

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._____, seconded by Mr. _____ and carried, the following resolution was adopted:

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.

VOTE: Ayes:

Nays:

Absent:

Abstain:

PLANNING BOARD

Village of Mamaroneck

Stewart Sterk, Chairman

Date: September 30, 2015