larger sample, the estimates are associated with a smaller margin of error and a narrower range between the lower and upper limits.
- ESI multipliers can be updated each year after the annual ACS PUMS is distributed.
- The large sample enables the generation of multipliers for small areas.

Except for the District of Columbia, multipliers reported in this report are at the state level, and should not be considered as representative to local demographic conditions.



Mover Sample Multipliers: New York

Housing Configurations	School-Age Children			Total Persons		
	Per Household Estimates	90 Percent Confidence Interval		Per Household Estimates	90 Percent Confidence Interval	
		Lower	Upper		Lower	Upper
All Housing Types						
Own or Rent						
All Sizes	0.419	0.413	0.424	2.457	2.448	2.466
1 Bedroom or Studio	0.108	0.104	0.111	1.597	1.587	1.607
2 Bedroom	0.362	0.354	0.370	2.418	2.404	2.432
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All Single-Family, Own or Rent						
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The ESI multipliers are generated from a **mover sample** that fluctuate less to housing activity. The large size of this sample improves statistical validity and makes geographically specific multipliers possible. For current PUMS, the earliest move-in year is 2008. The mover-based multipliers are highly correlated with those based on traditional recently built unit samples. They also capture long-term characterizes of the future population.

Estimation Procedures. The ESI estimation involves the following steps: 1) select the most recent ACS-PUMS records based on the year the householders moved into a unit, 2) create housing configuration categories by PUMS variables on structure, size, housing tenure, etc., 3) populate household and person characteristics to each configuration and classify each population groups like SAC and total persons, 4) calculate configuration-specific multipliers by dividing populations groups by the weighted number of households.

Sample Size and Estimate Validity. Like all sample estimates, the precision of a multiplier is affected by sample size. ESI provides the lower and upper limit to earmark an interval that has 90 percent of chance of capturing the true value of the multiplier. Small samples make the estimate unreliable because it increases the margin of error and generate a wide confidence interval. ESI does not report a multiplier when the sample is less than 35 unweighted observations.

Guide for Using Demographic Multipliers

- Development impact varies greatly by housing mix, so users should use a multiplier specific to each housing configuration.
- All PUMS-derived multipliers are sample estimates. Users should examine the confidence interval bounded by the lower and upper limit.
- Users should pay attention to sampling fluctuation in the following circumstances caused by small samples: a) uncommon or highly refined housing configurations; b) multipliers differentiated by age cohort, grade group, housing tenure, housing value or rent; and c) specialized housing.
- Statewide multipliers may not reflect local conditions. Users should use geographically specific multipliers whenever possible. ESI can generate multipliers for customized geography upon request.
- Users should avoid applying the statewide public school-age children, also known as public school children, to local projects. The assumption in this multiplier is a uniform public school participation rate (share of SAC attending public schools) across the state. Users should use it only if they are geographically specific; otherwise, they should adjust the state or regional SAC with the local public school participation rate.
- SAC multipliers generated by local surveys of recent developments can be misleading. These surveys reflect conditions of a very small sample of developments. Because of aging, the snapshot data becomes obsolete once the student cohorts shift upward.



How to Use Multipliers to Estimate the Impacts of Development

Step 1: Classify the units of a project by ESI housing configuration. For example, "townhome" is classified as a single-family attached, and "high-rise condominium" and "rental apartment" are treated as multifamily units. If the project contains other housing configurations, or includes specialized housing, contact ESI for the availability of such multipliers.

Step 2: Use the multipliers for the county or PUMA aggregate where the project is located. Users then select multipliers specific to the impact. For school impact, use school-age children; for added population, use average household size.

Step 3: Match the multipliers to the corresponding housing configuration of the project. For more accurate projection results, users should differentiate the housing mix with as much detail as possible.

Step 4: Multiply the corresponding multipliers with the number of units in the proposal to obtain the initial projected impact. The result provides a set of mid-point estimates. Users are encouraged to use the lower-limit and upper-limit figures to construct a projection range around the midpoint estimates.

Step 5: Users should adjust the result for vacancy. A vacancy rate between 5 to 7 percent is recommended, but users can alter the percentage according to housing market condition.

Step 6: It is recommended to round the results to integers. If the results are used to estimate public expenditures, users should find out if the capacity of a service is reaching the limit to avoid cost underestimation.

Simple Illustration – School Impact

This illustrates how school-age children multipliers are used to estimate the impact to the public school system. The development proposal contains 190 units with the following housing mix. [Impacts on population, traffic, and other impacts can be similarly projected.]

	<u>Units</u>
Single-Family Home, Detached	
3 Bedroom	40
4 Bedroom	20
3-Bedroom Townhome	50
5-Story Condominium & Apartment	
2 Bedroom	80

After Step 3, a table of matching geographically-specific SAC is created.

	<u>Units</u>	<u>SAC, mid-point estimate</u>
Single-Family Home, Detached		
3 Bedroom	40	0.485
4 Bedroom	20	0.816
3-Bedroom Townhome (treated as single-family attached)	50	0.425
5-Story Condominium & Apartment (treated as 5+ unit multifamily)		
2 Bedroom	80	0.284

The number of SAC is estimated before vacancy adjustment is conducted (figures are rounded to the nearest integer).

	<u>Units</u>	<u>SAC, mid-point estimate</u>	<u>Number of SAC</u>	<u>Total SAC</u>
Single-Family Homes, Detached				
3 Bedroom	40	0.485	19	
4 Bedroom	20	0.816	16	
3-Bedroom Townhome	50	0.425	21	
5-Story Condominium & Apartment				
2 Bedroom	80	0.284	23	
				<u>79</u>

Assume an occupancy rate of 94 percent; and local public school participation rate of 73 percent, i.e. 27 of the 100 SAC are home-schooling, attending private and other non-public schools, etc.

The mid-point estimate of SAC who will attend public schools from this development:

$$79 \times 94\% \times 73\% = 54$$



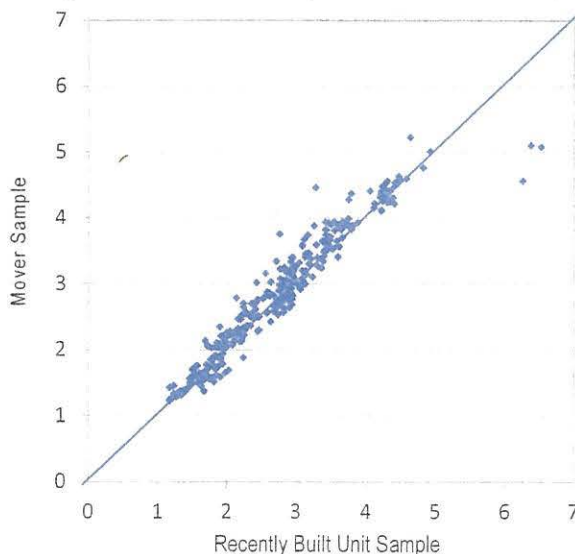
Technical Notes

Comparing the Mover Sample with the Recently Built Sample. The housing downturn between 2007 and 2012 significantly reduced the sample size of the recently-built unit sample used to generate traditional multipliers. As a result, statistically valid multipliers are not available for less popular housing configurations and some age- or grade group-differentiated multipliers.

To solve this problem, ESI created a mover sample based on the assumption that movers to new and older units have similar attributes as those who live in recently built units. The size of the mover sample is on average about 4.4 times larger the recently built unit sample. The mover samples is less affected by housing activity and has better potential to estimate local multipliers for an aggregate of several PUMAs.

At the state level, the AVHH from the two samples highly correlate, with a Pearson r of 0.966. Below is a scatterplot of 362 AVHH pairs in Arkansas, California, Georgia, New Jersey, and Ohio.

Average Household Size Multipliers between Two Samples



Historical Comparison. Mover-based demographic multipliers using historical data are being examined by ESI and will be reported to the public. Comparing the 2000 and 2015 multipliers from 10-year recently built unit samples is being performed by the CDA team but sample size issue of the 2015 multipliers makes historical comparison of some configurations difficult. One possible solution is to extend the earliest year of structure built to 2000.

Other ESI Demographic Multipliers. ESI also generates multipliers like local public school attendees, vehicles available, workers who drive or use public transit to work, average household income, persons who are foreign born, and so on. While the mover sample is the staple, ESI can provide multipliers based on samples like recently built units, condominium units, specialized housing, or samples for small geography.

Resources and References

Users can find resources on demographic multipliers at <http://www.econsultsolutions.com/cda-library>.

This includes materials the CDA team uses to guide research on estimation methodology and how to improve impact analysis. Below are selected works on demographic multipliers:

- Burchell, Robert W. & David Listokin. 1978. *The Fiscal Impact Handbook: Estimating Local Costs and Revenues of Land Development*. New Brunswick, NJ: Center for Urban Policy Research.
- Burchell, Robert W., David Listokin, & William Dolphin. 2006. *Fannie Mae Foundation Residential Demographic Multipliers: Projections of the Occupants of New Housing*. [Report series for the US] 50 states and the District of Columbia.
- Listokin, David, Ioan Voicu, William Dolphin, & Matthew Camp. 2006. *Who Lives in New Jersey Housing? New Jersey Demographic Multipliers*. New Brunswick, NJ: Center for Urban Policy Research.
- Wong, Sidney. 2016. "A New Technique for More Accurate Impact Assessment." <http://www.econsultsolutions.com/a-new-technique-for-more-accurate-impact-assessment/>
- Wong, Sidney. 2016. "Demographic Multipliers: Data Mining & Measuring Development Impacts." *Planning and Technology Today*, 113 (Summer/Fall):6-7.
- Wong, Sidney, Daniel Miles, Gabrielle Connor, Brooke Queenan, & Alison Shott. 2017. "Residential Demographic Multipliers: Using Public Use Microdata Sample Records to Estimate Housing Development Impacts." *Cityscape: A Journal of Policy Development and Research*, 19(3): 312-24.

Contact

Econsult Solutions, Inc. is a Philadelphia-based consultant providing economic studies, impact analysis, and GIS and PUMS analytics services. For more information please contact:

Dr. Sidney Wong, CDA Project Lead
wong@econsultsolutions.com

The report is provided only for informational purposes. Readers are encouraged to seek the advice of a competent professional if impact analysis is required. Although ESI has tried to provide accurate and timely information, we make no warranty or representation as to the completeness or accuracy of the information within this document, nor assume any liability or responsibility that may result from reliance on such information.



August 16, 2018

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

Via email and USPS
rshaps@mamkschools.org
cc: JRice@mamkschools.org
Mr. Greg Cutler, Village Planner, Village of Mamaroneck

Re: Hampshire Country Club, Final Environmental Impact Statement

Dear Dr. Shaps:

We received your letter dated August 3, 2018. Thank you for the information you provided on existing capacity and capital facility needs in the Mamaroneck Union Free School District. This information will be incorporated into the Final Environmental Impact Statement.

We also appreciate you providing the materials from Econsult Solutions, Inc. (ESI) with the residential demographic multipliers referenced during the Public Hearing on Hampshire's DEIS. The Village Planning Board requested that Hampshire evaluate potential Project-specific impacts on School District resources, accounting for the methodology you referenced in your testimony during the DEIS Public Hearing. Accordingly, we believed it would be most prudent to request from the School District the specific report relied upon to compile the projections cited in your testimony, so that we could ensure that we are relying the same methodology.

We have reviewed ESI's 2015 Residential Demographic Multipliers report, and would like to clarify a point concerning the School District's projection that Hampshire's proposed 105-unit Planned Residential Development would generate no less than 85 students. We respectfully submit that the School District's projection incorrectly applies the multipliers contained in the ESI Report.

Specifically, ESI indicates that "For more accurate projection results, users should differentiate the housing mix with as much detail as possible." The Proposed Action consists of 44 detached 4-bedroom single-family homes, and 61 3-bedroom attached carriage townhomes. In accordance with ESI's guidance concerning differentiating the housing mix, it would appear that the most appropriate multiplier to use for the 44 4-bedroom detached single family homes proposed would be 0.924 because it corresponds with the "All Single-Family, Own or Rent, 4 Bedroom" category. The ESI report guidelines also indicated that a "townhome" is classified as a single-family attached unit. Thus, it would appear that the most appropriate

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multiplier to use for the 61 attached townhome units would be 0.550 because it corresponds with the single-family "attached" category.

The School District selected the multipliers from ESI's general "all housing types" category (*i.e.*, 0.969 for any 4-bedroom unit and 0.687 for any 3-bedroom unit). These generalized multipliers do not differentiate between unit type, and therefore, do not accurately reflect the housing mix associated with the Proposed Action.

These multipliers produce an estimate of total number of school aged children generated by a project. According to the ESI report, the total number of projected school aged children should be adjusted to reflect analysis "the state or regional SAC (School Age Children) with the local public school participation rate." The purpose of this adjustment is to subtract from the total number of school aged children the population that will likely attend private schools. It did not appear from the materials provided that the School District adjusted its projections to account for the public school participation rate in the District.

Using publicly available data from the NYS Education Department, VHB has calculated the appropriate public school participation rate as 87.8%. The Public School Participation Rate was calculated as follows:

Nonpublic School Enrollment, Mamaroneck District of Residence, 2017 – 2018 (source: NYS Education Department, Information and Reporting Services)	780
Total Mamaroneck UFSD Enrollment, 2017 – 2018 (source: Mamaroneck UFSD Data Dashboard 2018)	5,588
Public School Participation Rate (Public School enrollment / Total school enrollment)	87.8 %

As shown below, the analysis, following the process outlined in the ESI report, results in a total estimate of 66 Public School Age Children to be generated by the Proposed Action.

Projected Public School-Children Generated

Unit Type	Number of Units	ESI Multiplier	School Age Children (Public and Private School)	Public School Participation Rate	Total Public School Age Children
4-bedroom Single-Family Home	44	0.924	41		
3-bedroom Carriage Home	61	0.550	34		
TOTAL	105		75	87.8 %	66



For comparison, the same analysis conducted using the Rutgers University multipliers utilized in the Draft Environmental Impact Statement resulted in an estimate of 71 total school age children and 57 public school age children. The analysis presented above according to the ESI multipliers estimates four more total school age children and nine more public school age children.

It should also be noted that the ESI report does not reference a High Value District Multiplier. VHB assumed that ESI did not include an additional "high value" district adjustment because this factor is accounted for in the application of the Public School Participation Rate. It is assumed that a higher percentage of students would elect to attend the public school district over a private school where the public school system is high performing. To check this assumption, VHB reviewed the Public School Participation Rates of nearby school districts. The data showed that nearby high performing school districts, including Bronxville UFSD and Scarsdale UFSD, have high public school participation rates (89.1% and 93.1%, respectively), while New Rochelle, slightly lower performing, has a lower participation rate at 85.4%. Therefore, VHB concludes that the application of the Public School Participation Rate accurately reflects the Public School Age Children generation in the Mamaroneck UFSD without the added High Value District Multiplier.

This assumption is further corroborated by the planning analysis conducted by the Village of Mamaroneck Planning Department in 2016 (attached to this letter). The Village Planning Department surveyed the population of various local multifamily residential developments in the Village of Mamaroneck School District, including the Fairway Green townhouse development just north of the Hampshire development site. This survey indicated that the multifamily and townhome residential developments in the Village generated between .04 and .11 school aged children per multifamily unit. This data demonstrates that actual school aged children population rate for multifamily and townhome development is significantly lower than the local multipliers used by either the ESI, or Rutgers (the ESI multifamily rate for all sizes is 0.334 and the rate for townhomes is .550).

Finally, applying the per student programmatic cost estimated in Chapter 3N of the DEIS of \$15,893 to the 66 new public school students indicates that the proposed project could result in an additional cost of \$1,048,938 to the Mamaroneck Union Free School District. As demonstrated in Chapter 3O of the DEIS, the estimated property tax revenues to the school district is \$2,604,098. Using these figures, the Mamaroneck Union Free School District would receive an annual surplus of tax revenue of \$1,555,160. Even if the Proposed Action resulted in 85 school aged children, the school district would still receive an annual surplus of tax revenue of approximately \$1,253,193.

We would welcome the opportunity to meet with you in person and review our analysis. As Hampshire is moving close to finalizing a draft FEIS, which will include the above analysis, we would suggest conducting a meeting as soon as possible. In the meantime, please feel free to contact me at 914-467-6616 or arudow@vhb.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Arudow", written in a cursive style.

Page 4



Abigail Rudow

Planner

arudow@vhb.com

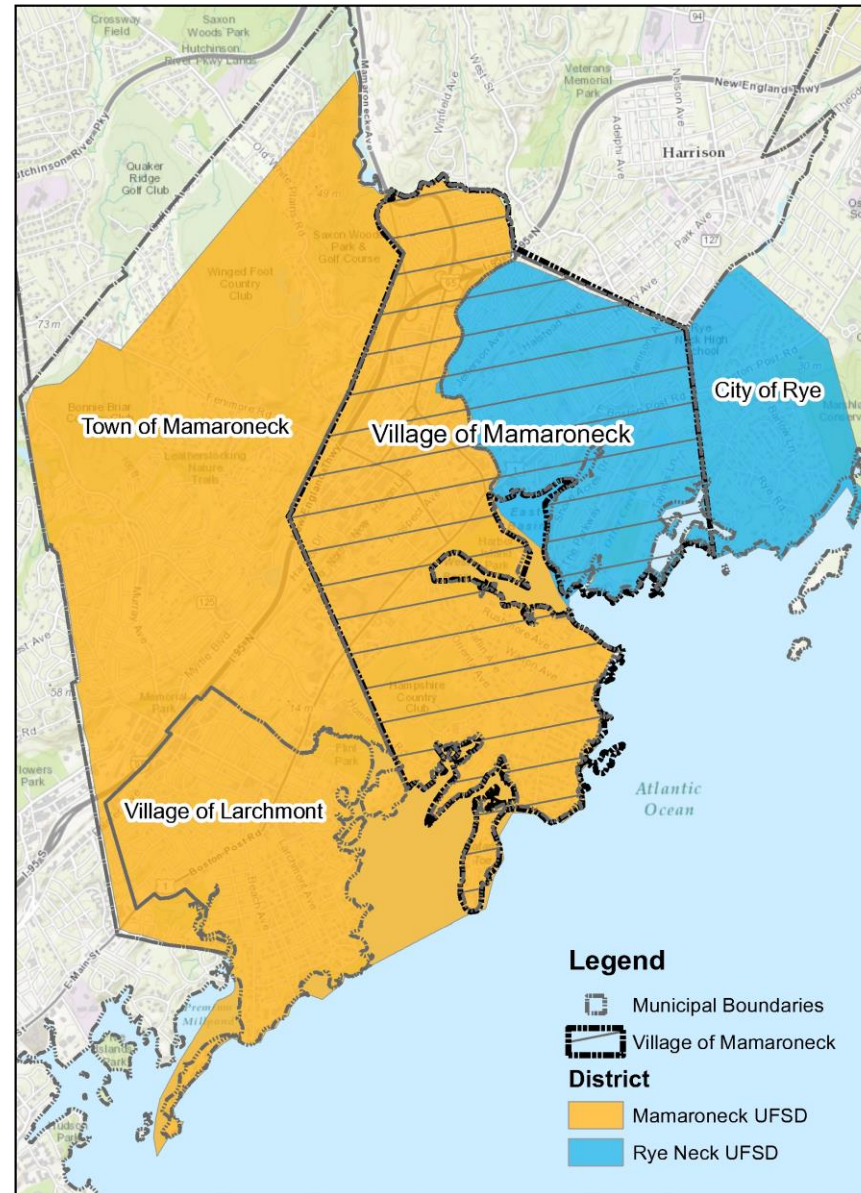
Population, Life Cycle, and Development impacts on Village of Mamaroneck School Enrollment

VILLAGE OF MAMARONECK PLANNING DEPARTMENT
CUMULATIVE IMPACT STUDY

FOR INTERACTIVE VERSION PLEASE VISIT: [HTTP://ARCG.IS/1QWCCFZ](http://arCG.is/1QWCCFZ)



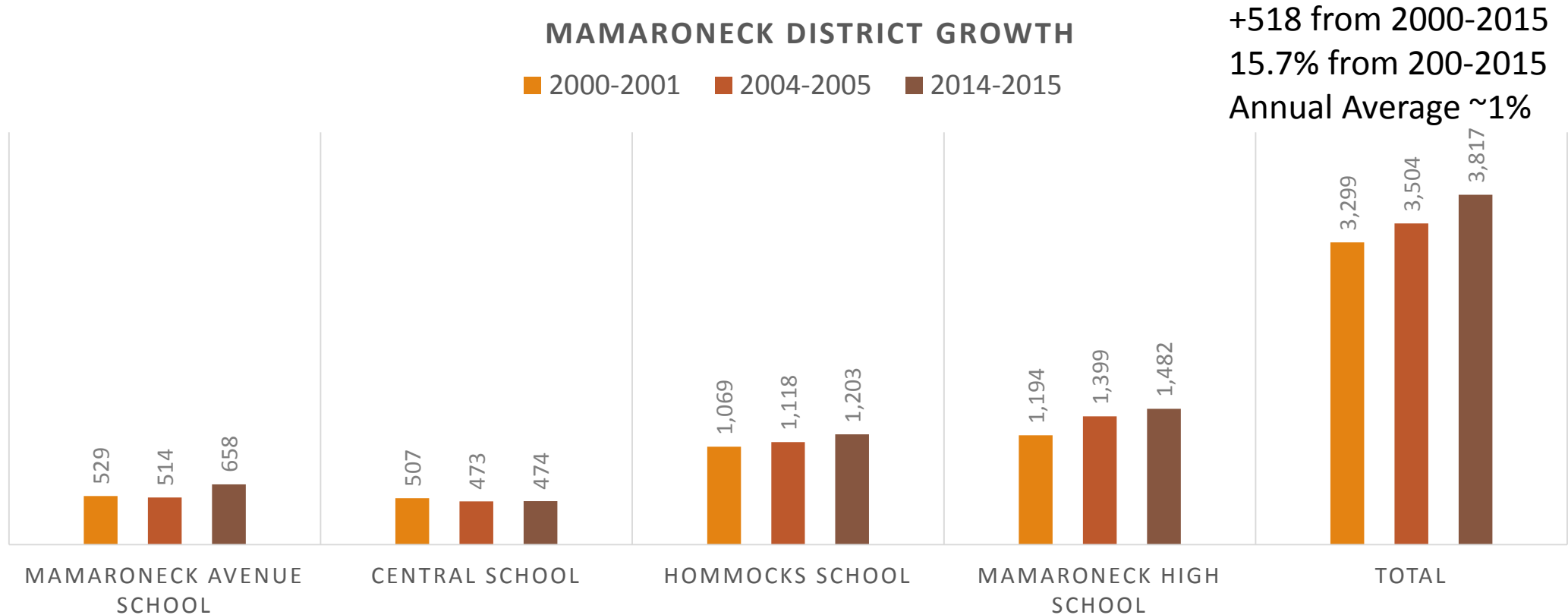
Village of Mamaroneck & School Districts



0 1,000 2,000 4,000 6,000 8,000 Feet



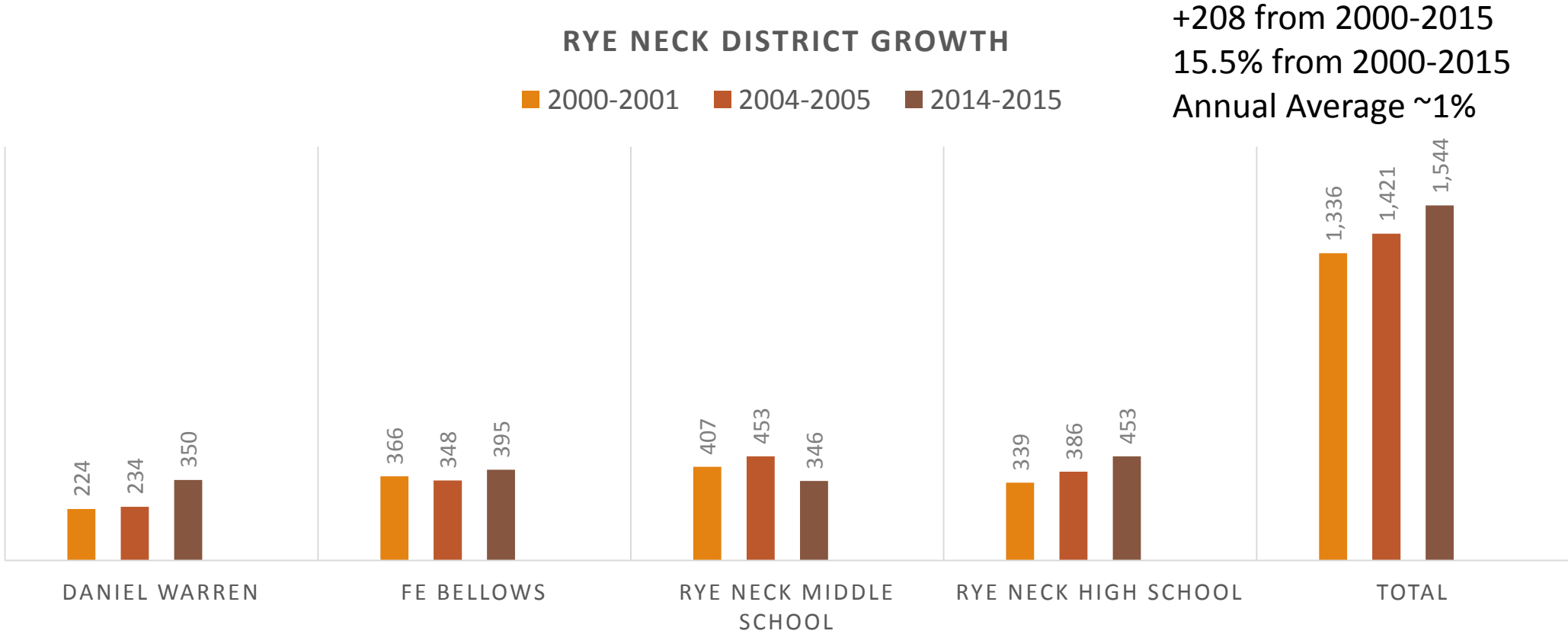
Enrollment 2000-2014- Mamaroneck UFSD



*Excluding schools that do not serve Village of Mamaroneck children.

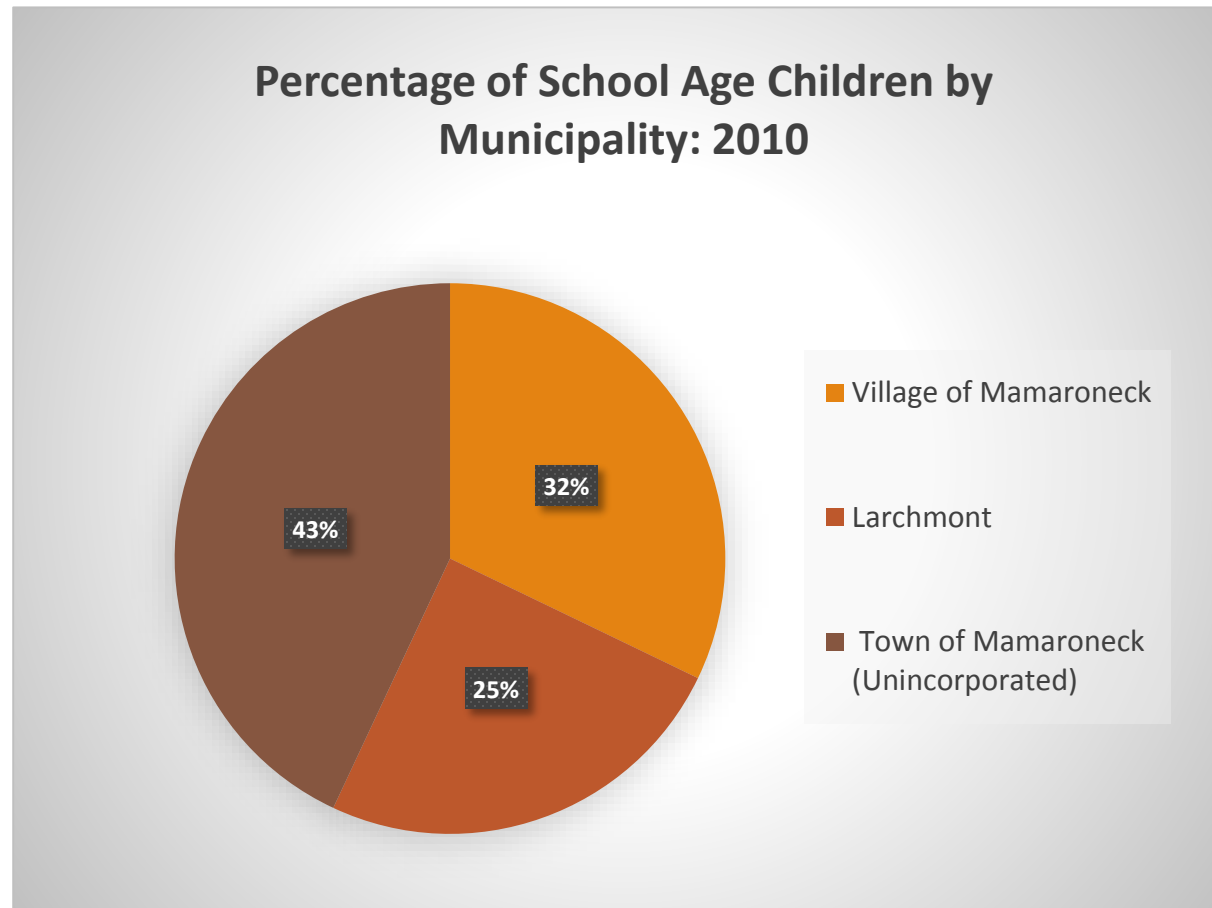
*Enrollment numbers include students that live in Town of Mamaroneck and Village of Larchmont.

Enrollment 2000-2014- Rye Neck UFSD



* Enrollment numbers include students that live in City of Rye.

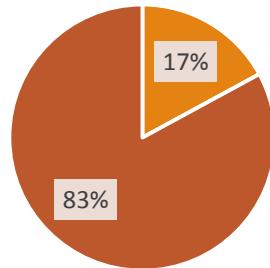
Percentage of School Age Children by Municipality Mamaroneck School District



Source: 2010 Census

School Age Children as Percentage of Population Mamaroneck School District

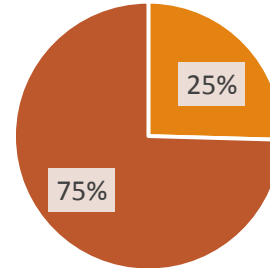
Village of Mamaroneck School Age
Children as Percentage of Population



■ Ages 5-18 ■ All other ages

Total Population: 11,315
School Age: 1,933

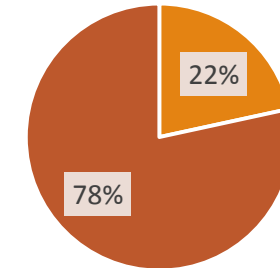
Village of Larchmont School Age
Children as Percentage of Population



■ Ages 5-18 ■ All other ages

Total Population: 5,864
School Age: 1,492

Town of Mamaroneck School Age
Children as Percentage of Population



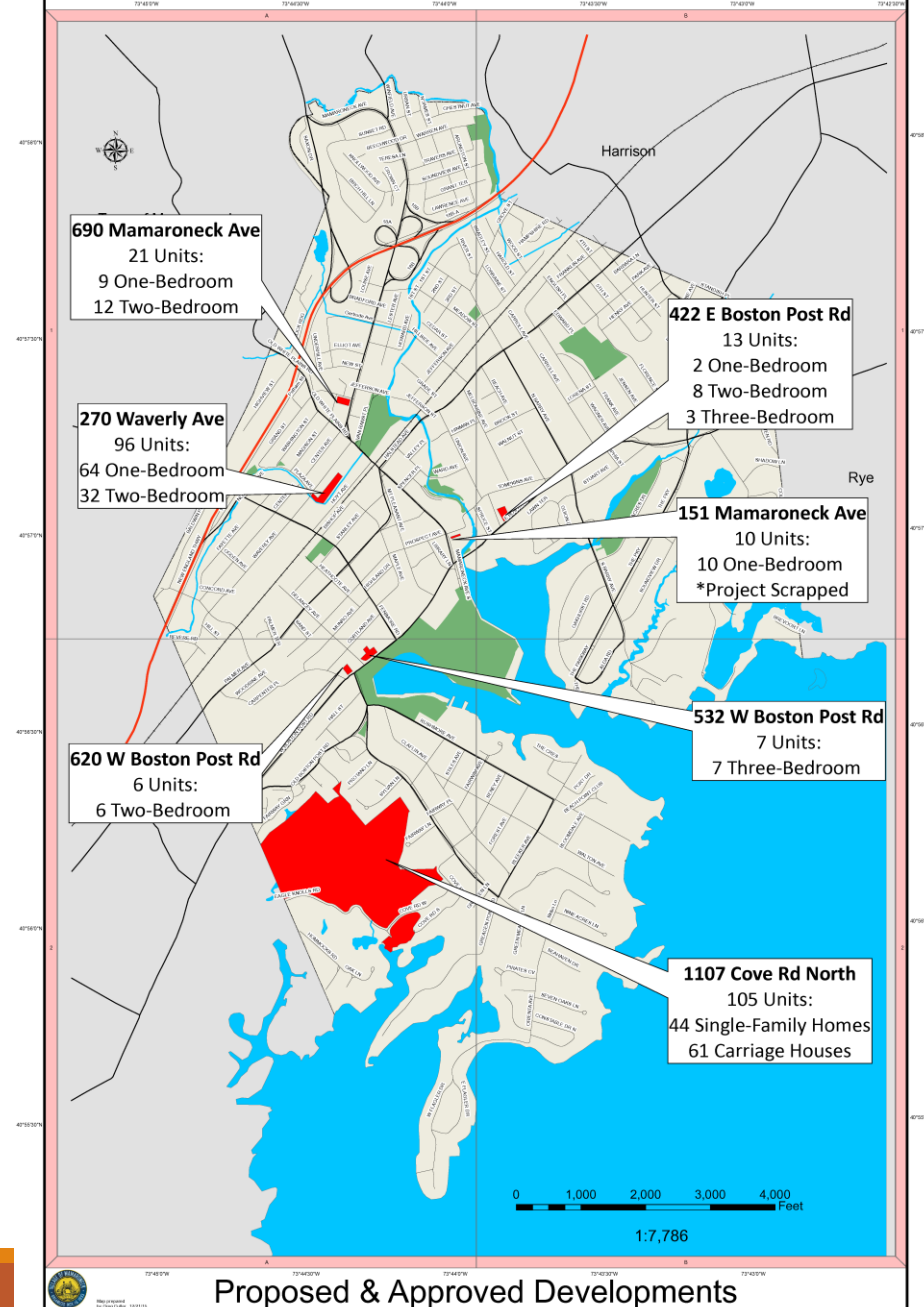
■ Ages 5-18 ■ All other ages

Total Population: 11,977
School Age: 2,587

*Rye Neck populations excluded from Village of Mamaroneck Calculation.

*Town of Mamaroneck School Age Population refers to unincorporated town. Includes portions of population that attend New Rochelle School District.

Village of Mamaroneck, New York



Proposed & Approved Developments

School children generation in recent multifamily developments | Local Multipliers

Data were provided by the Mamaroneck Union Free School District and Rye Neck Union Free District on the number of children in each development, and then applied to various proposed and recently approved developments within the Village of Mamaroneck.

Location	# of Students	# of Units	Multiplier
Avalon (Rentals)	25	225	0.11
Fairway Green (Townhouse)	5	53	0.09
Sweetwater Condos	4	90	0.04
Parkview Station	4	50	0.08
Condos (Combined)	8	140	0.06
TOTAL	38		

School age children projections- Proposed Developments

Project	Total Units	1 Bedrooms	2 Bedrooms	3 Bedrooms	Local Multiplier Forecast*	Rutgers Multiplier Forecast Estimated School Children
690 Mamaroneck Avenue	21	9	12		2	3
620 W Boston Post Road	6		6		1	1
270 Waverly Avenue (Sheldrake Lofts)	96	64	32		11	10
422 E Boston Post Road	13	2	8	3	1	3
Approved: 532 W Boston Post Road	7			7	1	2
Totals	153	85	58	10	16	19
*Local multiplier does not account for number of bedrooms, only total units.						

Development Context- Rye Neck UFSD

- ❑ No new multi-family developments in Rye Neck from 2000-2015.
- ❑ Three major developments in past thirty years:

Continental Manor 1988-39 Units

Rye Wood Farms 1986-40 Units

Barrymore 1988-37 Units

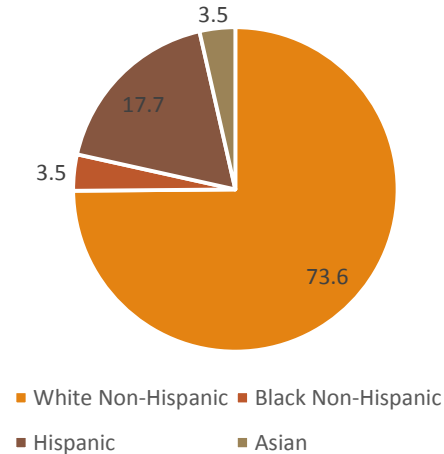
Development Context- Mamaroneck UFSD

- ❑ Multiple developments have occurred within Mamaroneck UFSD since 2000 including the Avalon, Sweetwater Condos, and Parkview Station.
- ❑ Three multifamily developments had considerably low school child generation rates- lower than the Rutgers multiplier.

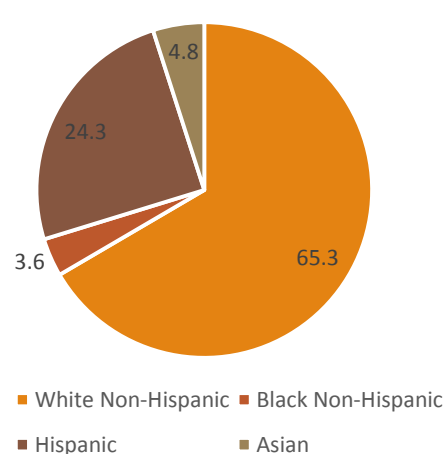
Demographic Shifts- Race & Ethnicity

Race	2000 (% of Population)	2010 (% of Population)	Change
White Non-Hispanic	73.6	65.3	-8.3%
Black Non-Hispanic	3.5	3.6	+0.1%
Hispanic	17.7	24.3	+6.6%
Asian	3.5	4.8	+1.3%

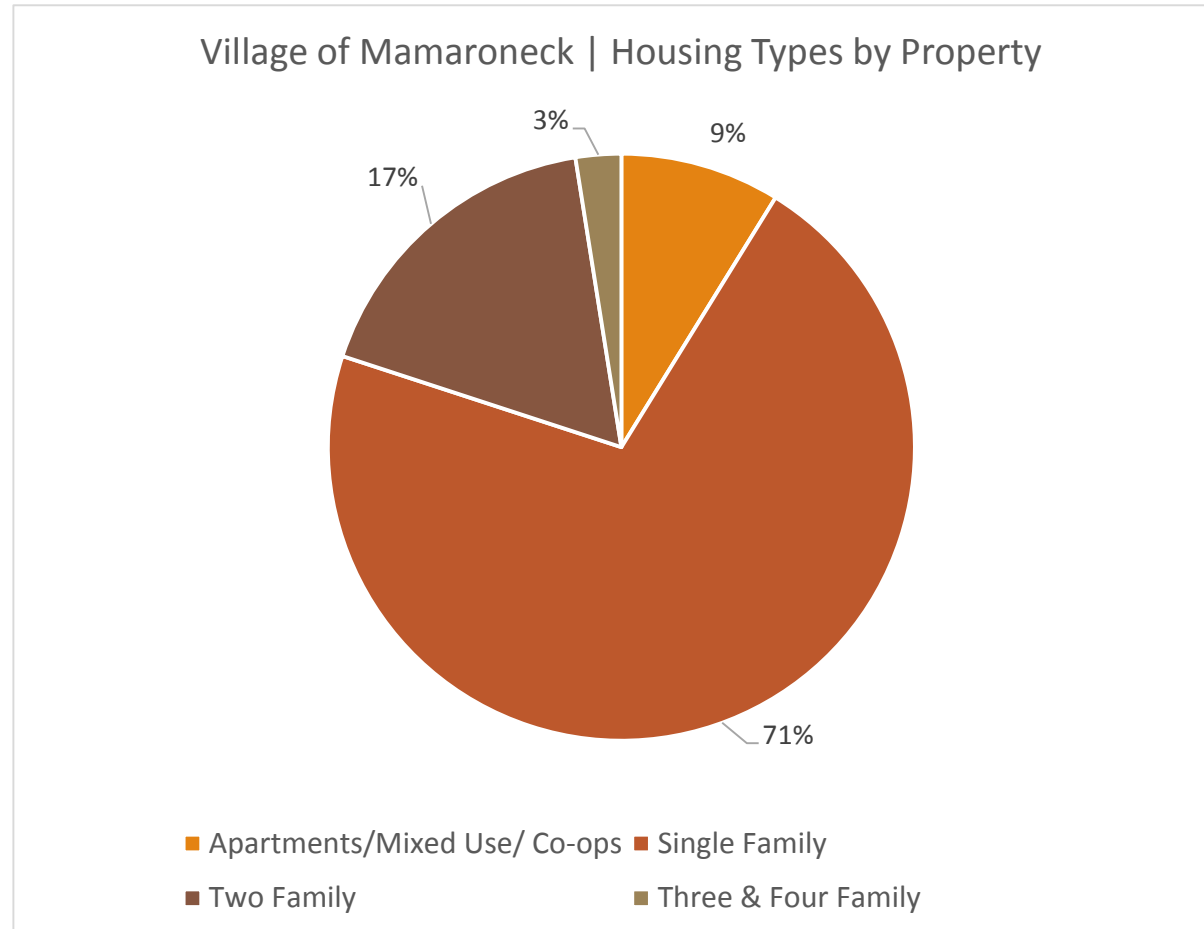
Census 2000 Race & Ethnicity
Chart



Census 2010 Race & Ethnicity
Chart



Existing housing types



Class Size

- ❑ Mamaroneck Union Free School District Common Branch: 22
- ❑ Rye Neck Common Branch: 21
- ❑ Westchester County Common Branch: 22

Cost Benefit Analysis-Existing Developments

Mamaroneck UFSD				
Complex	Total School Tax Actual	Students	Pupil Spending	Difference
Avalon	\$638,982.82	25	\$556,517.25	\$82,465.57
Fairway Green	\$482,308.55	5	\$111,303.45	\$371,005.10
Sweetwater	\$271,471.65	4	\$89,042.76	\$182,428.89
Parkview Station	\$156,925.46	4	\$89,042.76	\$67,882.70
Regatta	\$242,634.61	21	\$467,474.49	(\$224,839.88)
Rye Neck UFSD				
Continental Manor	\$123,998.67	5	\$105,559.48	\$18,439.19
Barrymore	\$83,851.25	2	\$42,223.79	\$41,627.46
Top of the Ridge	\$377,198.82	17	\$358,902.22	\$18,296.60
			Total:	\$557,305.63

Total annual tax benefit to the Mamaroneck UFSD: \$478,942

Total annual tax benefit to the Rye Neck UFSD: \$78,363

Per pupil spending was calculated as spending derived from local property taxes and excludes all other funding streams including state funding and grant funding.

School tax spending was provided by the receiver of taxes in both the Town of Rye and Town of Mamaroneck.

*The Regatta school tax deficit will likely be reduced or non-existent in coming years as condominiums are converted from affordable to market rate.

Cost Benefit Analysis- Proposed Developments

Mamaroneck UFSD				
Proposed Developments	Estimated School Tax Revenue	Forecast Students	Pupil Spending	Difference
690 Mamaroneck Ave	\$67,200.00	2	\$44,521.38	\$22,678.62
620 W Boston Post Road	\$21,280.00	1	\$22,260.69	(\$980.69)
270 Waverly Avenue	\$296,256.80	11	\$244,867.59	\$51,389.21
532 Boston Post Rd	\$97,255.20	1	\$22,260.69	\$74,994.51
Rye Neck UFSD				
422 E Boston Post Road	\$81,559.80	1	\$21,111.90	\$60,447.90
			Total:	\$208,529

Mamaroneck UFSD Benefit: \$148,081

Rye Neck UFSD Benefit: \$60,448

Per pupil spending was calculated as spending derived from local property taxes and excludes all other funding streams including state funding and grant funding.

Student forecast is derived from local school children data provided by Mamaroneck UFSD and Rye Neck UFSD.

Assessed value was calculated using archetypal assessment calculations. For example apartments were estimated to be assessed at a rate \$200 per square foot. The current tax rate for each school district was applied to the estimated assessment to forecast property tax derived revenue.

Conclusions

- Turn over of single-family homes to younger families has a larger impact on the number of school age children than multi-family development, including both rentals and owner-occupied developments.
- Village of Mamaroneck has high performing school districts that will likely continue to attract young new families to single-family homes.
- New multi-family development has had limited impact on school districts.
- Rye Neck has experienced 16% growth rate over the past ten years, with virtually no multi-family development within the same period.
- Mamaroneck School district has also experienced a 16% growth rate over the same period while constructing 133 new multi-family residential units.
- Tax benefits outweigh tax burdens for multi-family developments.
- Further analysis required to calculate tax burden of detached single family home development. However, given the higher levels of school child generation associated with single family homes, it is expected that they will have a higher tax burden than multi-family homes.



June 14, 2018

Trent Spiridellis, Executive Vice President
Larchmont Mamaroneck Football Club
Via Email
trent_spiridellis@yahoo.com

Re: Hampshire Country Club, Final Environmental Impact Statement

To Whom It May Concern:

We are planning consultants currently in the process of preparing a Final Environmental Impact Statement (EIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include development of seven tennis courts and preservation of approximately 36 acres of shared open space. The existing golf course use would be downsized to a 9-hole course, and the existing clubhouse and associated recreational facilities would remain in use. As outlined in the Draft Environmental Impact Statement from December 2017, utilizing the Residential Demographic Multipliers by Rutgers University Center for Urban Policy Research (June 2006), the Proposed Action is projected to generate approximately 57 public school children and 14 private school children. These 71 school children would be spread throughout the 13 grades (K-12). A copy of the DEIS can be accessed at http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_planning/Hampshire%20Application/SEQRA%20Documents/DEIS_FULL%2012_2017.pdf

The project site (the "Site") is located at 1025 Cove Road and consists of approximately 106.2 acres (**See Exhibit 1**). The Site is located adjacent to the Hommocks Ice Rink, Pool, and Hommocks Middle School. A portion of the Site borders the Long Island Sound. We have attached an initial site plan of the Proposed Project for your review (**See Exhibit 2**).

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

Existing Conditions

- (1) Number and age range of children enrolled in the 2017-2018 season;
- (2) List of the municipalities from which children may participate in your league;
- (3) Estimated rate of participation in your league for school aged children in your service area;
- (4) List of existing fields or recreational facilities used for league practice or play;
- (5) Frequency of use and length of use (sports season) of those fields and/or recreational facilities; and
- (6) Any existing problems with capacity of the league and/or field space.

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Potential Impacts

- (1) Anticipated impacts of the Proposed Project on league capacity and/or field availability. Specifics in terms of individual team or field capacity, if available, would be very helpful in our impact assessment; and
- (2) Any other league concerns regarding the Proposed Project (if any).

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

Sincerely,

A handwritten signature in black ink, appearing to read "Abigail Rudow". The signature is fluid and cursive, with the first name "Abigail" being more prominent than the last name "Rudow".

Abigail Rudow

Planner
arudow@vhb.com



June 14, 2018

Mamaroneck Youth Football League
180 E. Prospect Ave. #154
Mamaroneck, NY 10543
Via Email and USPS
myflonline@gmail.com

Re: Hampshire Country Club, Final Environmental Impact Statement

To Whom It May Concern:

We are planning consultants currently in the process of preparing a Final Environmental Impact Statement (EIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include development of seven tennis courts and preservation of approximately 36 acres of shared open space. The existing golf course use would be downsized to a 9-hole course, and the existing clubhouse and associated recreational facilities would remain in use. As outlined in the Draft Environmental Impact Statement from December 2017, utilizing the Residential Demographic Multipliers by Rutgers University Center for Urban Policy Research (June 2006), the Proposed Action is projected to generate approximately 57 public school children and 14 private school children. These 71 school children would be spread throughout the 13 grades (K-12). A copy of the DEIS can be accessed at http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_planning/Hampshire%20Application/SEQRA%20Documents/DEIS_FULL%2012_2017.pdf

The project site (the "Site") is located at 1025 Cove Road and consists of approximately 106.2 acres (**See Exhibit 1**). The Site is located adjacent to the Hommocks Ice Rink, Pool, and Hommocks Middle School. A portion of the Site borders the Long Island Sound. We have attached an initial site plan of the Proposed Project for your review (**See Exhibit 2**).

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

Existing Conditions

- (1) Number and age range of children enrolled in the 2017-2018 season;
- (2) List of the municipalities from which children may participate in your league;
- (3) Estimated rate of participation in your league for school aged children in your service area;
- (4) List of existing fields or recreational facilities used for league practice or play;
- (5) Frequency of use and length of use (sports season) of those fields and/or recreational facilities; and

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- (6) Any existing problems with capacity of the league and/or field space.

Potential Impacts

- (1) Anticipated impacts of the Proposed Project on league capacity and/or field availability. Specifics in terms of individual team or field capacity, if available, would be very helpful in our impact assessment; and
- (2) Any other league concerns regarding the Proposed Project (if any).

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

Sincerely,

A handwritten signature in black ink that reads "Abigail Rudow". The signature is fluid and cursive, with the first name "Abigail" being more prominent than the last name "Rudow".

Abigail Rudow

Planner
arudow@vhb.com



June 14, 2018

Brendan Collins, President
Mamaroneck Youth Hockey Association
P.O. Box 405
Larchmont, NY 10538
Via Email and USPS
Brendanpcollins@gmail.com

Re: Hampshire Country Club, Final Environmental Impact Statement

To Whom It May Concern:

We are planning consultants currently in the process of preparing a Final Environmental Impact Statement (EIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include development of seven tennis courts and preservation of approximately 36 acres of shared open space. The existing golf course use would be downsized to a 9-hole course, and the existing clubhouse and associated recreational facilities would remain in use. As outlined in the Draft Environmental Impact Statement from December 2017, utilizing the Residential Demographic Multipliers by Rutgers University Center for Urban Policy Research (June 2006), the Proposed Action is projected to generate approximately 57 public school children and 14 private school children. These 71 school children would be spread throughout the 13 grades (K-12). A copy of the DEIS can be accessed at http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_planning/Hampshire%20Application/SEQRA%20Documents/DEIS_FULL%2012_2017.pdf

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

We have attached an initial site plan of the Proposed Project for your review (**See Exhibit 2**).

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

Existing Conditions

- (1) Number and age range of children enrolled in the 2017-2018 season;
- (2) List of the municipalities from which children may participate in your league;
- (3) Estimated rate of participation in your league for school aged children in your service area;
- (4) List of existing rinks or recreational facilities used for league practice or play;

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- (5) Frequency of use and length of use (sports season) of those rinks and/or recreational facilities; and
- (6) Any existing problems with capacity of the league and/or recreational space.

Potential Impacts

- (1) Anticipated impacts of the Proposed Project on league capacity and/or rink availability. Specifics in terms of individual team or recreational facility capacity, if available, would be very helpful in our impact assessment; and
- (2) Any other league concerns regarding the Proposed Project (if any).

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

Sincerely,

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Abigail Rudow

Planner
arudow@vhb.com



June 14, 2018

Christopher Glinski, President
Larchmont/Mamaroneck Youth Lacrosse Association
Via Email
glinskic@colonnadeproperties.com

Re: Hampshire Country Club, Final Environmental Impact Statement

To Whom It May Concern:

We are planning consultants currently in the process of preparing a Final Environmental Impact Statement (EIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include development of seven tennis courts and preservation of approximately 36 acres of shared open space. The existing golf course use would be downsized to a 9-hole course, and the existing clubhouse and associated recreational facilities would remain in use. As outlined in the Draft Environmental Impact Statement from December 2017, utilizing the Residential Demographic Multipliers by Rutgers University Center for Urban Policy Research (June 2006), the Proposed Action is projected to generate approximately 57 public school children and 14 private school children. These 71 school children would be spread throughout the 13 grades (K-12). A copy of the DEIS can be accessed at http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_planning/Hampshire%20Application/SEQRA%20Documents/DEIS_FULL%2012_2017.pdf

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Existing Conditions

- (1) Number and age range of children enrolled in the 2017-2018 season;
- (2) List of the municipalities from which children may participate in your league;
- (3) Estimated rate of participation in your league for school aged children in your service area;
- (4) List of existing fields or recreational facilities used for league practice or play;
- (5) Frequency of use and length of use (sports season) of those fields and/or recreational facilities; and

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- (6) Any existing problems with capacity of the league and/or field space.

Potential Impacts

- (1) Anticipated impacts of the Proposed Project on league capacity and/or field availability. Specifics in terms of individual team or field capacity, if available, would be very helpful in our impact assessment; and
- (2) Any other league concerns regarding the Proposed Project (if any).

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

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Abigail Rudow

Planner
arudow@vhb.com



June 14, 2018

Mamaroneck Junior Soccer League
Via Email
mamaroneckrecsoccer@gmail.com

Re: Hampshire Country Club, Final Environmental Impact Statement

To Whom It May Concern:

We are planning consultants currently in the process of preparing a Final Environmental Impact Statement (EIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include development of seven tennis courts and preservation of approximately 36 acres of shared open space. The existing golf course use would be downsized to a 9-hole course, and the existing clubhouse and associated recreational facilities would remain in use. As outlined in the Draft Environmental Impact Statement from December 2017, utilizing the Residential Demographic Multipliers by Rutgers University Center for Urban Policy Research (June 2006), the Proposed Action is projected to generate approximately 57 public school children and 14 private school children. These 71 school children would be spread throughout the 13 grades (K-12). A copy of the DEIS can be accessed at http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_planning/Hampshire%20Application/SEQRA%20Documents/DEIS_FULL%2012_2017.pdf

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Existing Conditions

- (1) Number and age range of children enrolled in the 2017-2018 season;
- (2) List of the municipalities from which children may participate in your league;
- (3) Estimated rate of participation in your league for school aged children in your service area;
- (4) List of existing fields or recreational facilities used for league practice or play;
- (5) Frequency of use and length of use (sports season) of those fields and/or recreational facilities; and
- (6) Any existing problems with capacity of the league and/or field space.

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Potential Impacts

- (1) Anticipated impacts of the Proposed Project on league capacity and/or field availability. Specifics in terms of individual team or field capacity, if available, would be very helpful in our impact assessment; and
- (2) Any other league concerns regarding the Proposed Project (if any).

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

Sincerely,

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Abigail Rudow

Planner
arudow@vhab.com



June 14, 2018

Sandy Mary Korkatzis, Superintendent
Village of Mamaroneck Parks and Recreation
PO Box 369 attention Recreation
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Via email and USPS
Recreation@vomny.org

Re: Hampshire Country Club, Final Environmental Impact Statement

Dear Superintendent Korkatzis:

We are planning consultants currently in the process of preparing a Final Environmental Impact Statement (EIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include development of seven tennis courts and preservation of approximately 36 acres of shared open space. The existing golf course use would be downsized to a 9-hole course, and the existing clubhouse and associated recreational facilities would remain in use. As outlined in the Draft Environmental Impact Statement from December 2017, utilizing the Residential Demographic Multipliers by Rutgers University Center for Urban Policy Research (June 2006), the Proposed Action is projected to generate approximately 57 public school children and 14 private school children. These 71 school children would be spread throughout the 13 grades (K-12). A copy of the DEIS can be accessed at http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_planning/Hampshire%20Application/SEQRA%20Documents/DEIS_FULL%2012_2017.pdf

The project site (the "Site") is located at 1025 Cove Road and consists of approximately 106.2 acres (**See Exhibit 1**). The Site is located adjacent to the Hommocks Ice Rink, Pool, and Hommocks Middle School. A portion of the Site borders the Long Island Sound. We have attached an initial site plan of the Proposed Project for your review (**See Exhibit 2**).

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

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Existing Conditions

- (1) Any current issues of capacity at existing Village recreational facilities;
- (2) Any current issues of capacity in recreational programming, including the kayaking program, day camp, or other recreational programs;
- (3) Any planned changes or upgrades to Village recreational facilities, including sports fields.

Potential Impacts

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

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

Sincerely,

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

Abigail Rudow

Planner

arudow@vhb.com

DEIS Outreach



February 12, 2016

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

Re: Hampshire Country Club, Draft Environmental Impact Statement

Dear Ms. Fisher:

We are planning consultants currently in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include construction of eight tennis courts and preservation of approximately 73 acres of shared open space. The existing clubhouse and associated recreational facilities would remain in use.

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

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

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

Existing Conditions

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

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F 914.761.3759



Potential Impacts

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

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

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

Sincerely,

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

Abigail Rudow

Planner
arudow@vhb.com



February 12, 2016

Larchmont Mamaroneck Basketball Association
Via Email

Re: Hampshire Country Club, Draft Environmental Impact Statement

To Whom It May Concern:

We are planning consultants currently in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include construction of eight tennis courts and preservation of approximately 73 acres of shared open space. The existing clubhouse and associated recreational facilities would remain in use.

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

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

Existing Conditions

- (1) Number of children enrolled in the 2015-2016 season;
- (2) List of the municipalities from which children may participate in your league; and
- (3) Any existing problems with capacity of the League.

Potential Impacts

- (1) Basketball League concerns regarding the Proposed Project (if any).

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

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

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February 12, 2016
Page 2



Sincerely,

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Abigail Rudow

Planner

arudow@vhab.com



February 12, 2016

Larchmont-Mamaroneck Little League
Via Email

Re: Hampshire Country Club, Draft Environmental Impact Statement

To Whom It May Concern:

We are planning consultants currently in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include construction of eight tennis courts and preservation of approximately 73 acres of shared open space. The existing clubhouse and associated recreational facilities would remain in use.

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

Existing Conditions

- (1) Number of children enrolled in the 2015-2016 season;
- (2) List of the municipalities from which children may participate in your league; and
- (3) Any existing problems with capacity of the League.

Potential Impacts

- (1) Little League concerns regarding the Proposed Project (if any).

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

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

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February 12, 2016
Page 2



Sincerely,

A handwritten signature in black ink, appearing to read "Abigail Rudow".

Abigail Rudow

Planner

arudow@vhab.com

From: [Rudow, Abigail](#)
To: [Bill Nachtigal](#)
Subject: RE: Request for Information
Date: Wednesday, March 2, 2016 2:59:08 PM

Good Afternoon Bill,

Thank you for getting back to me. I completely understand this is a busy time of year. Any information you have will be helpful and greatly appreciated.

We are working on behalf of the Hampshire Country Club, and will be submitting an Environmental Impact Statement to Stewart Sterk, Chair of the Village of Mamaroneck Planning Board.

Please let me know if you have any further questions, and best of luck with the start of the season.

Sincerely,

Abi Rudow

Abigail Rudow

Planner

P 914.467.6616

www.vhb.com

From: Bill Nachtigal [mailto:billnachtigal@yahoo.com]

Sent: Wednesday, March 02, 2016 11:11 AM

To: Rudow, Abigail

Subject: Request for Information

Hello Abigail,

We received your request for information. We are swamped with activity right now in getting our Spring season up and running so would need some time to pull together any information we may be able to provide. Also, it wasn't clear from your email who it is from the Village of Mamaroneck that you are working with. In order to respond we would need that information.

Regards,

Bill Nachtigall

President LMLL



February 12, 2016

Mamaroneck Junior Soccer League
Via Email

Re: Hampshire Country Club, Draft Environmental Impact Statement

Dear Ms. Kelley:

We are planning consultants currently in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed Planned Residential Subdivision and associated development of 44 one-family homes and 61 two- and three-family semi-detached townhomes on the current Hampshire Country Club property within the Village of Mamaroneck. The Proposed Project would also include construction of eight tennis courts and preservation of approximately 73 acres of shared open space. The existing clubhouse and associated recreational facilities would remain in use.

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

Existing Conditions

- (1) Number of children enrolled in the 2015-2016 season;
- (2) List of the municipalities from which children may participate in your league; and
- (3) Any existing problems with capacity of the League.

Potential Impacts

- (1) Soccer League concerns regarding the Proposed Project (if any).

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

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

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F 914.761.3759

February 12, 2016
Page 2



Sincerely,

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Abigail Rudow

Planner

arudow@vhb.com



February 12, 2016

Mamaroneck Youth Football League
Via Email

Re: Hampshire Country Club, Draft Environmental Impact Statement

To Whom It May Concern:

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Existing Conditions

- (1) Number of children enrolled in the 2015-2016 season;
- (2) List of the municipalities from which children may participate in your league; and
- (3) Any existing problems with capacity of the League.

Potential Impacts

- (1) Football League concerns regarding the Proposed Project (if any).

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

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

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February 12, 2016
Page 2



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Abigail Rudow

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