

RESOLUTION

VILLAGE OF MAMARONECK PLANNING BOARD

Adopted September 30, 2015

RE: Hampshire Country Club, 1025 Cove Road

Resolution Adopting Positive Declaration and Setting a Public Scoping Session

After due discussion and deliberation, on motion by Mr. Verni, seconded by Mr. Sjunneberg and carried, the following resolution was adopted unanimously in a 5-0 vote:

WHEREAS, Hampshire Recreation, LLC (“Hampshire”) is the owner of a 106.2 acre parcel of property located at 1025 Cove Road, 98.9 acres of which are situated within the Village of Mamaroneck (Section 9, Block 35, Lot 700, Section 9, Block 36, Lot 1, Section 9, Block 42, Lots 568, 695 and 367, Section 9, Block 43, Lots 1 and 12) and 7.3 acres are situated within the Town of Mamaroneck); and

WHEREAS, of those 98.9 acres within the Village, 94.5 acres are situated within an R-20 residential zoning district and 4.4 acres are situated within the Marine Recreation (“MR”) zoning district); and

WHEREAS, on June 26, 2015 Hampshire submitted an application to the Village of Mamaroneck Planning Board (“Planning Board”) for subdivision, site plan, special permit and other approvals in connection with a proposed 105 unit Planned Residential Development (“PRD”) on the 94.5 acre portion of their property within the Village that is zoned R-20 (“Proposed Action”); and

WHEREAS, as part of its application, Hampshire submitted a Full Environmental Assessment Form (“EAF”) to assess the potential environmental impacts of the Proposed Action under the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Planning Board has determined that the Proposed Action is subject to SEQRA and that it will involve other agencies; and

WHEREAS, the Planning Board has preliminarily classified the Proposed Action as a Type I Action under SEQRA; and

WHEREAS, by resolution adopted on July 8, 2015, the Planning Board authorized the circulation of a Notice of Intent to be Lead Agency (“Notice of Intent”) and, pursuant to that resolution, by letter dated July 15, 2015, the Planning Board’s Notice of Intent to serve as Lead Agency under SEQRA for the environmental review of the Proposed Action was circulated to all Involved Agencies; and

WHEREAS, no objection within the 30 day time period set forth in that Notice of Intent has been raised by any other Involved Agencies to the Planning Board serving as Lead Agency for the environmental review of the Proposed Action; and

WHEREAS, on September 9, 2015, the Planning Board declared itself to be the Lead Agency for the environmental review of the Proposed Action; and

WHEREAS, the Planning Board has reviewed Part 1 of the EAF prepared by Hampshire as sponsor of the Proposed Action, and has reviewed Parts 2 and 3 of the EAF prepared on behalf of the Planning Board by The Chazen Companies, as the Village’s planning and environmental consultant (“The Chazen Companies”); and

WHEREAS, the Planning Board has confirmed that the Proposed Action is a Type I Action and determined that the Proposed Action may include the potential for one or more significant adverse impacts on the environment if it is approved and built ; and

WHEREAS, the Village of Mamaroneck Planning Board has reviewed the attached determination of significance (“Positive Declaration”) prepared on the Proposed Action on behalf of the Planning Board by The Chazen Companies; and

WHEREAS, Hampshire, in anticipation of the Planning Board's adoption of a Positive Declaration, prematurely submitted a Draft Scope for the preparation of an environmental impact statement for the Proposed Action ("Draft Scope");

NOW THEREFORE, be it

RESOLVED, that the Planning Board adopts the contents of the EAF, Parts 2 and 3; and be it

FURTHER RESOLVED that the Planning Board adopts the contents and conclusions set forth in the attached Positive Declaration regarding the potential environmental impacts if the Proposed Action is approved and built; and be it

FURTHER RESOLVED, that the Planning Board Chairman is authorized to complete and sign the Determination of Significance on the EAF declaring as set forth therein that the Proposed Action "may result in one or more significant adverse impacts on the environment and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts"; and be it

FURTHER RESOLVED, that the Chairman of the Planning Board with the assistance of counsel, Village staff and consultants, is authorized to file and circulate the Positive Declaration in accordance with NYS Department of Environmental Conservation Rule 617.12(6 NYCRR §617.12); and be it

FURTHER RESOLVED, that the Planning Board, as of the date of this resolution, accepts the Draft Scope submitted by Hampshire, which Draft Scope is attached hereto; and be it

FURTHER RESOLVED, that the Planning Board will conduct a public scoping session for the Proposed Action on October 28, 2015 at 7:00 PM at the Courtroom at 169 Mount Pleasant Avenue, Mamaroneck, New York at which time all those wishing to make comments on the Draft Scope will be afforded an opportunity to be heard; and be it

FURTHER RESOLVED, that the Planning Board will accept written comments on the Draft Scope until the close of business on November 6, 2015 and such written comments should be sent by mail to Betty-Ann Sherer, Land Use Coordinator, at 169 Mount Pleasant Avenue, Mamaroneck, New York, 10543 or by email to bsherer@vomny.org; and be it

FURTHER RESOLVED, that the Chairman of the Planning Board with the assistance of counsel, Village staff and consultants is authorized to take such other and further action as may be necessary to meet the Planning Board's obligations as Lead Agency or as otherwise might be appropriate in its role as Lead Agency.

**VILLAGE OF MAMARONECK PLANNING BOARD
STATE ENVIRONMENTAL QUALITY REVIEW
POSITIVE DECLARATION
AND NOTICE OF PUBLIC SCOPING SESSION TO BE HELD ON
OCTOBER 28, 2015**

Notice of Intent to Prepare a Draft DEIS
Determination of Significance

Date: September 30, 2015

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Mamaroneck Planning Board, as Lead Agency, has determined that the Proposed Action, described below, may have a significant adverse effect on the environment and a Draft Environmental Impact Statement ("DEIS") will be prepared.

Name of Action/Project: Hampshire Country Club Planned Residential Development

Name of Applicant: Hampshire Recreation, LLC and Toll Brothers, Inc.

SEQR Status: Type 1

Scoping: Yes

A public Scoping Session will be held at the Mamaroneck Village Hall, 169 Mt. Pleasant Street, Mamaroneck, New York 10543 on October 28, 2015, at 7:00 pm.

The Applicant has submitted a draft scoping document to the Village Planning Board.

The draft scoping document will be distributed to all interested and involved agencies, and will be available for public review in advance of the Scoping Session on the Village's website www.village.mamaroneck.ny.us, at the Mamaroneck Public Library at 136 Prospect Avenue, Mamaroneck, New York 10543 and in hard copy, available from:

Betty-Ann Sherer, Land Use Coordinator
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543
914-777-7731
bsherer@vomny.org

Copies will also be available at the scoping session. Public comment will be accepted at the scoping session on all issues related to the scope of the DEIS.

Written comments on the proposed scope will also be accepted until November 6, 2015 by sending them via mail or e-mail to:

Betty-Ann Sherer, Land Use Coordinator
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543
bsherer@vomny.org

Notice to interested and involved agencies: You are requested to provide written comments reflecting your concerns, jurisdictions and information needs sufficient to ensure that the DEIS will be adequate to support your agency's SEQR Findings.

Description of Action:

The proposed action is a planned residential development on the 94.5 acre portion of the Hampshire Country Club located in the Village of Mamaroneck's R-20 zoning district. The proposed development would result in a total of 105 units on the subject property, consisting of 44 single-family residences and 61 townhouses. The existing membership club located on the marine residential (MR) zoned portion of the site (clubhouse, pool and parking) would remain, but the existing golf course would be replaced by the proposed homes. A copy of the proposed site plan is attached.

Location of Action:

Town/Municipality: Village of Mamaroneck

County: Westchester County

Street Address: 1025 Cove Road
Mamaroneck, New York 10543

Tax Map Parcels: Section 9, Block 35, Lot 700
Section 9, Block 36, Lot 1
Section 9, Block 42, Lots 568, 659 and 367
Section 9, Block 43, Lots 1 and 12

Reasons supporting this Positive Declaration include, but are not limited to, the following potential impacts:

Potential impacts to Critical Environmental Areas on and adjoining the site

Potential flooding impacts

Potential impacts to wetlands and surface water resources

Potential impacts to groundwater resources

Potential visual impacts, including impacts from light pollution

Potential impacts from grading, cut and fill

Potential impacts to archeological resources

Potential traffic impacts, including vehicular, bicycle and pedestrian safety

Potential construction impacts including impacts to areas roadways from construction vehicle traffic

Potential impacts to public health, welfare and safety

Compatibility with Village planning documents

Potential impacts, including fiscal impacts, from increased demands on community services such as fire, rescue and police, schools, and related infrastructure

Potential impacts from pesticide contamination associated with prior use of the property as a golf course

Loss of open space

Energy Use

THIS POSITIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE LEAD AGENCY HELD ON SEPTEMBER 30, 2015.

For Further Information:

Contact Person:
Betty-Ann Sherer, Land Use Coordinator
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543
914-777-7731
bsherer@vomny.org

A copy of this Notice is being sent to:

INVOLVED AGENCIES

Village of Mamaroneck Harbor and Coastal Zone Management Commission

Cindy Goldstein, Chair
1066 Seahaven Drive
Mamaroneck, New York 10543

Westchester County Department of Health

Attn: Paul Kutzy, Acting Regional Director
145 Huguenot Street, 8th floor
New Rochelle, New York 10801

New York State Department of Environmental Conservation - Region 3

Attn: Martin Brand, Regional Director

Region 3
21 South Putt Corners Road
New Paltz, New York 12561

New York State Department of Environmental Conservation Bureau of Flood Protection and Dam Safety

Attn: William Nechamen, CFM
625 Broadway
4th Floor
Albany, New York 12233

New York State Department of State Division of Coastal Resources

Attn: George Stafford, Director
41 State Street
Suite 930
Albany, New York 12231

INTERESTED AGENCIES

Village of Mamaroneck Board of Trustees

Norman S. Rosenblum, Mayor
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Village of Mamaroneck

Betty-Ann Sherer, Land Use Coordinator
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Village of Mamaroneck Board of Architectural Review

Attn: J. Malte Stoeckhert, Chair
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Village of Mamaroneck Flood Mitigation Advisory Committee

Attn: Peggy Jackson, Chair
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Village of Mamaroneck Committee for the Environment

Attn: Mark Karell and Monica Barach, Co-chairs
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Village of Mamaroneck Board of Traffic Commissioners

Attn: Jack Yannuzzi, Chair
Village Hall

169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Village of Mamaroneck Zoning Board of Appeals

Attn: Barry Weprin, Chair
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Village of Mamaroneck Fire Department

Attn: Craig Castarella, Chief
146 Palmer Avenue
Mamaroneck, New York 10543

Village of Mamaroneck Police Department

Attn: Christopher Leahy, Chief
123 Mamaroneck Avenue
Mamaroneck, New York 10543

Village of Mamaroneck Department of Public Works

Attn: Tony Iacovelli, General Foreman
313 Fayette Avenue
PO Box 369
Mamaroneck, New York 10543

Village of Mamaroneck Building Department

Attn: Dan Gray, Building Inspector
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Westchester County Planning Board

Attn: Jeremiah Lynch, Chair
148 Martine Avenue
White Plains, New York 10601

Westchester County Department of Transportation

Attn: Kevin Roseman, Traffic Engineer
148 Martine Avenue
White Plains, New York 10601

Westchester County Department of Public Works

Attn: Ralph Butler, Commissioner
148 Martine Avenue
White Plains, New York 10601

Westchester County Department of Environmental Facilities

Attn: Thomas Lauro, P.E., Commissioner
270 North Avenue, 6th Floor
New Rochelle, New York 10601

Westchester Joint Water Works

Attn: Tony Conetta, Manager
1625 Mamaroneck Avenue
Mamaroneck, New York 10543

Town of Mamaroneck

Office of the Town Clerk
Mamaroneck Town hall
740 West Boston Post Road
Mamaroneck, New York 10543

United States Army Corps of Engineers

New York District, Eastern Permits Section
U.S. Army Engineer District, New York
26 Federal Plaza
New York, New York 10278-0090

Federal Emergency Management Agency

Region 2
Mitigation Division
Michael Moriarty, Director
26 Federal Plaza
New York, New York 10278

Mamaroneck Union Free School District

Dr. Robert I. Shaps
Superintendent
1000 West Boston Post Road
Mamaroneck, New York 10543

New York State Office of Parks, Recreation and Historic Preservation

Field Services Bureau
P.O. Box 189, Peebles Island
Waterford, New York 12188-0189

New York State Department of Transportation Region 8

Attn: William Gorton, P.E.
4 Burnett Boulevard
Poughkeepsie, New York 12603

Other required filings:**Environmental Notice Bulletin**

New York State Department of Environmental Conservation
625 Broadway, 4th Floor
Albany, NY 12233-1750

SCOPING DOCUMENT
Draft Environmental Impact Statement

Draft 8/24/15

Name of Proposed Action:

Hampshire Country Club

Planned Residential Development Project

Location: 1025 Cove Road
Village of Mamaroneck, Westchester County, New York

SEQRA Classification: Unlisted

Lead Agency:
Village of Mamaroneck Planning Board

Prepared By:
VHB Engineering, Surveying and Landscape Architecture, PC
50 Main Street, Suite 360
White Plains, New York 10606
914-467-6600
Contacts:
Gina Martini, AICP
Michael Junghans, PE

Date Adopted: _____

DRAFT
SCOPING DOCUMENT
HAMPSHIRE COUNTRY CLUB
DRAFT ENVIRONMENTAL IMPACT STATEMENT

INTRODUCTION

A Draft Environmental Impact Statement (DEIS) will be prepared in accordance with the requirements of 6 NYCRR Part 617.9, to assess the potentially significant adverse environmental impacts of the proposed Planned Residential Development project on the site of the existing Hampshire Country Club. The proposed development site is located at 1025 Cove Road, in the Village of Mamaroneck, Westchester County, New York.

PROJECT SCOPING

This Scoping Document contains the items described in 6 N.Y.C.R.R. Part 617.8(F) (1) through (6), and identifies the potentially significant adverse environmental impacts of the Proposed Action, and the mitigation measures for any such impacts that will be addressed in the DEIS.

DESCRIPTION OF THE PROPOSED ACTION

Hampshire Recreation, LLC and Toll Brothers (the "Applicant") propose a new planned residential development consisting of 105 units on a portion of the Hampshire Country Club Property on Cove Road in Mamaroneck.

The Hampshire County Club Property consists of 106.2 acres developed with recreational membership club facilities located mainly within the Village of Mamaroneck ("Village"), with a small portion located within the Town of Mamaroneck ("Club Property"). The majority of the Club's golf course, as well as several parking lots, are located on a 94.5 acres portion of the Club Property within the Village's R-20 Zoning District. A small portion of the golf course is also located on a 7.3 acre portion of the Club Property within the Town of Mamaroneck's R-30 Zoning District. The Club's clubhouse, tennis courts, pool and several parking areas are located on a 4.4 acre portion of the Club Property within the Village's MR Zoning District.

The proposed Planned Residential Development (PRD) would be built on the 94.5 acre portion of the Club property located within the Village's R-20 Zoning District. A total of 105 residential units (44 single family lots and 61 attached Carriage Homes), parking areas, 8 tennis courts and common open space are proposed on this portion of the Club Property. The golf course would be eliminated in connection with the Proposed Action. No development of any kind is

proposed in the portions of the Club Property located in the Town of Mamaroneck or in the Village's MR Zoning District. The existing membership club facilities located on the MR portion of the Club Property (supporting a clubhouse, pool and parking areas) would remain.

The Proposed Action requires Subdivision and Site Plan approval in connection with the development of the PRD. A Special Permit is also required to develop the PRD, as well as maintain the membership club, tennis courts and parking facilities located on the R-20 portion of the Club Property. Several other approvals are also required, as described below.

REQUIRED APPROVALS

At this time, it is anticipated that the following approvals and permits will be required:

| Type of Approval | Agency |
|---|--|
| SEQRA Subdivision approval Site Plan approval Special Permit Wetland Permit | Village of Mamaroneck Planning Board |
| LWRP Consistency Determination | Harbor and Coastal Zone Management Commission (HCZM) |
| Floodplain Development Permit Stormwater Pollution Prevention Permit | Village of Mamaroneck Building Department |
| Water extension Sanitary Sewer extension | Westchester County Health Department |
| Street Opening Permit | Village of Mamaroneck Department of Public Works |
| ARB Review (Advisory) | Village of Mamaroneck Board of Architectural Review |
| Stormwater SPDES Permit Stormwater Pollution Prevention Plan approval | NYS Department of Environmental Conservation |

GENERAL SCOPING CONSIDERATIONS

The Applicant will prepare a Draft Environmental Impact Statement (DEIS) addressing all items identified in this Scoping Document. The Applicant will incorporate information from other developments underway or proposed in the local vicinity and include, where appropriate, discussions regarding cumulative adverse impacts.

The DEIS will discuss relevant and material facts, and evaluate the reasonable alternatives to the Proposed Action identified in this Scoping Document. It will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the DEIS and

included as an appendix. In addition, all project correspondence from involved and interested agencies will be included in an appendix to the DEIS.

The DEIS will be written in the third person without use of the terms I, we, and our. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. All graphics will clearly identify the project area. Each potential impact category (such as land use and zoning impacts, and traffic impacts) will be the subject of a separate section describing existing conditions, anticipated impacts, and proposed mitigation.

The full DEIS will be made available to the Lead Agency in both hard copy and electronic formats. The electronic format will be in Adobe Acrobat (.pdf) file. When the DEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided to allow placement of a copy at the local library and Village Hall for public review during normal business hours. In addition, the full DEIS will be posted on the internet for public review as required by law.

CONTENTS OF THE DEIS

Cover Sheet listing title of project, location, identification as a DEIS, Lead Agency, Applicant, preparer, and relevant dates (i.e. date of document preparation and spaces for dates of DEIS acceptance, public hearing, final date for acceptance of comments). A list of preparers will include the firm name, contact name, address, and phone number for all consultants who helped prepare the document. The Lead Agency and Applicant will be identified with a contact name and a phone number as well.

Table of Contents including listings of primary DEIS sections and subsections, tables, figures, drawings, appendices, and any items that may be submitted under separate cover (and identified as such), with page numbers listed for each.

I Executive Summary

The Executive Summary will include a brief summary description of the Proposed Action and a listing of all potential significant adverse environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the Proposed Action that are evaluated in the DEIS. The Executive Summary will only include information that is found elsewhere in the main body of the DEIS.

II Description of Proposed Action

A. Site Location

1. Narrative and mapping of Club Property
2. Narrative and mapping surrounding neighborhoods within ¼ mile
3. Map of Existing Floodplain

B. Site History, Existing Uses, Facilities and Utilities

C. Zoning

1. Existing Zoning
 - a. R-20 / MR / R-30 Districts
 - b. PRD Regulations

D. Proposed Development Plan

1. Proposed Residential Development
 - a. Compliance with PRD siting criteria
 - b. Maximum Allowable Density of PRD
 - c. Proposed Density
 - d. Proposed Preliminary Subdivision Plat pursuant to Section A348-8 of the Village Subdivision Regulations
 - e. Proposed Site Plan pursuant to Article XI of the Village Zoning Code
 - f. Residential Unit Types and Architectural Design
 - g. Residential Parking
 - h. Proposed landscaping and buffers pursuant to Section 342-16 of the Village Zoning Code
2. Proposed Site Access and Circulation
3. Continuation of Membership Club
 - a. Proposed modifications to club facilities
 - b. Proposed parking for club events
5. Preservation of Open Space
6. Utilities
 - a. Sanitary Sewer
 - b. Water Supply
 - c. Stormwater
7. Floodplain Management
 - a. Revised Floodplains and Base Flood Elevations Post-Development
 - b. Elevation of all structures above the Base Flood Elevation
 - c. Preservation of safe ingress/egress to neighborhood for ordinary and emergency vehicles during flooding
8. Construction Phasing

E. Project Purpose, Needs and Benefits

F. Involved Agencies and Required Approvals

III Existing Environmental Conditions, Anticipated Impacts and Mitigation

A. Land Use and Zoning

1. Existing Conditions
 - a. On Site
 - b. Surrounding Area (within 1/4 mile)
 - c. Relevant Planning Studies
 - i. 2012 Village Comprehensive Plan Update

- ii. Local Waterfront Revitalization Program (LWRP)
 - iii. County "Patterns" and Westchester 2025
- d. Critical Environmental Area (CEA)
- 2. Anticipated Impacts
 - a. Describe potential impacts of the Proposed Action in relation to existing land uses on site and surrounding land uses.
 - b. Compliance with the Comprehensive Plan and other documents
 - c. Describe potential impacts on the character of the CEA
- 3. Mitigation

B. Visual and Community Character

- 1. Existing Conditions
 - a. Document existing (pre-development) views toward Club Property from surrounding roadways (Cove Road, Eagle Knolls Road; and abutting homes on Fairway Lane, Cooper Ave. and from Hommocks School)
 - b. Describe the character of local surrounding roadways and neighborhoods
- 2. Anticipated Impacts
 - a. Views to the new development on site from surrounding roadways and areas described above (post-development) (Illustrate with sketches, photo-simulations, or cross sections, as appropriate)
- 3. Mitigation
(Describe proposed architectural character, proposed landscaping and buffering)

C. Wetlands and Waterbodies

- 1. Existing Conditions
 - a. Describe watercourses and ponds on site
 - b. Provide jurisdictional delineations for regulated wetlands
 - i. Army Corps of Engineers
 - ii. Village Freshwater Wetland Ordinance. Provide acreage of regulated wetlands and buffers
 - d. Provide functional analysis of existing wetland communities
 - e. Provide functional analysis of existing ponds
- 2. Anticipated Impacts
 - a. Preservation of watercourses and ponds
 - b. Describe regulated activities and permits required for those activities
 - i. Encroachment into wetland to relocate tennis courts
- 3. Mitigation

D. Vegetation and Wildlife

- 1. Existing Conditions
 - a. Vegetation – provide mapping of vegetative communities on site

- b. Wildlife - provide data investigating any rare, threatened or endangered species on site
- 2. Anticipated Impacts
 - a. Describe potential impacts to vegetative communities, as well as potential impacts to wildlife on site
- 3. Mitigation

E. Stormwater Management

- 1. Existing Conditions
 - a. Describe pre-development drainage conditions
- 2. Anticipated Impacts
 - a. Stormwater Quantity (post-development conditions)
 - b. Stormwater Quality
- 3. Mitigation (stormwater management plan)

F. Geology and Soils

- 1. Existing Conditions
 - a. Soils map
 - b. Subsurface conditions
- 2. Anticipated Impacts
 - a. preliminary grading plan
 - b. potential blasting areas
- 3. Mitigation

G. Floodplain Management

- 1. Existing Conditions
 - a. Describe 100-year floodplain
 - b. Flood modeling of Club Property and immediate vicinity for existing conditions to evaluate flood patterns and velocities
- 2. Anticipated Impacts
 - a. Flood modeling of Club Property and immediate vicinity post-development
 - i. Hydraulic modeling establishing "no rise" in base flood elevation or flood levels during base flood discharge as a result of development
 - ii. "No adverse affect" modeling establishing no physical damage to adjacent properties
 - b. Compliance with Purpose and Objectives of Village's Flood Damage Prevention Regulations (Chapter 186 of the Village Code)
 - i. Compliance with applicable Construction Standards (Section 186-5 of the Village Code)
 - ii. Compliance with Variance Standards, if necessary (Section 186-6 of the Village Code)
- 3. Mitigation Measures

G. Water Supply

1. Existing Conditions
2. Anticipated Impacts (water demand for residential uses)
3. Mitigation

H. Sanitary Sewer/Wastewater

1. Existing Conditions
2. Anticipated Impacts (wastewater generation for residential uses)
3. Mitigation

I. Traffic

1. Existing Conditions – describe surrounding road system
 - a. Existing Traffic Volumes for the Weekday Peak AM and PM Hours at the following intersections:
 - i. US 1 and Hommocks Road/Weaver Street (Signalized)
 - ii. Hommocks Road and Eagle Knolls Road (Unsignalized)
 - iii. East Cove Road and Orienta Avenue (Unsignalized)
 - iv. Orienta Avenue/Delancey Avenue and US 1 (Signalized)
 - v. Old Boston Post Road and Cooper Avenue
 - vi. Old Boston Post Road and US 1
 - vii. Fairway Lane and Orienta Avenue
 - b. Capacity Analysis (Level of Service) for each of the above intersections (SYNCHRO Analysis)
 - c. Existing parking count for club
 - d. Describe existing character of surrounding streets
2. Anticipated Impacts
 - a. “No Build” Traffic Volumes/Capacity Analysis - to include background traffic growth and other proposed projects in the area (to be provided by the Town)
 - b. “Build” Traffic Volumes/Capacity Analysis - to include anticipated trip generation for the Proposed Action
 - c. Sight Distance at Site Access
 - d. Parking Analysis
 - i. Club uses post-development
 - ii. Residential uses post-development
 - e. Describe potential impacts to character of surrounding streets
3. Mitigation

J. Socioeconomics

1. Existing Conditions
 - a. Demographics
 - b. Tax Generation
2. Anticipated Impacts
 - a. Demographics

- b. Anticipated property taxes to be generated by the Project
- c. Employment opportunities including short term construction jobs
- 3. Mitigation

K. Community Facilities and Services

- 1. Existing Conditions
 - a. Schools (including enrollment projections and capacities)
 - b. Police
 - c. Fire Protection/EMS
 - d. Public Works
 - e. Open Space and Recreation
- 2. Anticipated Impacts
 - a. Schools
 - b. Police
 - c. Fire Protection/EMS
 - d. Public Works
 - e. Open Space and Recreation
- 3. Mitigation

L. Cultural Resources

- 1. Existing Conditions
 - a. Prepare and submit Notice of Project to NYS Office of Parks, Recreation and Historic Preservation (NYOPRHP) Cultural Resources Information System (CRIS)
 - b. Upon receipt of comment from NYOPRHP, if required prepare and submit Phase IA cultural resources report for resources on site and within the ½-mile study buffer
 - i. Define the Area of Potential Effect (APEs) for both direct and indirect effects
- 2. Anticipated Impacts
 - a. Describe potential direct and indirect impacts to historic buildings and structures and cultural landscapes on site and within indirect APEs
 - b. Describe potential direct impacts to archaeological sites on-site
- 3. Mitigation
 - a. If needed, describe the Section 14.09 and, if applicable, Section 106 phases that will be required following the Phase IA studies for historic buildings and structures and cultural landscapes; with the on-site and indirect APEs for the project
 - b. If needed, describe the Section 14.09 and, if applicable, Section 106 phases that will be required following the Phase IA studies for archaeological sites within the direct effect APE for the project.

M. Construction

1. Description of construction phasing and schedule
2. Anticipated Impacts
 - a. Identification of anticipated short-term construction impacts from site preparation, infrastructure and project construction
3. Mitigation
 - a. Discuss construction management techniques, control plans and best management practices to be employed

IV Alternatives

1. No Action
2. R-20 Zoning: Conventional Subdivision
3. Multi-story condominium with preserved golf course

V Significant Adverse Impacts That Cannot be Avoided

1. Long Term
2. Short Term Construction Impacts (including mitigation measures)

VI Growth Inducement

VII Effects on Energy and Irreplaceable Commitment of Resources

VIII Appendix

- A. SEQRA Documentation (EAF, Adopted Scoping Document)
- B. Other Project Correspondence
- C. Proposed Zoning Code amendments
- D. Technical Studies
 - Natural Resource Reports (Wetlands, Vegetation and Wildlife)
 - Stormwater Management Report
 - Phase 1A Cultural Resources Report
 - Traffic Impact Study
 - Flooding Modeling
 - Coastal Assessment Form