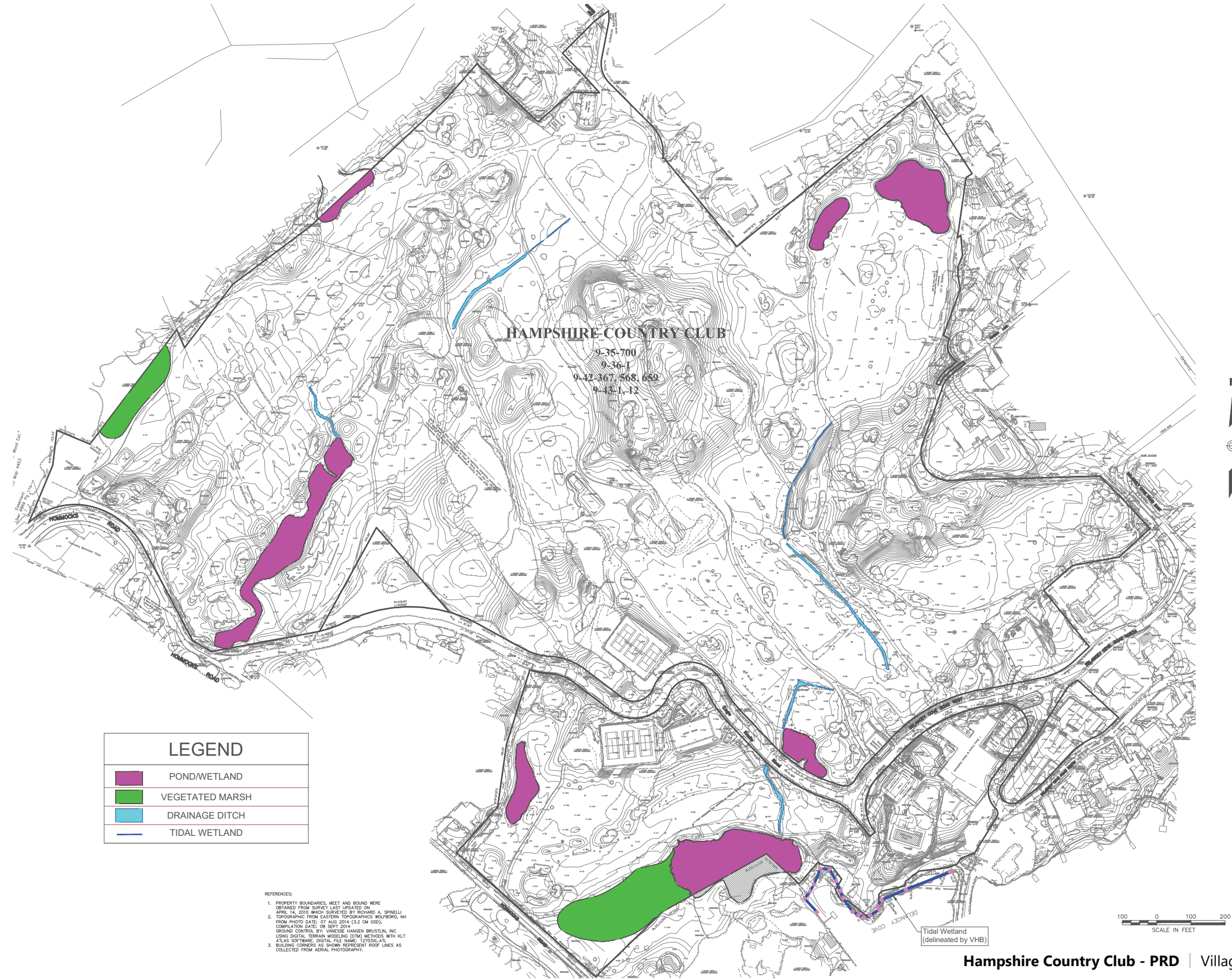
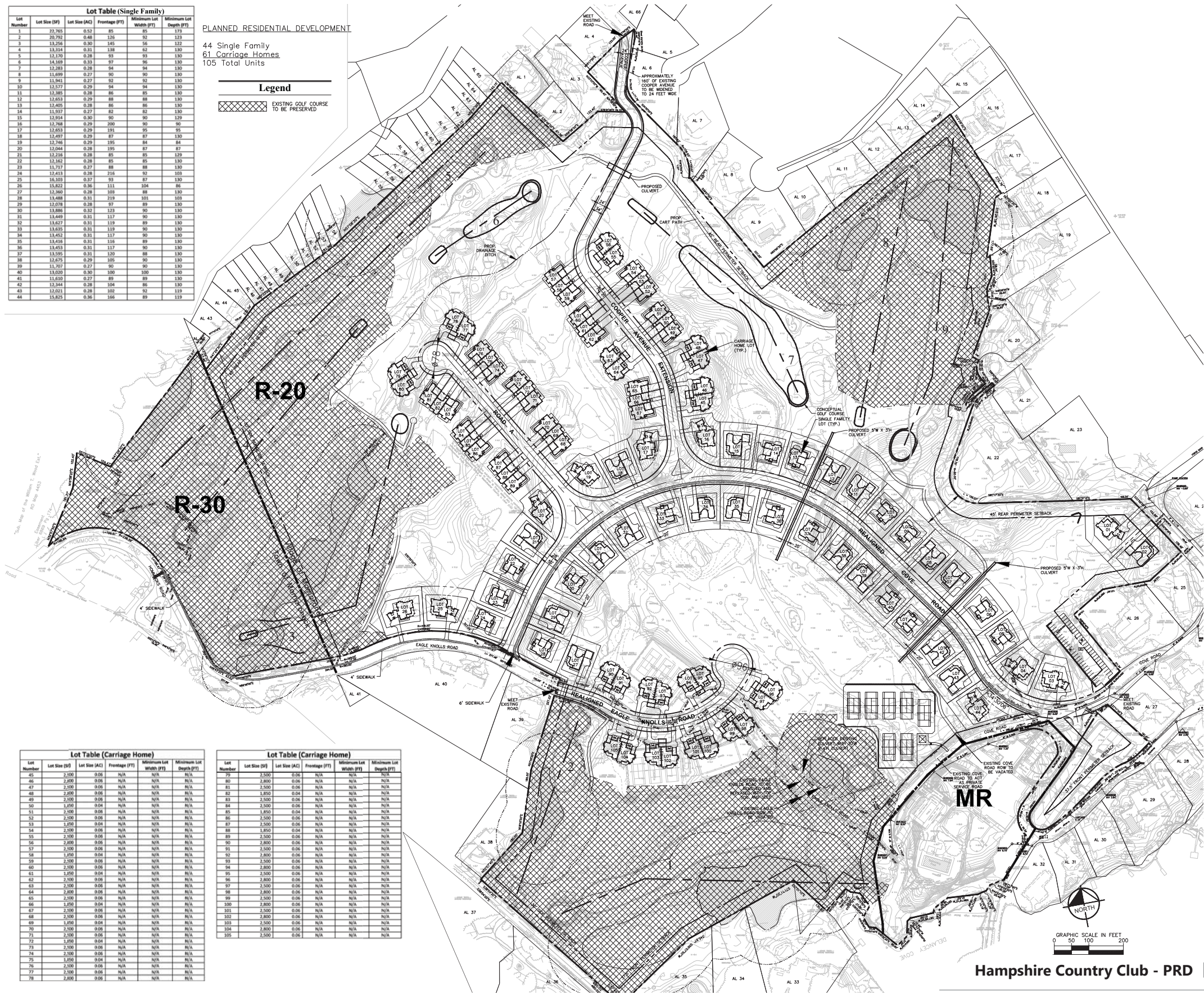


Hampshire Country Club Planned Residential Development  
Village of Mamaroneck,  
Westchester County, New York  
Final Environmental Impact Statement

## C Updated Figures

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Hampshire Country Club - PRD | Village of Mamaroneck, New York

Construction Phasing Plan

Source: Kimley-Horn



Figure 4

Lot Table (Single Family)					
Lot Number	Lot Size (SF)	Lot Size (AC)	Frontage (FT)	Minimum Lot Width (FT)	Minimum Lot Depth (FT)
1	22,765	0.52	85	85	173
2	20,792	0.48	126	92	133
3	13,256	0.30	145	56	122
4	13,814	0.31	138	67	130
5	12,170	0.28	93	93	130
6	14,169	0.33	97	96	130
7	12,283	0.28	94	94	130
8	11,099	0.27	90	90	130
9	11,941	0.27	92	92	130
10	12,577	0.29	94	94	130
11	12,585	0.28	86	85	130
12	12,653	0.29	88	88	130
13	12,405	0.28	86	86	130
14	11,937	0.27	82	82	130
15	12,914	0.30	90	90	129
16	12,748	0.29	200	90	90
17	12,653	0.29	191	95	95
18	12,497	0.29	87	87	130
19	12,746	0.29	195	84	84
20	12,044	0.28	195	87	87
21	12,216	0.28	85	85	129
22	12,163	0.28	89	89	130
23	11,717	0.27	88	88	130
24	12,413	0.28	216	92	103
25	16,103	0.37	93	87	130
26	15,822	0.36	111	104	86
27	12,360	0.28	103	88	130
28	13,488	0.31	239	103	103
29	12,078	0.28	97	89	130
30	13,886	0.32	123	90	130
31	13,449	0.31	137	90	130
32	13,627	0.31	119	89	130
33	13,635	0.31	119	90	130
34	13,452	0.31	117	90	130
35	13,416	0.31	116	89	130
36	13,453	0.31	117	90	130
37	13,595	0.31	120	88	130
38	12,675	0.29	105	90	130
39	11,707	0.27	90	90	130
40	13,020	0.30	100	100	130
41	11,610	0.27	89	89	130
42	12,844	0.28	104	104	130
43	12,021	0.28	102	92	119
44	15,825	0.36	166	89	119

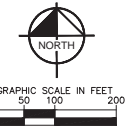
Lot Table (Carriage Home)					
Lot Number	Lot Size (SF)	Lot Size (AC)	Frontage (FT)	Minimum Lot Width (FT)	Minimum Lot Depth (FT)
45	2,500	0.06	N/A	N/A	N/A
46	2,800	0.06	N/A	N/A	N/A
47	2,500	0.06	N/A	N/A	N/A
48	2,800	0.06	N/A	N/A	N/A
49	2,500	0.06	N/A	N/A	N/A
50	1,850	0.04	N/A	N/A	N/A
51	1,500	0.04	N/A	N/A	N/A
52	2,500	0.06	N/A	N/A	N/A
53	1,850	0.04	N/A	N/A	N/A
54	2,500	0.06	N/A	N/A	N/A
55	2,500	0.06	N/A	N/A	N/A
56	2,800	0.06	N/A	N/A	N/A
57	2,500	0.06	N/A	N/A	N/A
58	1,850	0.04	N/A	N/A	N/A
59	2,500	0.06	N/A	N/A	N/A
60	2,500	0.06	N/A	N/A	N/A
61	1,850	0.04	N/A	N/A	N/A
62	2,500	0.06	N/A	N/A	N/A
63	2,500	0.06	N/A	N/A	N/A
64	2,800	0.06	N/A	N/A	N/A
65	2,500	0.06	N/A	N/A	N/A
66	1,850	0.04	N/A	N/A	N/A
67	2,500	0.06	N/A	N/A	N/A
68	2,500	0.06	N/A	N/A	N/A
69	1,850	0.04	N/A	N/A	N/A
70	2,500	0.06	N/A	N/A	N/A
71	2,500	0.06	N/A	N/A	N/A
72	1,850	0.04	N/A	N/A	N/A
73	2,500	0.06	N/A	N/A	N/A
74	2,500	0.06	N/A	N/A	N/A
75	1,850	0.04	N/A	N/A	N/A
76	2,500	0.06	N/A	N/A	N/A
77	2,500	0.06	N/A	N/A	N/A
78	2,800	0.06	N/A	N/A	N/A

Lot Table (Carriage Home)					
Lot Number	Lot Size (SF)	Lot Size (AC)	Frontage (FT)	Minimum Lot Width (FT)	Minimum Lot Depth (FT)
79	2,500	0.06	N/A	N/A	N/A
80	2,800	0.06	N/A	N/A	N/A
81	2,500	0.06	N/A	N/A	N/A
82	1,850	0.04	N/A	N/A	N/A
83	2,500	0.06	N/A	N/A	N/A
84	2,500	0.06	N/A	N/A	N/A
85	1,850	0.04	N/A	N/A	N/A
86	2,500	0.06	N/A	N/A	N/A
87	2,500	0.06	N/A	N/A	N/A
88	1,850	0.04	N/A	N/A	N/A
89	2,500	0.06	N/A	N/A	N/A
90	2,800	0.06	N/A	N/A	N/A
91	2,500	0.06	N/A	N/A	N/A
92	2,800	0.06	N/A	N/A	N/A
93	2,500	0.06	N/A	N/A	N/A
94	2,800	0.06	N/A	N/A	N/A
95	2,500	0.06	N/A	N/A	N/A
96	2,800	0.06	N/A	N/A	N/A
97	2,500	0.06	N/A	N/A	N/A
98	2,800	0.06	N/A	N/A	N/A
99	2,500	0.06	N/A	N/A	N/A
100	2,800	0.06	N/A	N/A	N/A
101	2,500	0.06	N/A	N/A	N/A
102	2,800	0.06	N/A	N/A	N/A
103	2,500	0.06	N/A	N/A	N/A
104	2,800	0.06	N/A	N/A	N/A
105	2,500	0.06	N/A	N/A	N/A

Notes

1. Effective FEMA 100-Year Flood Elevation is 12' (NAVD 88 datum)  
2. The plan elevation is based on NAVD 88 datum.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1 (Total)	240.81'	56.67'	S59°07'54"E	56.54'	13°29'05"
C2 (Total)	300.00'	516.44'	N74°53'18"E	454.99'	98°37'54"
C3 (Total)	59.00'	259.71'	S78°35'44"W	95.34'	252°12'17"
C4 (Total)	19.00'	30.56'	S1°29'34"E	27.37'	92°09'41"
C5 (Total)	250.00'	94.03'	S55°25'45"W	93.47'	21°32'57"
C6 (Total)	250.00'	246.11'	N85°35'41"W	236.29'	56°24'11"
C7 (Total)	235.00'	62.40'	N64°59'59"W	62.21'	15°12'48"
C8 (Total)	33.27'	43.50'	N19°53'05"W	40.47'	74°552'1"
C9 (Total)	575.00'	1110.89'	N78°42'37"E	946.01'	110°41'43"
C10 (Total)	425.00'	154.87'	S35°30'11"E	154.01'	20°52'41"
C11 (Total)	275.00'	444.68'	S71°23'19"E	397.80'	92°38'57"
C12 (Total)	539.53'	21.24'	N61°09'32"E	21.24'	2°152'1"
C13 (Total)	228.97'	482.85'	N83°25'59"W	387.97'	115°49'21"
C14 (Total)	475.00'	173.04'	N35°30'20"W	172.09'	20°52'22"
C15 (Total)	625.00'	467.98'	N67°23'33"W	457.12'	42°54'04"
C16 (Total)	119.00'	167.81'	N48°26'42"W	154.25'	80°47'46"
C17 (Total)	275.00'	150.18'	N23°41'29"W	148.32'	31°172'1"
C18 (Total)	90.00'	104.72'	N6°30'13"W	98.91'	66°39'54"
C19 (Total)	94.00'	114.13'	N7°27'16"W	107.25'	69°33'59"
C20 (Total)	31.00'	26.36'	N17°52'28"W	25.58'	48°43'34"
C21 (Total)	65.00'	55.28'	S17°52'28"E	53.63'	48°43'34"
C22 (Total)	60.00'	72.85'	S7°27'16"E	68.46'	69°33'59"
C23 (Total)	124.00'	144.28'	S6°00'13"E	136.28'	66°39'54"
C24 (Total)	225.00'	122.87'	S23°41'29"E	121.35'	31°172'1"
C25 (Total)	119.00'	159.66'	S30°23'18"W	147.95'	76°52'14"
C26 (Total)	625.00'	75.04'	S65°23'03"W	75.00'	6°52'45"
C27 (Total)	119.00'	160.08'	N79°31'05"W	148.28'	77°04'29"
C28 (Total)	50.00'	221.21'	S11°45'04"W	80.13'	253°29'35"
C29 (Total)	19.00'	24.54'	S77°59'17"E	22.87'	74°00'53"
C30 (Total)	119.00'	167.39'	S0°41'00"E	153.93'	80°35'41"
C31 (Total)	625.00'	177.27'	S31°29'18"W	176.68'	16°15'09"
C32 (Total)	19.00'	30.20'	S68°53'20"W	27.12'	91°03'34"



Hampshire Country Club - PRD | Village of Mamaroneck, New York

Preliminary Subdivision Plat

Source: Kimley Horn

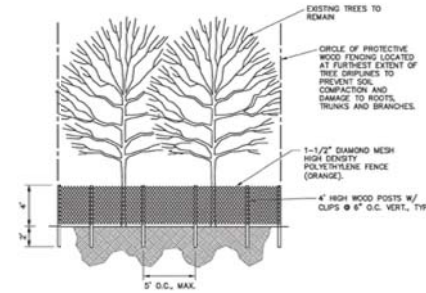


## AREA SUMMARY

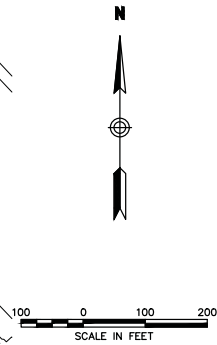
GOLF	37.67 AC
OPEN SPACE	30.67 AC
HOA	29.50 AC
CLUBHOUSE/TENNIS	8.36 AC
TOTAL	106.2 AC

## Open Space Plan

Source: Kimley-Horn



- NOTES:**
1. LOCATE TREE PROTECTION FENCING AS SHOWN ON PLANS APPROVED BY THE VILLAGE OF MAMARONECK BUILDING DEPARTMENT AND VILLAGE ENGINEER.
  2. NO MATERIAL OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE AREA SURROUNDED BY TREE PROTECTION FENCING.
  3. FENCE MUST REMAIN AND BE MAINTAINED THROUGHOUT ENTIRE BUILDING PHASES DURING WHICH CONSTRUCTION MAY AFFECT TREES.
  4. ADDITIONAL PROTECTIVE MEASURES SHALL BE INSTALLED, AS ORDERED BY THE VILLAGE ENGINEER AND/OR BUILDING DEPARTMENT, PRIOR TO AND/OR DURING CONSTRUCTION.



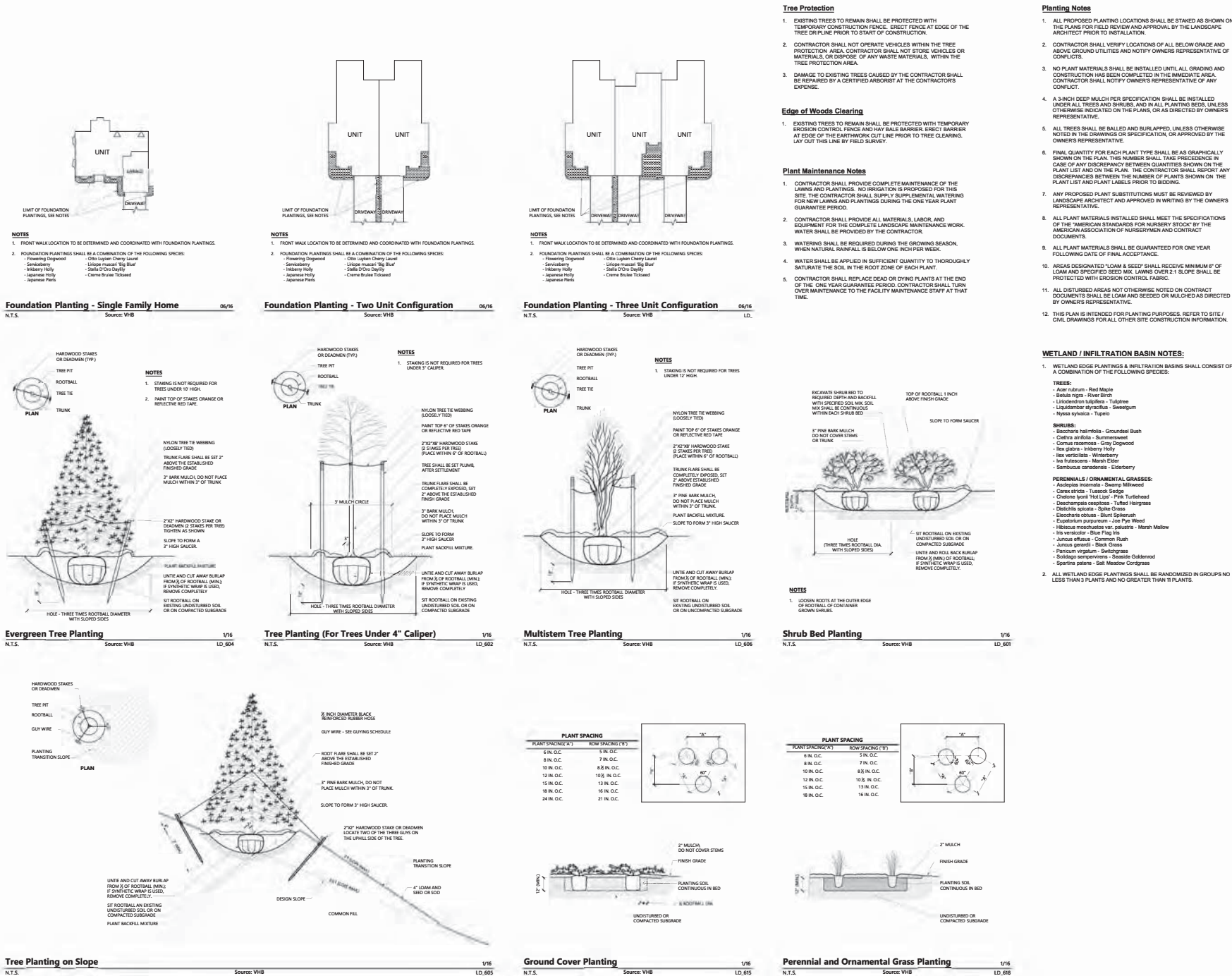
PLANT SCHEDULE				
EVERGREEN TREES				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	
JVE	Juniperus virginiana 'Emerald Sentinel'	Eastern Redcedar	6 - 7' HT.	
PA	Picea abies	Norway Spruce	6 - 7' HT.	
PP	Picea pungens	Colorado Spruce	6 - 7' HT.	
TPG	Thuja plicata 'Green Giant'	Western Arborvitae	6 - 7' HT.	
CL	x Cupressocyparis leylandii	Leyland Cypress	6 - 7' HT.	
SHADE TREES				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	
ARS	Acer rubrum 'Trunked' TM	Red Sunset Maple	2 - 2 1/2' CAL	
AFJ	Acer x freemanii 'Jeffers'	Autumn Blaze Maple	2 - 2 1/2' CAL	
BNH	Betula nigra 'Heritage'	Heritage River Birch	2 - 2 1/2' CAL	
CBF	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2 1/2' - 3' CAL	
CO	Celtis occidentalis	Common Hackberry	2 - 2 1/2' CAL	
LS	Cladostis kentukea	American Yellowwood	2 - 2 1/2' CAL	
CK	Liquidambar styraciflua	Sweet Gum	2 - 2 1/2' CAL	
NS	Nyssa sylvatica	Sour Gum	2 - 2 1/2' CAL	
PAL	Platanus x acerifolia 'Liberty'	London Plane Tree	2 - 2 1/2' CAL	
QB	Quercus bicolor	Swamp White Oak	2 - 2 1/2' CAL	
QC	Quercus coccinea	Scarlet Oak	2 - 2 1/2' CAL	
QP	Quercus phellos	Willow Oak	2 - 2 1/2' CAL	
TAR	Tilia americana 'Redmond'	Redmond American Linden	2 - 2 1/2' CAL	
UM	Ulmus x 'Morton'	Accolade Elm	2 - 2 1/2' CAL	
ZS	Zelkova serrata 'Spring Grove'	Spring Grove Zelkova	2 - 2 1/2' CAL	

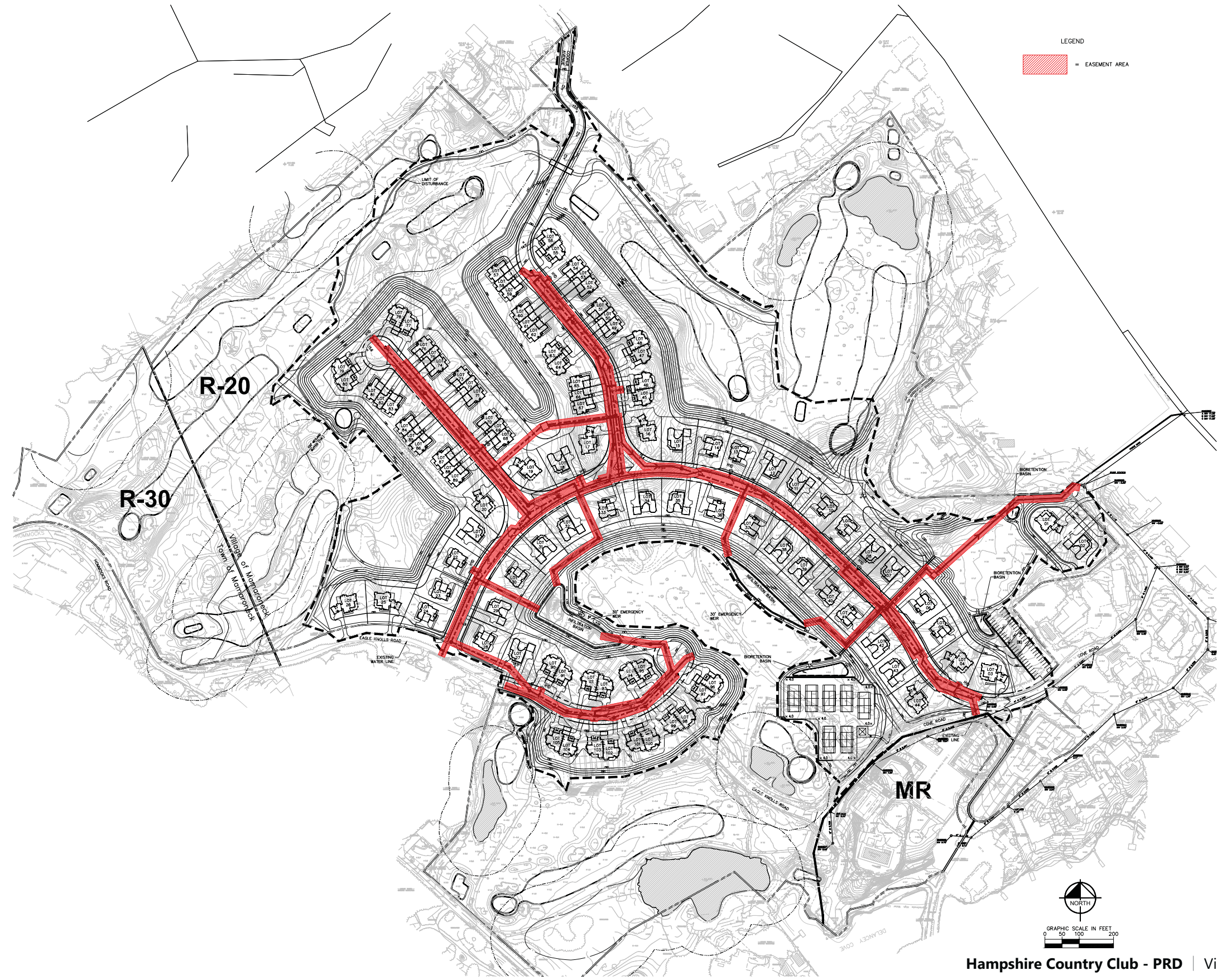
**NOTE:**  
SEE BUILDING FOUNDATION  
PLANTINGS ENLARGEMENTS ON  
PLANTING DETAILS & NOTES SHEET.

**Hampshire Country Club - PRD** | Village of Mamaroneck, New York

**Landscaping Plan**

Source: Kimley-Horn





Utility Easement Plan

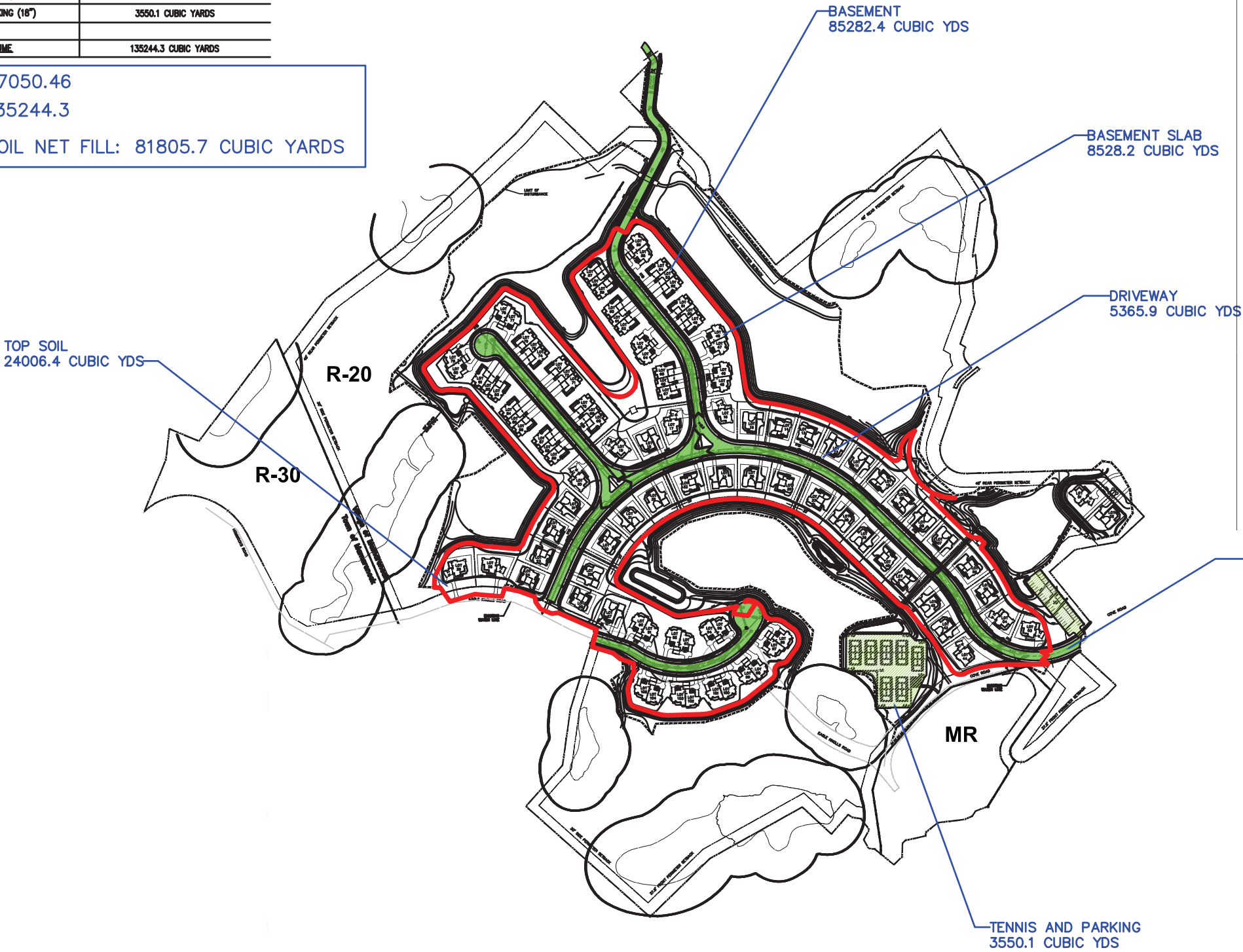
VOLUME SUMMARY

TOP SOIL (6")	24006.4 CUBIC YARDS
PAVEMENT (18")	8511.1 CUBIC YARDS
BASEMENT (10")	85282.4 CUBIC YARDS
BASEMENT SLAB (12")	8528.2 CUBIC YARDS
DRIVEWAY (12")	5365.9 CUBIC YARDS
TENNIS AND PARKING (18")	3550.1 CUBIC YARDS
TOTAL VOLUME	135244.3 CUBIC YARDS

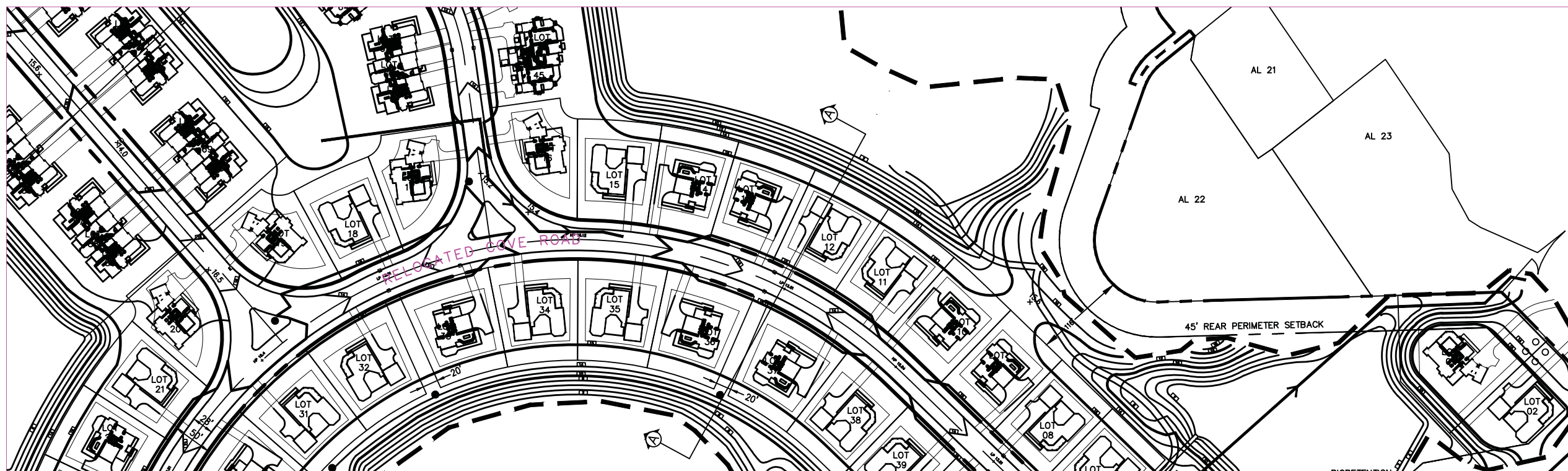
217050.46

- 135244.3

= SOIL NET FILL: 81805.7 CUBIC YARDS

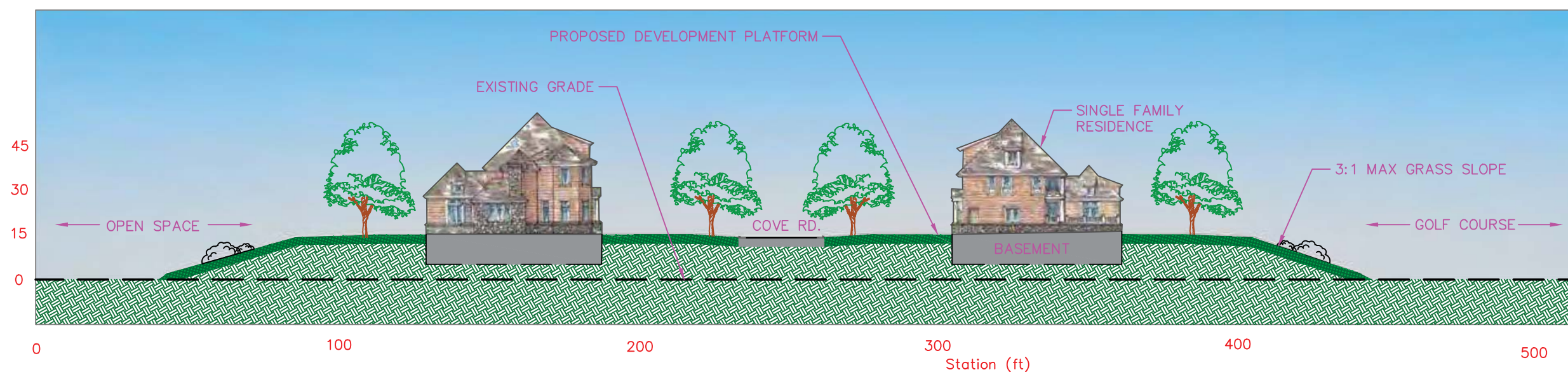


Top Soil				
top soil thickness (ft)	0.5	total area (acres)	29.76	
				volume of top soil (ac * ft)
				14.88
				24006.4
Pavement				
pavement thickness (ft)	1.5	roadway area (ac)	3.517	
				volume of pavement (ac*ft)
				5.2755
				8511.1
Basement				
		Unit areas (ac)	# of units	total unit areas (ac)
3 unit TH		0.1495	11	1.6445
2 unit TH		0.108	14	1.512
single family home		0.0484	44	2.1296
			total area (ac)	5.2861
basement void thickness (ft)	10	total area (ac)	5.2861	
				volume of basement void (ac*ft)
				52.861
				8528.2
Basement Slab				
		Unit Areas (ac)	# of units	total unit areas (ac)
3 unit TH		0.1495	11	1.6445
2 unit TH		0.108	14	1.512
single family home		0.0484	44	2.1296
			total area (ac)	5.2861
basement slab thickness (ft)	1	total area (ac)	5.2861	
				volume of basement slab (ac*ft)
				5.2861
				8528.2
Driveway				
		Driveway areas (ac)	# of units	total driveway areas (ac)
3 unit TH		0.09	11	0.99
2 unit TH		0.06	14	0.84
single family home		0.034	44	1.496
			total area (ac)	3.326
driveway thickness (ft)	1	total area (ac)	3.326	
				volume of driveway (ac*ft)
				3.326
				5365.9
Tennis and Parking (pavement)				
pavement thickness (ft)	1.5	tennis and parking area (ac)	1.467	
				Volume of tennis and parking pavement (ac*ft)
				2.2005
				3550.1



PARTIAL PLAN  
SCALE 1" = 150'

Elevation (ft)

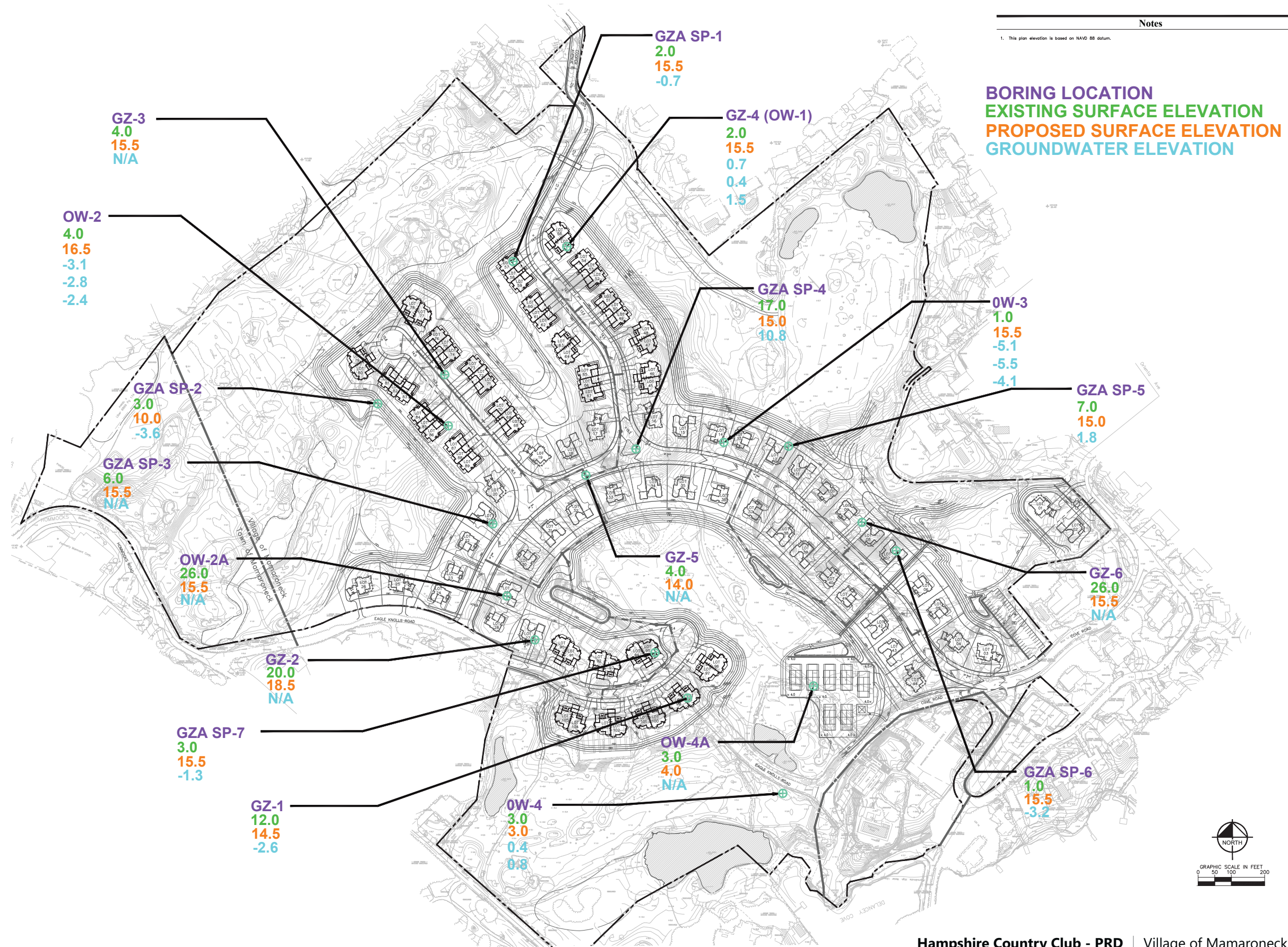


SECTION A-A  
SCALE 1" = 40'

Hampshire Country Club - PRD | Village of Mamaroneck, New York

Development Platform Cross Section

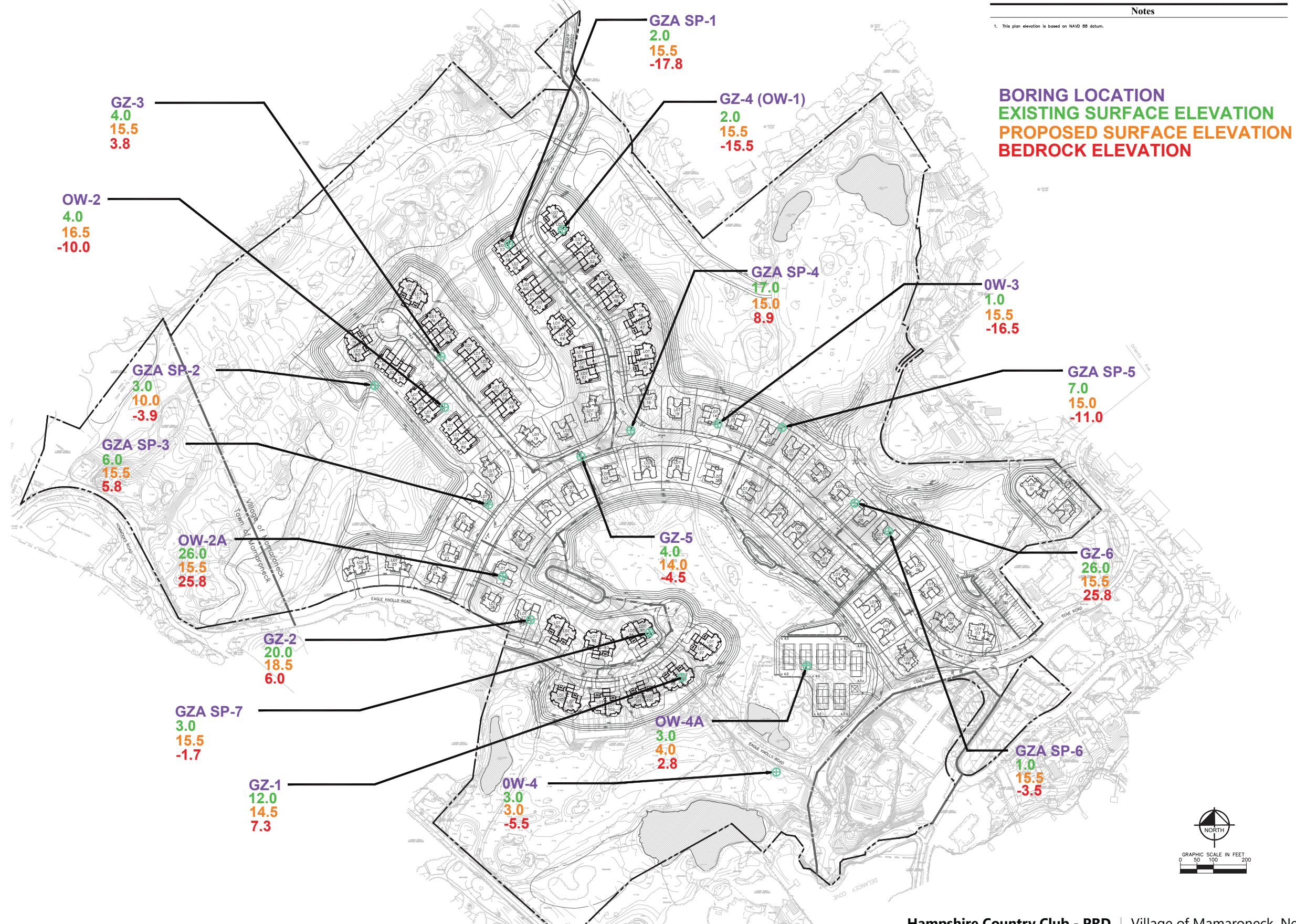
Source: Kimley-Horn



Hampshire Country Club - PRD | Village of Mamaroneck, New York

Groundwater Elevation Map

Source: Kimley-Horn

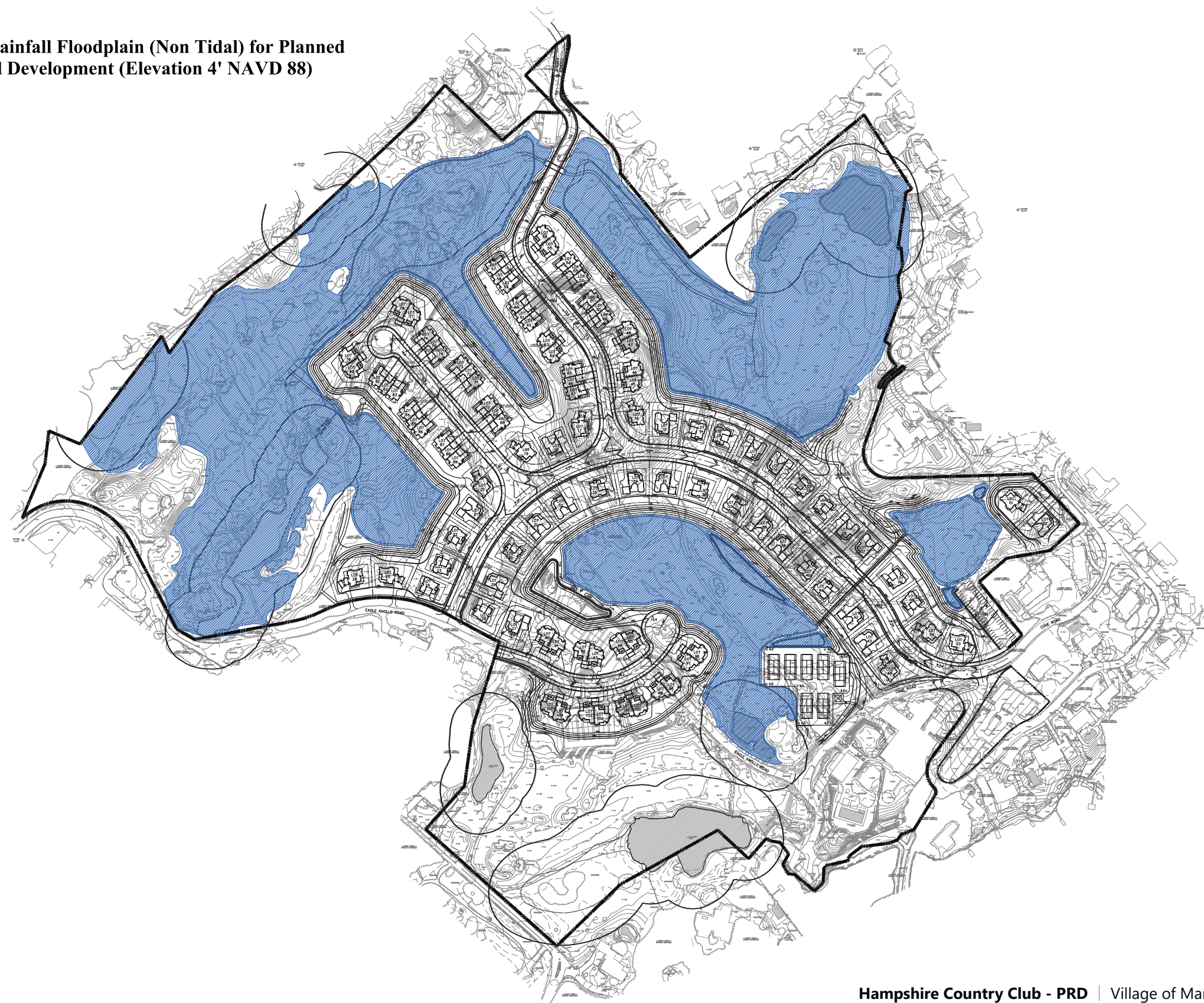


Hampshire Country Club - PRD | Village of Mamaroneck, New York

Bedrock Elevation Map

Source: Kimley-Horn

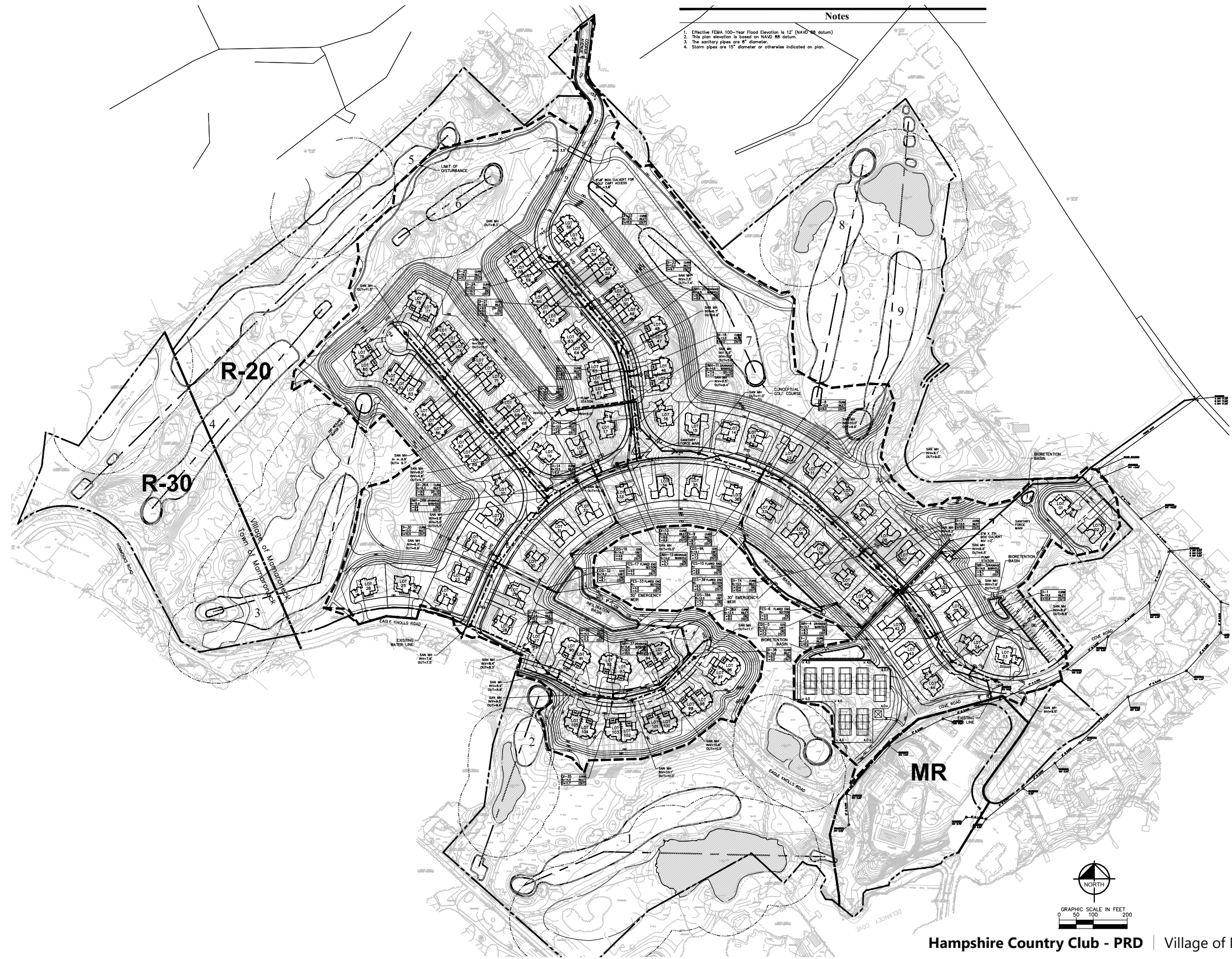
**100-year Rainfall Floodplain (Non Tidal) for Planned Residential Development (Elevation 4' NAVD 88)**



**Hampshire Country Club - PRD** | Village of Mamaroneck, New York

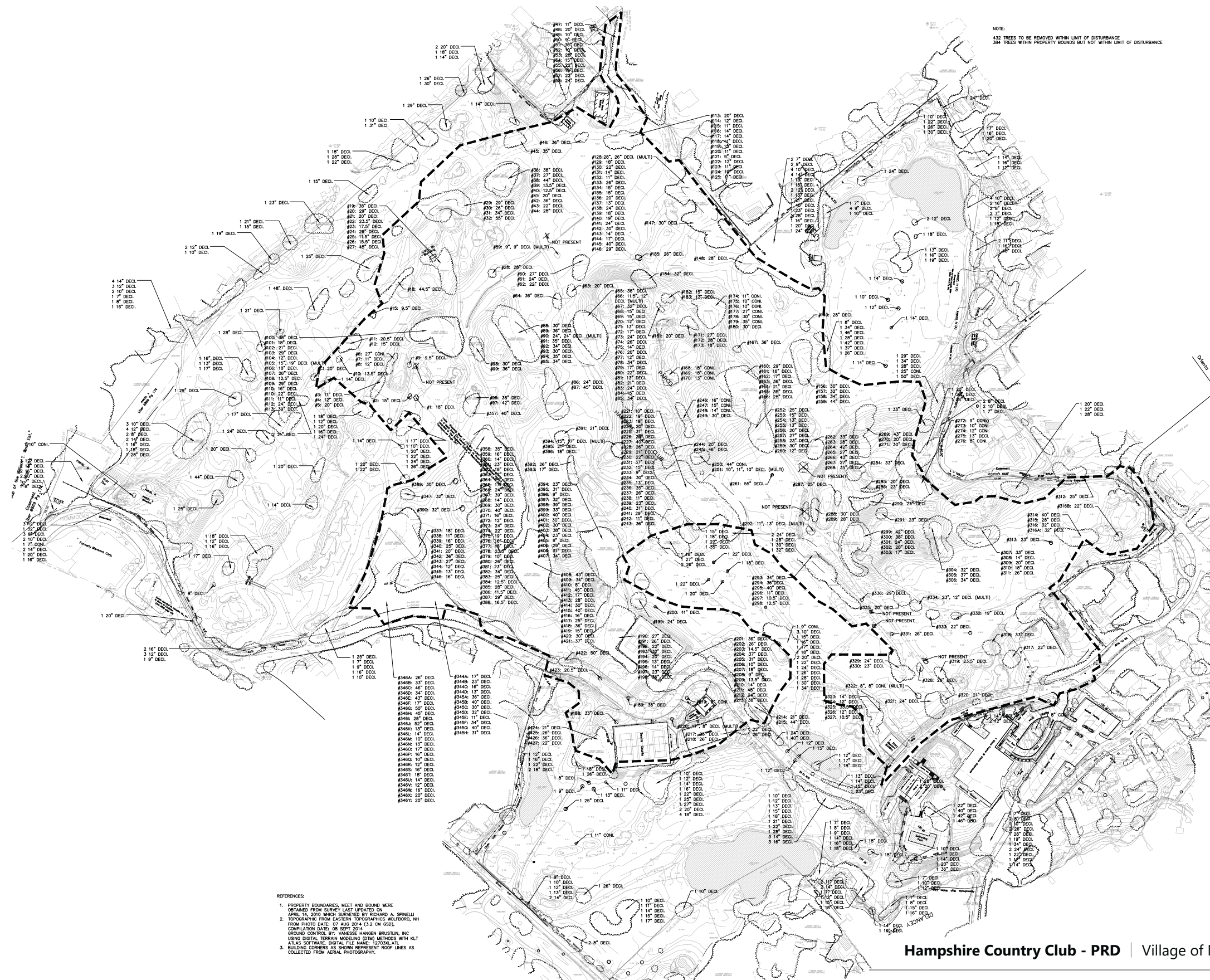
**Flood Extent Model - 100 Year Storm**

Source: Kimley Horn



Grading and Utility Plan

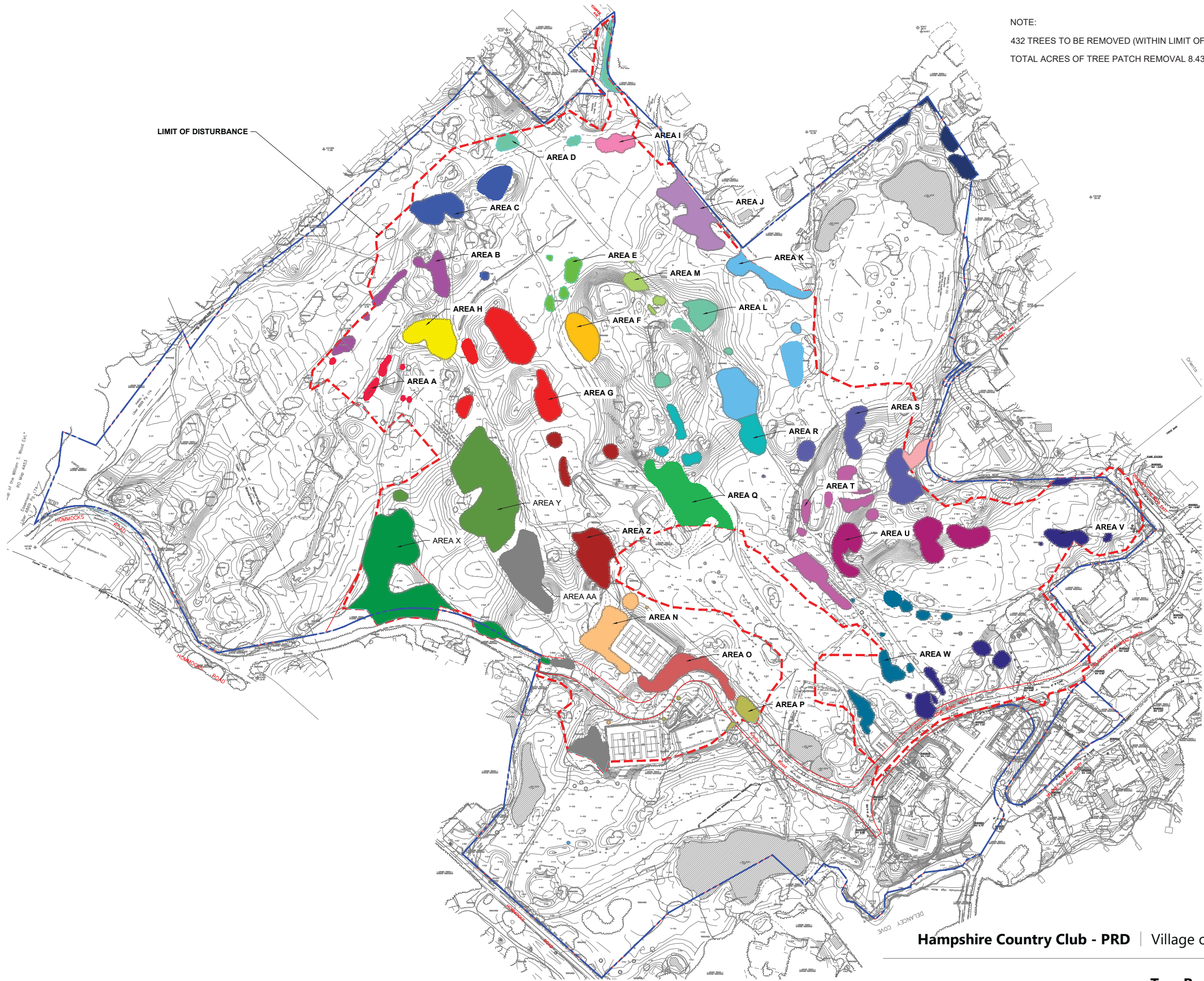
Source: Kimley Horn



Tree Removal Plan

Source: Kimley Horn

NOTE:  
 432 TREES TO BE REMOVED (WITHIN LIMIT OF DISTURBANCE)  
 TOTAL ACRES OF TREE PATCH REMOVAL 8.43



Hampshire Country Club - PRD | Village of Mamaroneck, New York

Tree Removal Sorted Plan

Source: Kimley Horn

LIST OF TREE TO BE REMOVED (WITHIN LIMIT OF DISTURBANCE)

AREA A--2,840 SF		
PINUS STRABUS		
ACER RUBRUM		
BETULA NIGRA		
LIQUIDAMBAR		
STYRACIFLUA		
TREE	DIAMETER	TYPE
#9	9.5"	DECI
#3	11"	DECI
#7	11"	DECI
#4	12"	DECI
#8	12"	DECI
#10	13.5"	DECI
#2	15"	DECI
#1	18"	DECI
#5	20"	DECI
#6	27"	CONI

AREA B--10,538 SF		
QUERAUS ALBA		
ACER RUBRUM		
PINUS STROBUS		
CARYA OVATA		
FAGUS GRANDIFOLIA		
CARYA GLABRA		
TREE	DIAMETER	TYPE
#15	9.5"	DECI
#25	11.5"	DECI
#12	15"	DECI
#26	15.5"	DECI
#23	17.5"	DECI
#21	20"	DECI
#11	20.5"	DECI
#22	23.5"	DECI
#24	26"	DECI
#20	29"	DECI
#19	38"	DECI
#18	44.5"	DECI
#27	45"	DECI

AREA C--17,347 SF		
QUERCUS ALBA		
QUERCUS RUBRA		
TREE	DIAMETER	TYPE
#40	12.5"	DECI
#39	13.5"	DECI
#41	20"	DECI
#43	22"	DECI
#30	26"	DECI
#37	27"	DECI
#28	28"	DECI
#44	28"	DECI
#29	29"	DECI
#31	34"	DECI
#42	36"	DECI
#36	38"	DECI
#38	44"	DECI
#32	55"	DECI

AREA D--7,446 SF		
QUERCUS ALBA		
PINUS STROBUS		
QUERCUS RUBRA		
QUERCUS ALBA		
TREE	DIAMETER	TYPE
#50	9"	DECI
#49	10"	DECI
#52	10"	DECI
#47	11"	DECI
#54	15"	DECI
#56	18"	DECI
#48	20"	DECI
#55	22"	DECI
#57	22"	DECI
#58	24"	DECI
#53	28"	DECI
#45	35"	DECI
#46	36"	DECI
#51	36"	DECI

AREA E--4,911 SF		
QUERCUS ALBA & RUBRA		
PINUS SYLVESTRIS		
TREE	DIAMETER	TYPE
#59	9"	DECI
#63	20"	DECI
#62	22"	DECI
#61	24"	DECI
#60	27"	DECI
#64	36"	DECI

AREA F--9,437 SF		
QUERCUS ALBA & RUBRA		
TREE	DIAMETER	TYPE
#66	12"	DECI
#70	12"	DECI
#77	12"	DECI
#71	13"	DECI
#81	13"	DECI
#75	14"	DECI
#68	15"	DECI
#69	15"	DECI
#84	15"	DECI
#72	17"	DECI
#79	17"	DECI
#76	20"	DECI
#82	21"	DECI
#80	22"	DECI
#73	24"	DECI
#83	24"	DECI
#74	26"	DECI
#67	32"	DECI
#78	34"	DECI
#85	34"	DECI
#65	38"	DECI

AREA G--25,794 SF		
LIRIODENDRON		
TULIPIFERA		
QUERCUS RUBRA		
TREE	DIAMETER	TYPE
#86	24"	DECI
#90	24"	DECI
#88	30"	DECI
#93	30"	DECI
#98	30"	DECI
#92	34"	DECI
#95	34"	DECI
#81	35"	DECI
#94	35"	DECI
#89	36"	DECI
#99	36"	DECI
#96	38"	DECI
#97	42"	DECI
#87	45"	DECI

AREA H--12,469 SF		
QUERCUS ALBA		
QUERCUS RUBRA		
TREE	DIAMETER	TYPE
#111	11"	DECI
#104	12"	DECI
#108	12.5"	DECI
#110	16"	DECI
#101	18"	DECI
#106	18"	DECI
#105	19"	DECI
#102	21"	DECI
#112	24"	DECI
#107	26"	DECI
#103	29"	DECI
#109	29"	DECI
#100	38"	DECI
#113	39"	DECI

AREA I--4,735 SF		
METASEQOIA		
GLYPTOSTROBODIES		
QUERCUS ALBA		
TREE	DIAMETER	TYPE
#121	9"	DECI
#124	10"	DECI
#115	11"	DECI
#118	11"	DECI
#120	11"	DECI
#123	11"	DECI
#125	11"	DECI
#114	12"	DECI
#122	12"	DECI
#116	14"	DECI
#117	14"	DECI
#119	15"	DECI

AREA J--17,464 SF		
QUERCUS ALBA		
QUERCUS RUBRA		
TREE	DIAMETER	TYPE
#132	11"	DECI
#137	13"	DECI
#131	14"	DECI
#143	14"	DECI
#134	15"	DECI
#135	15"	DECI
#144	17"	DECI
#129	18"	DECI
#139	18"	DECI
#140	19"	DECI
#136	20"	DECI
#130	22"	DECI
#138	24"	DECI
#141	24"	DECI
#133	26"	DECI
#128	28"	DECI
#146	29"	DECI
#142	30"	DECI
#145	40"	DECI

AREA K--29,444 SF		
QUERCUS ALBA		
QUERCUS RUBRA		
TREE	DIAMETER	TYPE
#161	16"	DECI
#162	17"	DECI
#164	21"	DECI
#166	25"	DECI
#148	28"	DECI
#149	28"	DECI
#160	29"	DECI
#147	30"	DECI
#156	30"	DECI
#157	32"	DECI
#158	34"	DECI
#165	35"	DECI
#163	36"	DECI
#159	44"	DECI

AREA L--9,621 SF		
PINUS STROBUS		
CARYA OVATA		
QUERCUS ALBA		
QUERCUS RUBRA		
TREE	DIAMETER	TYPE
#175	10"	CONI
#176	10"	CONI
#174	10"	CONI
#170	13"	CONI
#168	18"	CONI
#169	18"	CONI
#173	18"	DECI
#171	27"	DECI
#177	27"	CONI
#172	28"	DECI
#178	30"	CONI
#180	30"	DECI
#179	35"	CONI
#167	36"	DECI

AREA M--4,310 SF		
CARYA OVATA		
QUERCUS ALBA		
TREE	DIAMETER	TYPE
#182	15"	DECI
#183	17"	DECI
#181	20"	DECI
#185	26"	DECI
#184	32"	DECI

AREA N--15,232 SF		
BETULA NIGRA		
CARYA OVATA		
QUERCUS RUBRA		
TREE	DIAMETER	TYPE
#200	11"	DECI
#195	13"	DECI
#196	14"	DECI
#194	20"	DECI
#192	22"	DECI
#197	23"	DECI
#199	24"	DECI
#191	26"	DECI
#190	27"	DECI
#193	32"	DECI
#188	33"	DECI
#198	36"	DECI
#189	38"	DECI

AREA O--13,291 SF		
CARYA OVATA		
CARYA GLABRA		
QUERCUS ALBA		
ROBINIA PSEUDOACACIA		
TREE	DIAMETER	TYPE
#208	9"	DECI
#206	10"	DECI
#209	13.5"	DECI
#210	14"	DECI
#203	14.5"	DECI
#207	18"	DECI
#212	24"	DECI
#202	26"	DECI
#205	31"	DECI
#201	36"	DECI
#204	37"	DECI
#213	38"	DECI
#211	48"	DECI

AREA P--4,061 SF		
TILIA TOMENTOSEUM		
TREE	DIAMETER	TYPE
#219	8"	CONI
#220	17"	DECI
#214	21"	DECI
#217	23"	DECI
#218	26"	DECI
#215	44"	DECI

AREA Q--26,146 SF		
QUERCUS ALBA		
QUERCUS RUBRA		
TREE	DIAMETER	TYPE
#233	9"	DECI
#221	10"	DECI
#238	11"	DECI
#242	11"	DECI
#235	13"	DECI
#232	15"	DECI
#223	18"	DECI
#222	19"	DECI
#224	20"	DECI
#229	21"	DECI
#230	22"	DECI
#239	23"	DECI
#228	26"	DECI
#237	26"	DECI
#226	29"	DECI
#241	29"	DECI
#234	30"	DECI
#225	31"	DECI
#240	31"	DECI
#236	35"	DECI
#243	36"	DECI
#231	37"	DECI
#227	40"	DECI

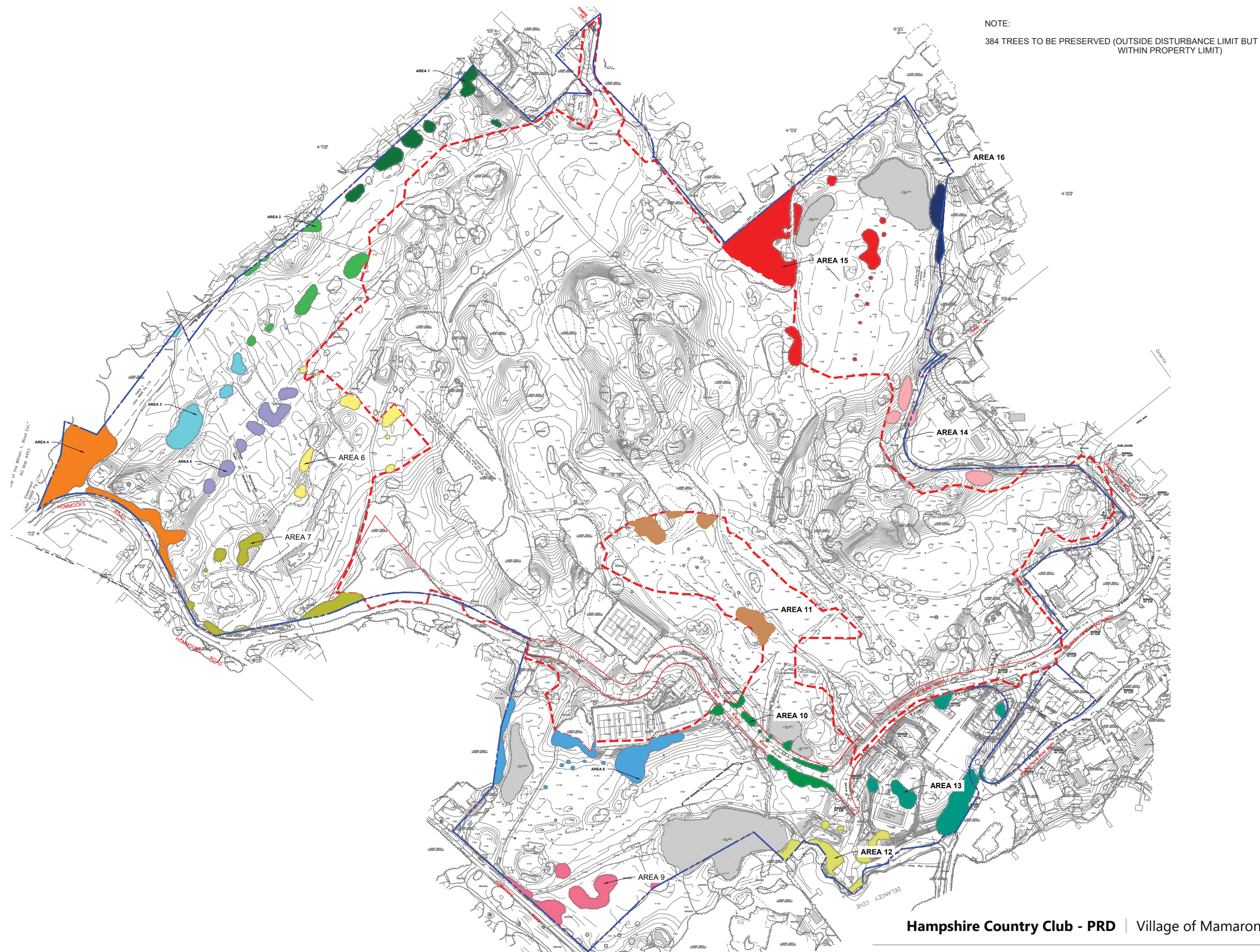
AREA R--11,800 SF		
ACER RUBRUM		
PINUS STROBUS		
METASEQOIA		
GLYPTOSTROBODIES		
QUERCUS ALBA		
TREE	DIAMETER	TYPE
#251	11"	DECI
#260	12"	DECI
#254	13"	DECI
#255	13"	DECI
#248	14"	CONI
#247	15"	CONI
#253	15"	DECI
#246	16"	CONI
#244	20"	DECI
#256	20"	DECI
#258	23"	DECI
#252	25"	DECI
#257	27"	DECI
#249	30"	DECI
#259	30"	DECI
#250	44"	CONI
#245	46"	DECI

AREA S--22,845 SF		
QUERCUS ALBA		
QUERCUS RUBRA		
TREE	DIAMETER	TYPE
#276	8"	CONI
#272	9"	CONI
#273	10"	CONI
#327	12"	CONI
#275	13"	DECI
#270	20"	DECI
#265	27"	DECI
#267	27"	DECI
#263	28"	DECI
#271	30"	DECI
#262	33"	DECI
#268	35"	DECI
#264	42"	DECI
#266	43"	DECI
#269	43"	DECI
#261	55"	DECI

AREA T--17,324 SF		
QUERCUS ALBA		
CARYA AVATA		
BETULA RUBRA		
TREE	DIAMETER	TYPE
#297	10.5"	DECI
#296	11"	DECI
#298	12.5"	DECI
#292	13"	DECI
#285	20"	DECI
#286	23"	DECI
#291	23"	DECI
#290	24"	DECI
#287	25"	DECI
#289	28"	DECI
#288	30"	DECI
#284	33"	DECI
#293	34"	DECI
#294	36"	DECI
#295	40"	DECI

AREA U--23,602 SF		
QUERCUS ALBA		
QUERCUS RUBRA		
ZELKOVA SERRATA		
TREE	DIAMETER	TYPE
#308	14"	DECI
#303	17"	DECI
#310	18"	DECI
#302	20"	DECI
#309	20"	DECI
#301	24"	DECI
#311	26"	DECI
#304	32"	DECI
#307	33"	DECI
#306	34"	DECI
#305	37"	DECI
#300	38"	DECI
#299	42"	DECI

AREA V--16,136 SF		
QUERCUS ALBA & RUBRA		
METASEQOIA GLYPTO		
BETULA NIGRA		
TREE	DIAMETER	TYPE
#322	8"	CONI
#320	21"	DECI
#316B	22"	DECI
#317	22"	DE



Trees to be Preserved Sorted Plan

Source: Kimley Horn

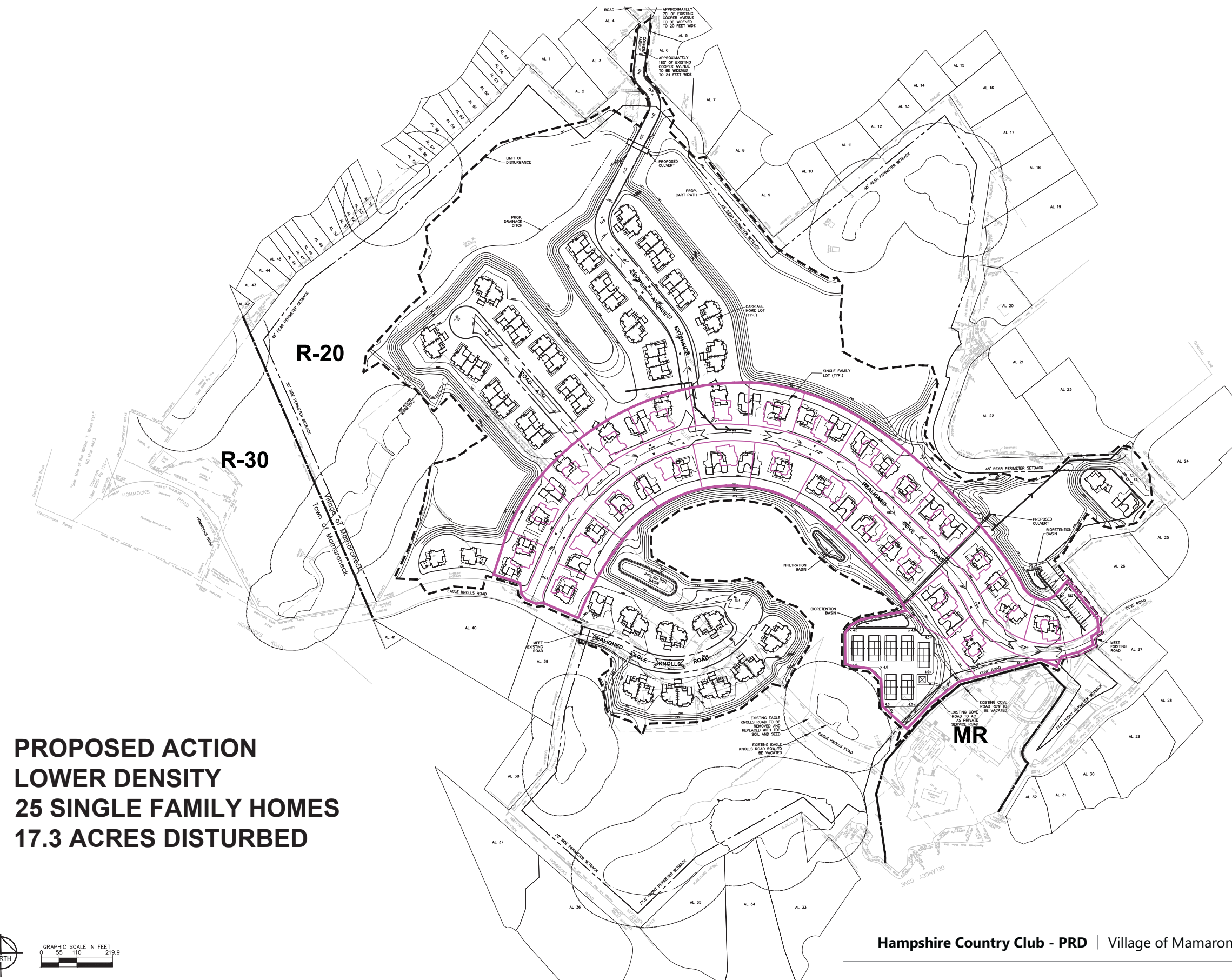
LIST OF TREE TO BE PRESERVED (OUTSIDE OF DISTURBANCE LIMIT BUT WITHIN PROPERTY LIMIT)

[illegible]

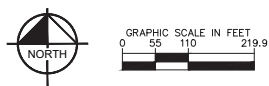
Hampshire Country Club - PRD | Village of Mamaroneck, New York

### Trees to be Preserved Sorted Table

Source: Kimley Horn



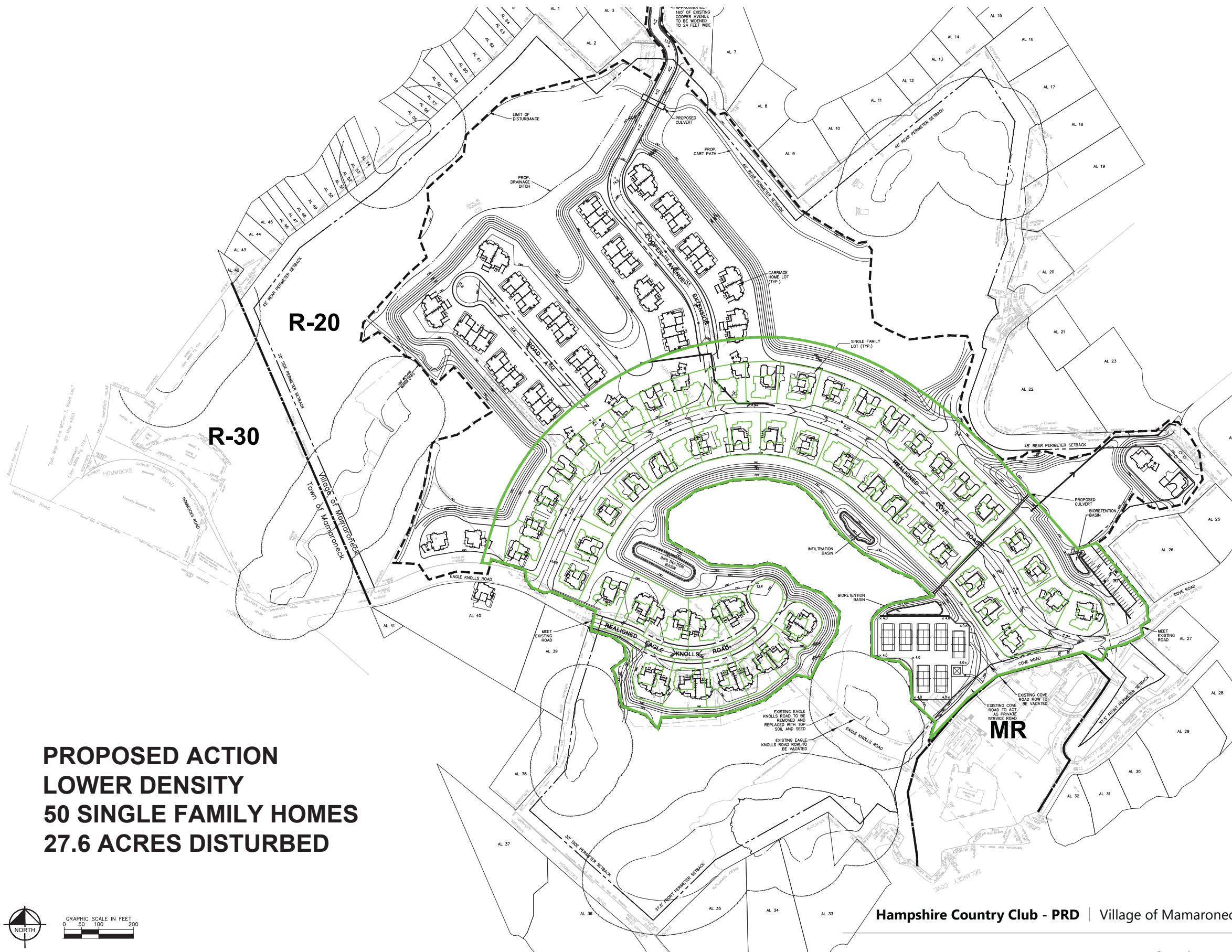
**PROPOSED ACTION  
LOWER DENSITY  
25 SINGLE FAMILY HOMES  
17.3 ACRES DISTURBED**

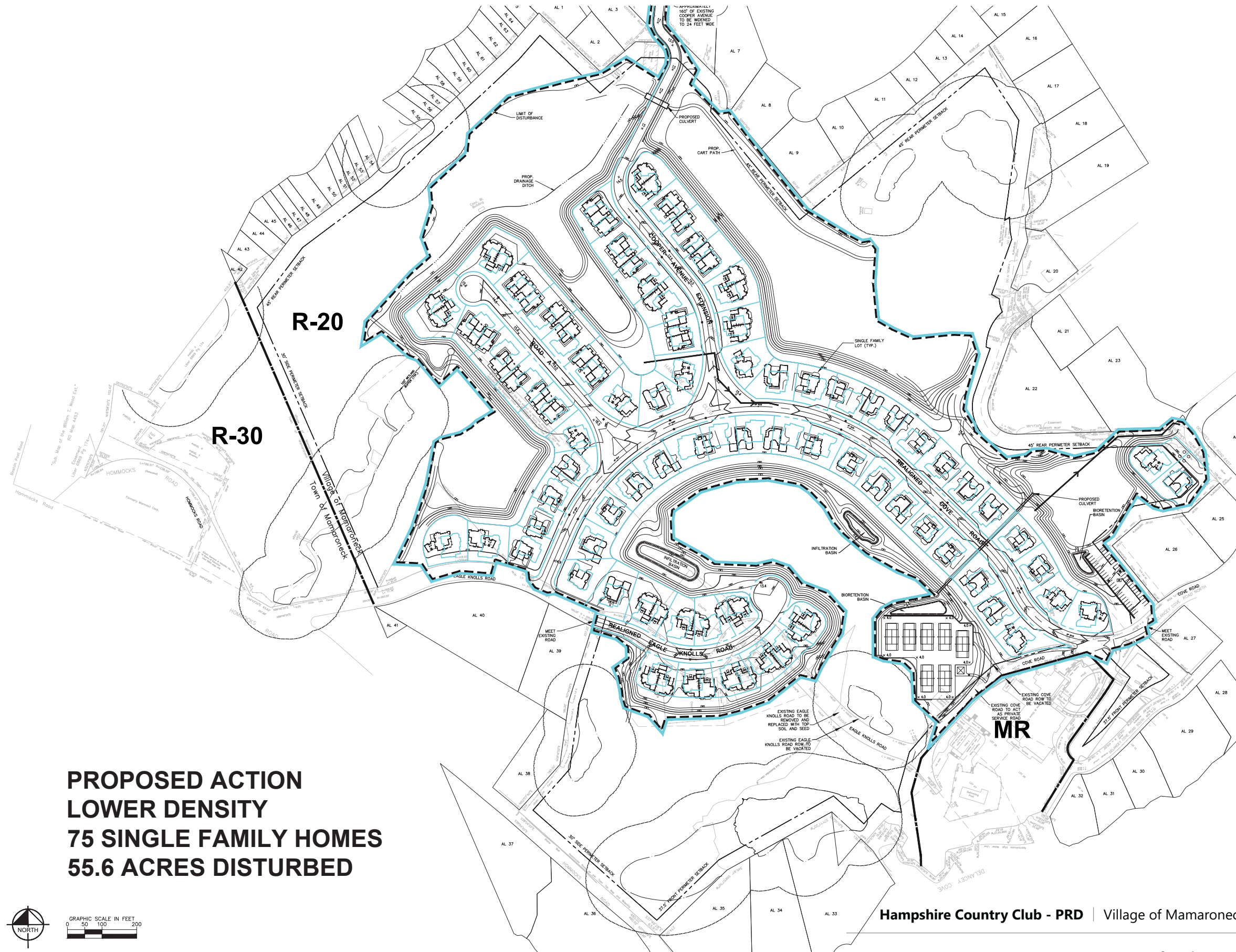


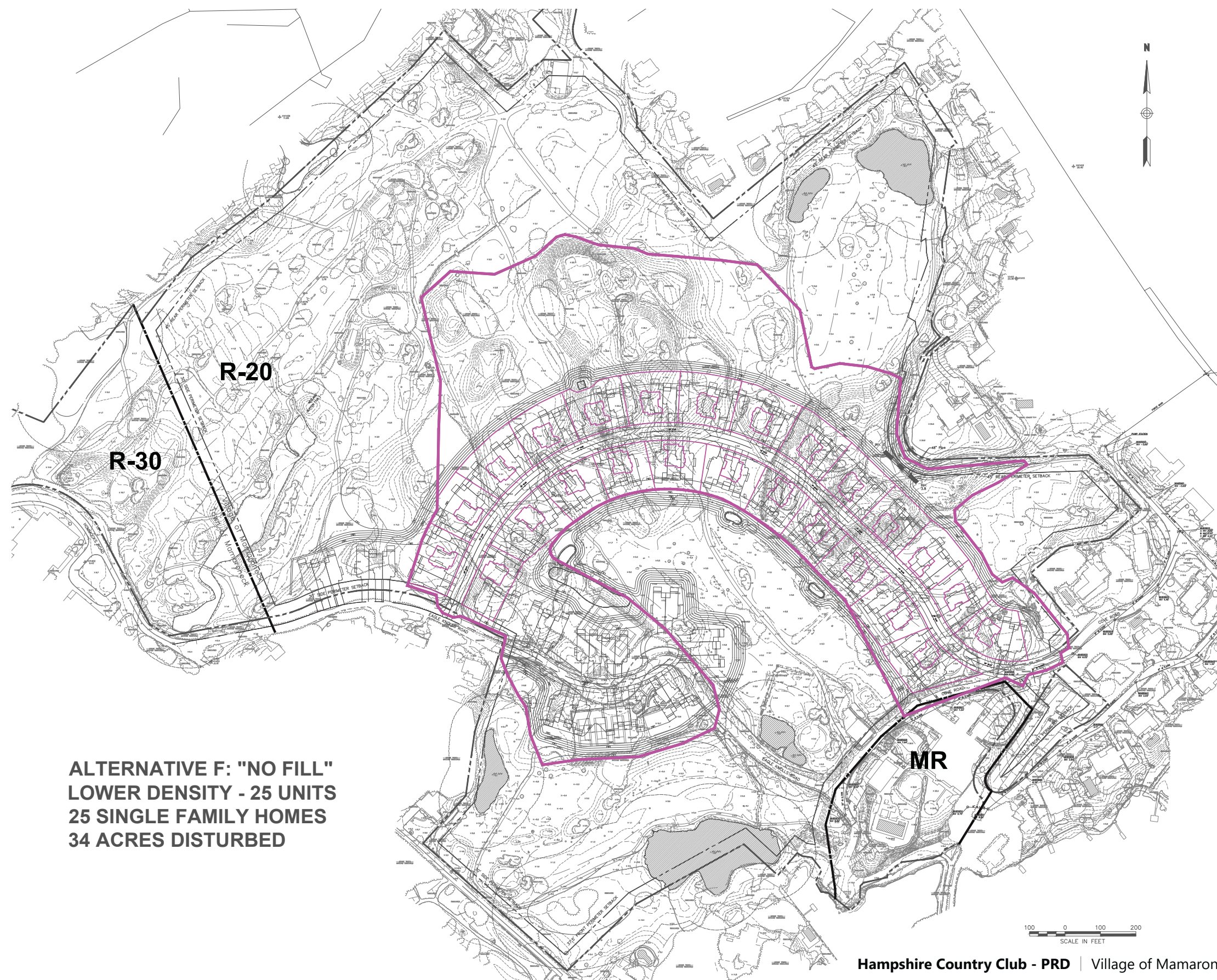
**Hampshire Country Club - PRD** | Village of Mamaroneck, New York

**Proposed Action Lower Density Site Plan -  
25 Units**

Source: Kimley Horn

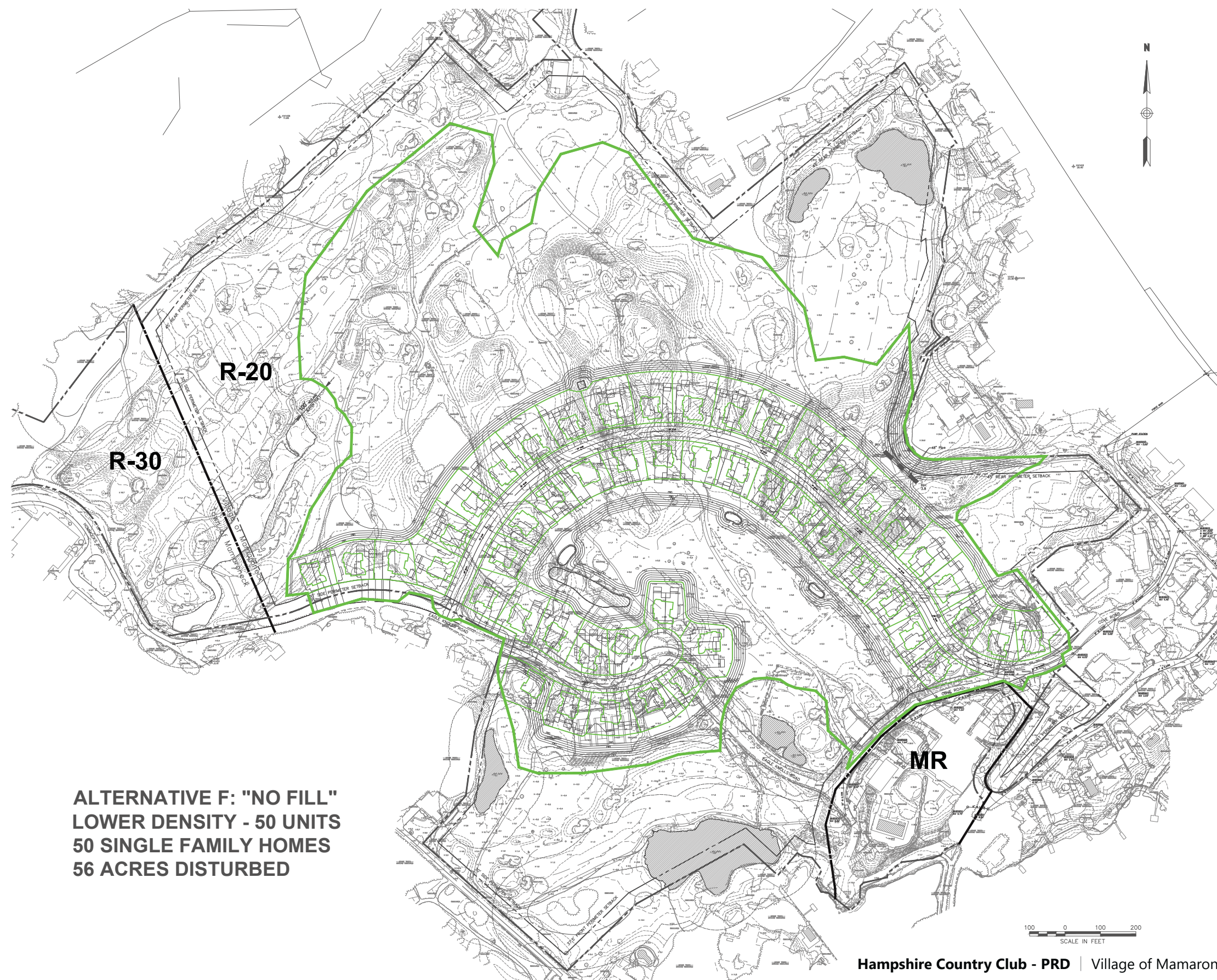






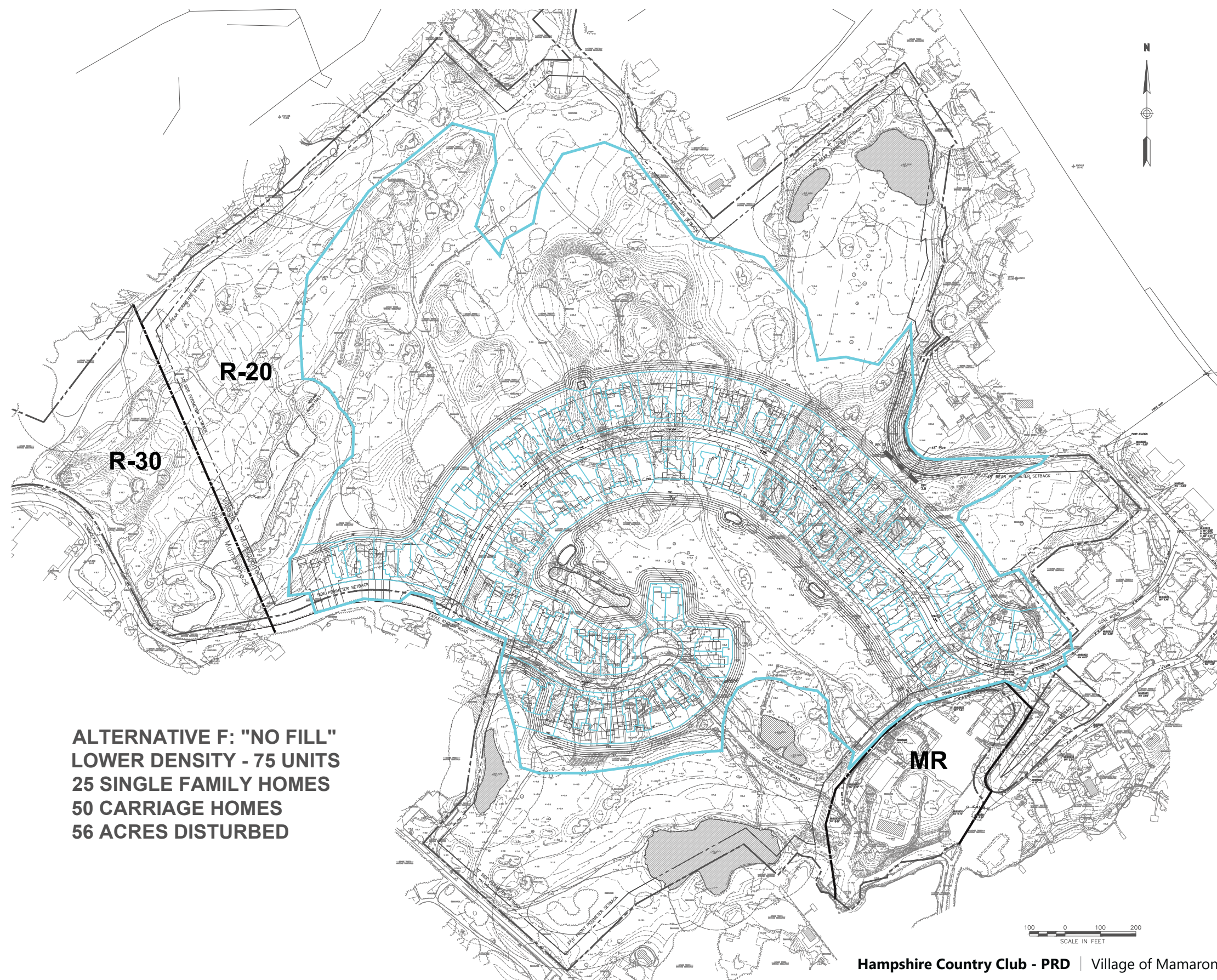
**Alternative F Lower Density Site Plan - 25 Units**

Source: Kimley Horn



**Alternative F Lower Density Site Plan - 50 Units**

Source: Kimley Horn



**Proposed Action Lower Density Site Plan - 75 Units**

Source: Kimley Horn



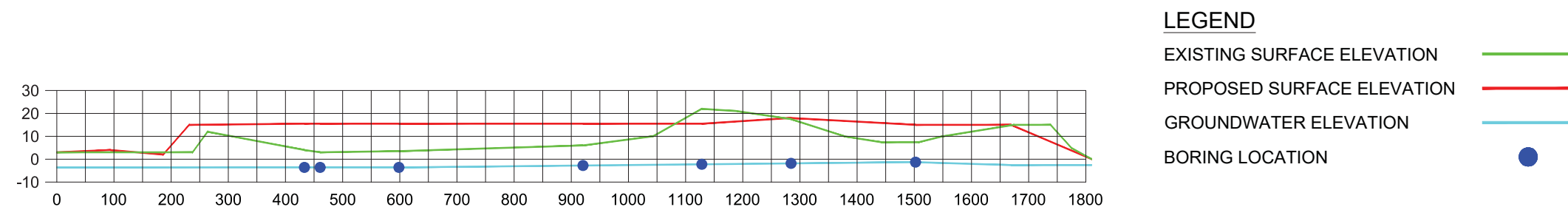
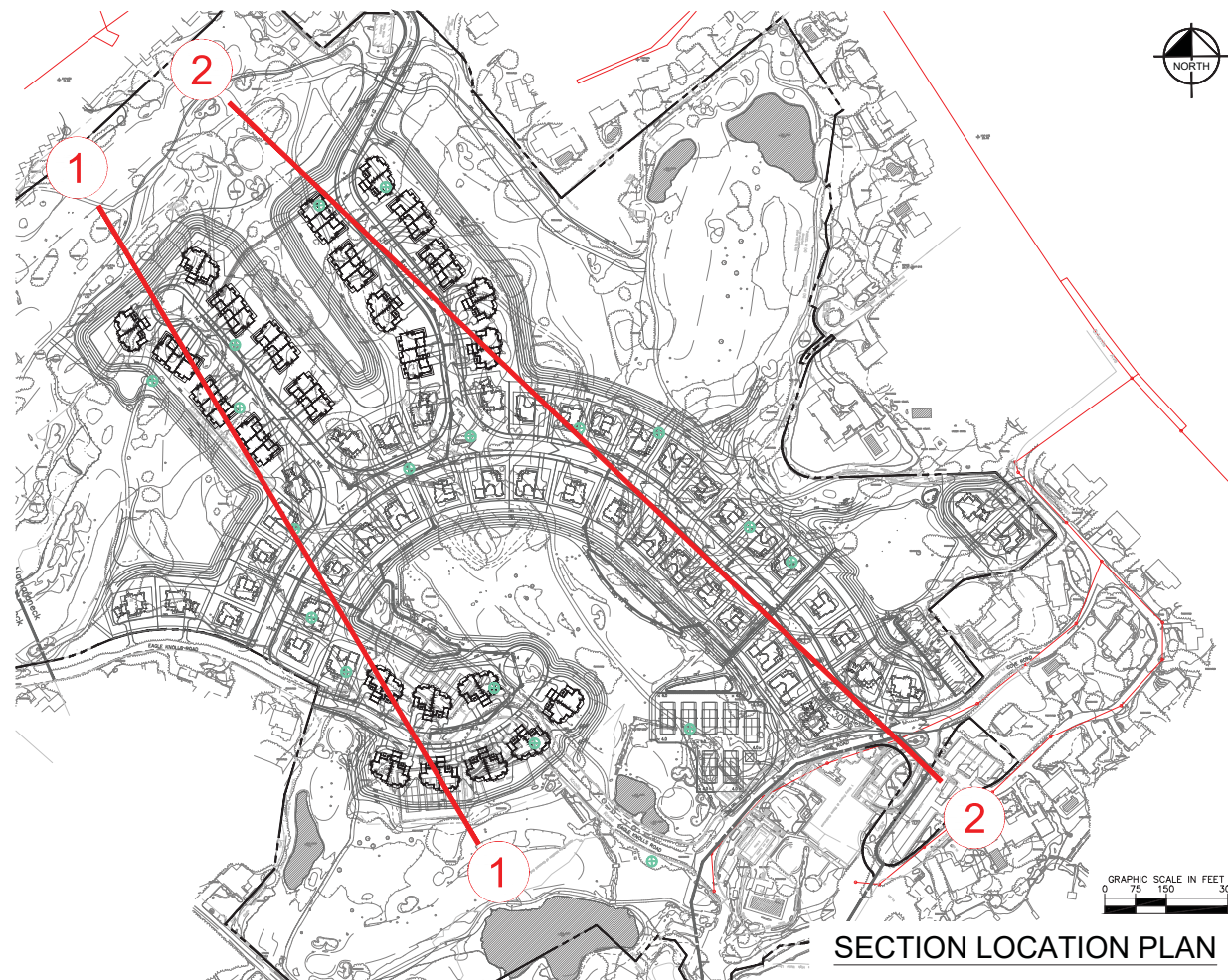
Photo Simulation 1: Two-story condominium from Delancey Cove



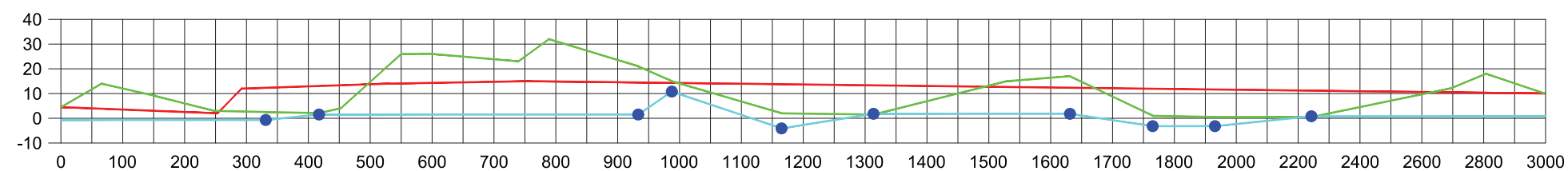
Photo Simulation 2: Three-story condominium from Delancey Cove



Photo Simulation 3: Four-story condominium from Delancey Cove



SECTION 1-1 PROFILE



SECTION 2-2 PROFILE

Hampshire Country Club - PRD | Village of Mamaroneck, New York

Cross-Sectional Profile Plan

Source: Kimley-Horn



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

# D NGF Consulting Report





Tel: (904) 476-4975  
Email: [morender54@gmail.com](mailto:morender54@gmail.com)

July 31, 2018

M.G. Orender, President  
Hampton Golf

Dear M.G.,

National Golf Foundation Consulting (“NGF” or “NGFC”) was retained by Hampton Golf to research the potential economic viability of a proposed 9-hole private golf club to be developed on the site of the 18-hole private Hampshire Country Club in Mamaroneck, NY. Specifically, NGF was asked to identify and research a subset of private 9-hole clubs, with a focus on those located within associated residential communities in the northeast, and provide 5 to 7 summary profiles of financially successful clubs. The deliverable comprises eight summary profiles of successful (self-reported) 9-hole golf clubs that NGF was able to complete interview with, as well as a summary of 9-hole golf supply statistics for the US as of the end of 2017. Summary profiles are attached below.

Key statistics on 9-hole supply in the US (NGF US Golf Facility Database):

- ▶ 9-hole golf facilities – both public and private - represented ~27% of the total 15,014 golf facilities in the US as of the end of 2017.
- ▶ Of the 4,000+ 9-hole golf facilities in the country, 14.7% are private; *58% of private 9-hole facilities are located within associated residential communities.*
- ▶ Private 9-hole clubs represent 15.6% of all private golf facilities in America.

The results of NGF’s database and interview research confirm what we have experienced in our consulting practice. Specifically, 9-hole golf facilities - especially those located within densely populated urban or suburban markets – that feature a high quality golf course and an attractive, diverse offering of amenities, have a good chance to be financially successful. Additionally, private 9-hole clubs that are able to draw social and golf members from the associated real estate development as well as from ‘outside the gates’ are more likely to be successful.

Our study and past experience also seem to confirm that 9-hole courses and clubs in the densely populated northeast corridor are among the healthiest in the nation. Our profiles included several clubs that had thrived for more than 100 years, and the NGF database revealed many more that were 90+ years old. There are also many examples of successful 9-hole *public* courses in the northeast; a recent example of a new 9-hole enjoying strong demand is Skyway Golf Course, a municipal track located on a former landfill in Jersey City that opened in 2015.

Finally, you had inquired as to whether we thought that a high quality par-3 or executive length 9-hole private club can be financially viable in the Westchester, NY market. As you know, we did not specifically research alternative length 9-hole courses as part of this engagement. However, NGFC's experience tells us that the answer is 'yes', assuming a high quality golf course with a strong layout and nice features, complemented by a variety of other amenities that will make the club appealing to multiple market segments (e.g., young families, retirees, working professionals with time constraints).

The potential appeal to these segments, coupled with the smaller expense footprint associated with alternative length golf courses, can result in a strong business model. Our research has shown that these courses are also good venues for beginners and for 'onboarding' non-golfers that have an interest in taking up the game (i.e., 'latent demand', which NGF proprietary research confirms is substantial).

M.G., thank you for the opportunity to do this research on behalf of your client. Please contact me directly if you have any questions about our research or summary findings. Thank you.

Regards,

A handwritten signature in black ink that reads "Ed Getherall". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Ed Getherall  
Director of Consulting  
[egetherall@ngf.org](mailto:egetherall@ngf.org)  
(561) 354-1650

## INTRODUCTION

Although relatively rare in the world of golf facilities, the private nine-hole golf club appears to be alive and well. Our research indicates that there is no single business model that guides the most successful facilities. For some, offering an accessible alternative that is more affordable than other private clubs in the market is a key to success. For others, it may be the quality of the golf course itself or the breadth and quality of amenities that drives membership and utilization.

And for those located within real estate communities, demand from residents may be all the club needs to thrive financially. If there is one common attribute that NGF has identified that is predictive of success, it's that financially successful 9-hole clubs have found and filled a niche in their respective markets.

## CLUB PROFILES

### XXX Golf Club – Greene County, NY

XXX Golf Club (wished for information to remain confidential) is a very unique 9-hole private club located in the Catskills of upstate New York. Onteora was founded in 1897 and is a year-round facility. There is no real estate associated with the club but members rent out their “cottages” for extended periods of time throughout the year to other members. The “cottages” are grand homes that offer stunning views of the surrounding mountains and valleys. Members can also use the three suites and three single rooms that are available in the clubhouse.

- ▶ Amenities: tennis, art, library, pool, theatre, lake, gun club, and hiking trails. The club also has its own library, a home where has been reputed that Mark Twain would stay on occasion and write.
- ▶ The 3,100-yard layout is simple. Four of the holes do not have a single bunker on them, and there are only eight on the entire course.
- ▶ There are 278 members. The membership is international but most have permanent homes in the metro New York City area.
- ▶ There are several categories of membership, including Resident, Senior Family, Junior Family (25-34), Summer and Affiliate.
- ▶ Resident memberships have a \$15,000 initiation fee, plus \$4,000 bond (stock certificate). Additionally, there is a \$7,500 annual assessment for building upkeep. Annual dues are \$2,500.
- ▶ Operating budget is \$1.7 million.
- ▶ **Self-reported financial health: 10**

### Brookwood Golf Club - Rochester Hills, MI

Brookwood Golf Club is located in the affluent Detroit suburb of Rochester Hills. The developer reportedly limited the number of homes in order to have the acreage to include the golf course as a facility amenity, even though the property was fully zoned for residential and homes are in high demand in the area. Brookwood has 186 residences – primarily single family with some condos – with prices ranging from the \$300,000s to more than \$1 million.

- ▶ The 2,740-yard course opened in 1974. Each hole features two sets of tees to present different angles and approaches.
- ▶ Amenities include junior Olympic swimming pool, clubhouse, tennis courts and pavilion. There is a snack bar but no restaurant; catering and BYOB are allowed in the spacious clubhouse.
- ▶ Full Golf and Social (“Pool & Tennis”) memberships are available. Full Golf memberships have a \$1,500 initiation fee, and monthly dues are \$225 for non-residents of the community (residents pay lower fees).
- ▶ The number of Full Golf members is at its maximum of 250, and there is a short waiting list. About 150 of the 250 members are from inside the community.
- ▶ Social memberships are included in HOA dues; pricing for the limited outside social memberships (maximum 50 – 3-year waiting list) was not available.
- ▶ **Self-reported financial health: 10**

### The Heathers Club - Bloomfield Hills, MI

The club is part of The Heathers, a private golf community with 439 residential units in Bloomfield Hills, another wealthy suburb of Detroit. (In 2017, the estimated median household income was \$144,033). Home prices within The Heathers community range from \$290,000 for a two-bedroom, 1,650-square-foot house to \$650,000 for a 2,800-square-foot house with three bedrooms and four baths.

- ▶ The 3,205-yard golf course opened in 1989.
- ▶ Amenities include heated swimming pool, tennis courts, formal main dining room, grille, boardroom and executive dining room.
- ▶ There are several categories of membership, including Class A Golf (Full), which includes unlimited use of all amenities. Initiation fee is \$2,500, with monthly dues of \$295.
- ▶ Other categories include Legacy, Junior, Weekday Golf, Associate (under age 21), and Dining.
- ▶ **Financial health:** Not reported, but NGF assumes it to be **very strong** based on location, values of homes in The Heathers and the condition of the golf course in recent photographs.

### Weekapaug Golf Club - Westerly, RI

Weekapaug is a thriving private golf club that has no real estate and few amenities. It is situated close to a pair of well-regarded exclusive private facilities, the exclusive Misquamicut Club, which dates back to the early 1900s, and the high-end private Shelter Harbor Golf Club that opened in 2004. The General Manager told NGF that a third of the membership plays on weekends, a third spends four to six weeks of the summer in the area, and a third live nearby.

- ▶ The golf course is just over 3,000 yards and opened in 1969. It was formerly semi-private, but is now fully private.
- ▶ Amenities: small fitness center, seasonal restaurant, practice area, full driving range.
- ▶ According to the GM, the club is in such sound financial shape that it would normally stop accepting new members at this point. However, because a significant clubhouse renovation is planned, Weekapaug is accepting new members.
- ▶ Membership: 375 total members (325 Golf / 50 Social).
- ▶ Fees: Single Full Golf - \$12,500 initiation, \$3,370 annual dues; Family Full Golf - \$18,500 initiation, \$5,015 annual dues.
- ▶ Operating budget: \$2.4 million.
- ▶ **Self-reported financial health: 10**

### Pine Orchard Yacht & Country Club – Branford, CT

Pine Orchard Yacht and Country Club is another coastal New England legacy 9-hole private golf club (no residential component), with a history dating back to 1901. The 3,100 yard course is located on Long Island Sound and features views of the Thimble Islands. Membership is open only to persons who are known to the Pine Orchard membership, such as relatives, friends or co-workers. The club is active in hosting outside events such as weddings, holiday parties and golf outings.

- ▶ Amenities: Marina, pool, tennis, sailboat racing, dining, slip and mooring rentals.
- ▶ Total members: 405; Golf members: 303
- ▶ Initiation fee: \$15,000 (designated as golf or non-golf membership)
- ▶ Monthly Dues: Golf - \$717; Clubhouse - \$524
- ▶ Golf course operating budget: \$670,000
- ▶ **Self-reported financial health: 8**

### Old Lyme Country Club – Old Lyme, CT

Old Lyme is the only private nine-hole facility along the Central Connecticut Shoreline. There is no real estate associated with the club. The 2,800-yard course has been in existence for nearly 100 years. Old Lyme is less than 60 miles from Hartford and New Haven, 70 miles from Providence and fewer than 90 miles from Westchester County.

- ▶ Amenities: tennis, paddle tennis, bocce, pool, restaurant.
- ▶ Full Golf membership (unlimited with no additional fees) has initiation fee of \$4,500 for Single and \$6,000 for Family, with annual dues of \$4,336 and \$5,782, respectively. There are also age-adjusted Full Golf memberships for those under 31 or under 41.
- ▶ House memberships (limited sporting privileges with additional fees) have initiation fees of \$3,300 for single/ \$4,200 for family, with respective dues of \$3,180 and \$4,047.
- ▶ Social memberships (no sporting privileges) have initiation fees of \$2,460 for single/ \$3,300 for family, with respective dues of \$2,371 and \$3,180.
- ▶ **Financial health:** Not reported, but assume **very strong** based on age of club, location and fees/dues structure.

### Round Hill Community Golf Club - South Dartmouth, MA

The club is located inside Round Hill, a gated condominium community that comprises single-family homes and 16 condominium units, which are located inside a 1921 ocean-side mansion. The 93 lot owners pay a fee to use all the community amenities. An additional 10 non-residents pay a fee in order to access the golf course. A two-bedroom condo in Round Hill is on the market for \$595,000. The property is on a peninsula that extends into picturesque Buzzards Bay. South Dartmouth is easily accessible from Westchester County, Boston, Providence, Worcester and Hartford via Interstate I-95. Approximately 90 percent of the residents are seasonal.

- ▶ Robert Trent Jones, Sr. golf course was opened in 1987.
- ▶ Amenities include private beaches, an in-ground pool, clubhouse, tennis courts, walking paths and a playground.
- ▶ **Fees:** Lot owners annually pay \$10,900 for all services, including golf. Amenity members (non-owners) pay \$7,725 annual dues.
- ▶ **Self-reported financial health: 9**

### Whitinsville Golf Club - Northbridge, MA

Whitinsville is a private club with no real estate component and few amenities. However, it is considered by some to be one of the best nine-hole golf courses in North America and one of the premier layouts of the noted architect Donald Ross. Whitinsville is a 3,124-yard course opened in 1925. Located in Central Massachusetts between Worcester, MA and Providence, RI, it is a short drive from both cities and less than 60 miles from Boston. It was built by the owners of Whittin Machine for their workers and has been private since its inception. There are no homes on the course and the setting is a relaxing one with views of the Mumford River.

- ▶ The small restaurant is seasonal and open only on weekends and busy days. There is no driving range and a pair of small practice greens.
- ▶ Number of Members is approximately 280.
- ▶ Annual dues are \$3,100.
- ▶ Annual Operating Budget is \$1,094,000.
- ▶ **Self-reported financial health: 7**

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

# E Title Agency Certification



# Chicago Title Insurance Company

## SPECIAL SEARCH NO: CT18-90163-W

THE COMPANY certifies that a search has been made in the office (s) shown below for the period (s) and for the instruments, liens and notices hereinafter listed affecting the premises and the parties following.

No search has been made against land lying in and any street, lane or right-of way adjacent to the premises described, except as specifically noted.

**THIS SEARCH IS FOR INFORMATION ONLY. THE LIABILITY OF THIS COMPANY UNDER THIS SEARCH IS LIMITED TO THE AMOUNT PAID FOR SAME.**

Office (s) in which search was made:

COUNTY: Westchester  
TOWN: Mamaroneck

PREMISES: Eagle Knolls Road, Delancey Cove Road West, Delancey Cove Road North, Delancey Cove Road South, Delancey Cover Road East, and Cooper Avenue

- I) 1) This Company has searches the records of the Westchester County Clerk's Office for all filed maps showing above referenced streets. The following have been found filed of record:
- a) Map No. 3464 – filed 6/21/1929 – “Eagle Hommocks – Electric, Lighting, Telephone, Gas, Water and Sewerage Systems.
  - b) Map No. 3571 – filed 3/15/1930 – “Map of Eagle Hommocks”
  - c) Map No. 3415 – filed 4/1/1929 – “Map of Eagle Hommocks”
  - d) Map No. 7112 – filed 6/22/1950 – “Subdivision Map of Hommocks Estates”
  - e) Map No. 9788 – filed 4/1/1955 – “Map Showing Easement for Westchester County D.P.W. Sanitary Sewer Division Hommocks Pump House”
  - f) Map No. 12213 – filed 11/24/1959 – “Survey of a Parcel of Land at the

Northwest Corner of Orienta Avenue and Cove Road East"

- 2) This Company has determined that all lots on above referenced subdivision maps have access over subject streets.
  - 3) There are no restrictions on the use or location of the subject streets set forth on any of the above cited maps or elsewhere on public record.
  - 4) This Company has not searched each individual lot on any filed subdivision map to determine ownership.
- II) This Company has searched the public record and finds the following instruments of record that contain covenants and restrictions which may impact the ability to develop the subject premises.
- a) Liber 2150 cp 248 (Exhibit A):

Exhibit A is the Deed, dated July 17, 1917 between Ella Cecilia Howell and Alvan W. Perry. The Deed contains two separate sets of restrictions. The first set of restrictions applies to Lots 10 and 11 on the "Map of Palmer Hommock, Property of Mrs. C.A Howell Mamaroneck, NY" dated August 25, 1896 and filed with the Westchester County Register's Office on August 25, 1898 as Filed Map No. 1334 ("Map No. 1334"). (See Liber 2150, cp 251-253). The restrictions on Lots 10 and 11 on Map No. 1334 include, among other things, restrictions limiting any building or structure on the lots to a dwelling house for a private family on parcels of not less than one (1) acre in area. Lots 10 and 11 on Map No. 1334 are not located on Hampshire's property, as Hampshire's Property is shown on the Spinelli Survey provided.

The second set of restrictions in the Deed applies to the lands owned by Ella Cecilia Howell between Post Road and Palmer Hommocks, which area is restricted to dwelling houses for private families only, among other things. (See Liber 1250, cp 253-254). There is no restriction limiting the lot size, as there is with Lots 10 and 11. The Spinelli Survey only shows this restriction as applying to the northeast portion of Hampshire's property.

- b) Liber 2862 cp 286 (Exhibit B):

Exhibit B is the Deed, dated June 18, 1928, between S.M.H. Corporation and Hommocks Holding Corporation. (Liber 2862, cp 286). The Deed contains a restriction limiting structures to "one private dwelling house upon each numbered plot as shown on *said map* designed for the occupancy of one family only." (Liber 2862, cp 293) (emphasis added). The only map expressly identified in the Deed is Map No. 1334 (See Liber 2862, cp 291). Map No. 1334 is a map of property that is not located on Hampshire's property.

c) Liber 1783 cp 306 (Exhibit C):

Exhibit C is a Deed from Rushmore Realty Corporation to Charlotte Carrington, dated January 7, 1907. The deed contains a restriction limiting any building or structure to "dwelling houses constructed for the use of one family only." (Liber 1783, cp 307). The Deed is made with reference to a "diagram annexed to this deed." (Liber 1783, cp 307). The diagram is recorded at Volume 24, map 45 and shows that the property conveyed in the Deed is fronting along Orienta Avenue and extends southwest approximately 850.05 feet. Spinelli Surveying has indicated that the metes and bounds description in the deed and the diagram are insufficient to plot the exact location of the property referenced in the Deed.

d) Liber 1817 cp 386 (Exhibit D):

Exhibit D is a Deed from Rushmore Realty Corporation to Charlotte Carrington dated September 30, 1907. The Deed contains a restriction limiting any building or structure on the property to "dwelling houses constructed for the use of one family only." (Liber 1817, cp 387). The Deed is made with reference to the attached diagram recorded at Volume 26, page 47. Spinelli Surveying has indicated that the metes and bounds description in the deed and the diagram are insufficient to plot the exact location of the property referenced in the Deed.

Chicago Title Insurance Company may not render a legal opinion. The certification is the result of a search of the public record conducted by the Company.

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The foregoing search is made for and certified to:

Zarin & Steinmetz  
81 Main Street  
Suite 415  
White Plains, NY 10601

Dated: 10/1/2018

Certified, as of: 8/8/2018

By:



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Timothy P. Ring  
New York State Counsel

Encl.

part has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

IN WITNESS WHEREOF, the said party, of the first part, has hereunto set his hand and seal, the day and year first above written.

In presence of BERNHARD H. LEVY, (L.S.)  
Samuel Fruchthaut, as Executor, etc., under the last will and testament

of Bettie Heine, deceased.

STATE OF NEW YORK, CITY OF NEW YORK, COUNTY OF NEW YORK, SS. On the 17th day of

July, in the year one thousand nine hundred seventeen, before me personally came

Bernhard H. Levy, the executor under the last will and testament of Bettie Heine, deceased, to me known, and known to me to be the individual described in, and who

executed the foregoing instrument, and he duly acknowledged that he executed the same.

Isaac Nelson, Commissioner of Deeds, New York City, certificate filed in N.Y. Co., No 70, term expires Sept. 26, 1918.

STATE OF NEW YORK, COUNTY OF NEW YORK, SS. I, WILLIAM F. SCHNEIDER, Clerk of the County of New York, and also Clerk of the Supreme Court for said County, the same

being a Court of Record, do hereby certify that Isaac Nelson, whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the

annexed instrument, and thereon written, was, at the time of taking such deposition or proof or acknowledgment, a Commissioner of Deeds in and for the City of New York

duly commissioned and sworn, and authorized by the laws of said State, to take depositions and also to administer oaths to be used in any Court in said State and

for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances for land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Commissioner of Deeds

and verily believe that the signature to such deposition or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, the 18th day of July,

1917.

WILLIAM F. SCHNEIDER, CLERK.

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situate in the city of YONKERS, in the County of Westchester, N.Y.

A true copy of the original Deed and acknowledgment thereof, with certificate, recorded July 19, 1917, at 11 A.M.

Register.

ELLA CECILIA HOWELL, as Executrix

of the Town of Mamaroneck, Westchester County, and State of New York, as Executrix

and Trustee under the last will and testament of Cecilia A. Howell, deceased, and ELLA CECILIA HOWELL, as Trustee under a certain instrument made by the said Cecilia A. Howell, dated August 13th, 1892, and recorded in the office of the Register of Westchester County, in Liber 1281 of conveyances, at page 346, party of the first part, and ALVAN W. PERRY, residing at 132 East 57th Street, Borough of Manhattan, New York City, State of New York, party of the second part; WITNESSETH, that the said party of the first part by virtue of the power and authority to her given in and by the said last will and testament, and the said certain instrument made by the said Cecilia A. Howell, dated August 13th, 1892, and in consideration of the sum of Eight thousand dollars (\$8000.00) lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the said party of the second part, his heirs and assigns forever, ALL those two certain plots, pieces or parcels of land, situated in the town of MAMARONECK, Westchester County, New York, which are shown and designated as parcels numbers ten (10) and eleven (11) upon a certain map of "Palmer Hommock," property of Mrs. Cecilia A. Howell, of Mamaroneck, New York, filed in the office of the Register of Westchester County, on August 25, 1898, as map No. 1334 and which are more particularly bounded and described as follows:- BEGINNING at a point on the northwesterly side of Oak Lane as designated on said map, at a stone monument located at the point of intersection of the said side of Oak Lane with the division line between parcel number eleven and parcel number ten, as shown on said map; running from said monument southwesterly along the westerly line of said Oak Lane south 40° 32' 40" west sixty-seven and five-tenths feet more or less to the point of a curve; thence southerly and westerly on a curved line with a radius of eighty-two and five-tenths feet, one hundred and twenty-nine and fifty-nine one-hundredths feet to the end of said curve; thence north 49° 27' 20" west along the easterly side of said Oak Lane one hundred and ninety-one and sixty one-hundredths (191.60) feet, to the easterly side of the Causeway as shown on said map; thence in a northerly direction and on a reverse curve, one hundred and thirty-eight and seventy-one one-hundredths feet; thence still along said Causeway north 30° 4' 40" west one hundred and one and twenty-two one-hundredths feet to a monument on the easterly side of said Causeway; thence north 55° 41' 40" east one hundred and thirty-three and fifty-seven one-hundredths feet to the easterly boundary line of said parcel number eleven; thence still north 55° 41' 40" east one hundred and forty-one feet more or less to the line of mesne highwater as shown on said map; thence southeasterly and easterly as the said mesne high water line winds and turns to its intersection with the easterly boundary line of said parcel number ten as shown on said map; and thence south 4° 26' 40" west one hundred and eighty feet more or less along the boundary line between parcel number ten and parcel number nine as shown on said map to the easterly side of Oak Lane as shown on said map; thence northwesterly, westerly and southerly

along the side of said Oak Lane as the same winds and turns one hundred and fifty and eighty-five one-hundredths feet to the said monument at the point or place of beginning. Together with all the right, title and interest of the parties of the first part in and to the land under water lying between the said line of mesne high water, the prolongation of the boundary line between parcels 9 and 10 and the line shown on said map running north seventy degrees and thirty-nine minutes east from the point of intersection of mesne high water line with the northwesterly boundary line of parcels 10 and 11. Together with the right of way over a certain road or lane leading from the Boston Post Road down to and connecting with the Hommock Road, shown upon the said map, (and together with the right to use that portion of the premises shown upon the said map and designated "Landing" and "Reserve" with the road leading thereto, as a promenade or landing, or means of reaching or returning from boats visiting persons who shall for the time being be the owners or in the possession of any part of the premises hereby conveyed or intended so to be; provided, however, the party of the second part, his legal representatives or assigns, shall contribute his or their fair proportion of the cost of maintaining the same not exceeding Twenty-five (\$25.) Dollars annually, for each of the said several parcels, and shall also subscribe to and agree to comply with the rules and regulations in respect thereof, as may from time to time be made by a majority of the land owners entitled to use the said "Landing" and "Reserve." AND ALSO, the party of the first part does remise, release, convey and quit-claim to the party of the second part, all her right, title and interest in and to the several pieces or parcels of land included within the outside boundaries of the road or roadway, "Landing" and the private road connecting with the "Reserve" shown upon the above mentioned map as the Hommock Road, Oak Lane, "Reserve", "Landing" and the private road connecting the "Reserve" with Hommock Road, the lands within the roadway shown thereon connecting the intersection of Hommock Road and Oak Lane with the roadway shown on the said map as the "Causeway" to the northerly boundary line of plot number eleven as shown on said map, and does release to the party of the second part any right heretofore reserved by her or granted to her of using, or of granting to any other person acquiring title through her, or her successors, to lands owned by her lying between the Boston Post Road and the said "Palmer Hommock," any right, privilege or easement, to use, the said roads, "Landing" and "Reserve" and the approaches thereto. AND the said party of the first part does hereby give and grant unto the party of the second part, for his use and benefit, and for the use and benefit of the several owners from time to time of the plots constituting the said "Palmer Hommock," shown on said map, a right of way over the road or lane now leading from the Boston Post Road to the said Palmer Hommock, such right of way to be over a strip of land forty (40) feet in width, including the land in said road or lane, as now in use, together with

sufficient land along the westerly side thereof to increase the width thereof to forty (40) feet between the northerly line of plot number 12 of said Palmer Hommock as shown on said map, and the southerly line of land now or late of Beulah Irene Mills and Mary Mills Mead. AND the party of the first part does release, sur-

render and discharge to and for the benefit of the party of the second part, and the owners of lands in the said Palmer Hommock, any right or easement heretofore reserved by her, or granted to her, of constructing, maintaining or using a sewer across or through Palmer Hommock as an outlet for sewerage originating upon or passing through any of the lands owned by her between the Post Road and the said Palmer Hommock, or of granting to others the right or easement so to do.

TOGETHER with the appurtenances, and also all the estate which the said testator had at the time of her decease in said premises, and also the estate therein which the said party of the first part had or has power to dispose of whether individually or by virtue of said will or said trust deed or otherwise. ✓

TO HAVE AND TO HOLD, the above granted premisses unto the said party of the second part, his heirs and assigns forever. AND the said party of the first part

covenants with the said party of the second part, that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever. X AND the said parties to this indenture as part of the

consideration for the execution and delivery thereof, do hereby mutually covenant and agree with each other, their legal representatives and assigns, and in respect to the above described plots numbers ten and eleven, as follows:-

FIRST. that there shall not at any time hereafter be erected upon any one of the said several parcels hereinbefore described, any building or structure whatsoever except a dwelling house for a private family, together with stable and such out-houses as properly and reasonably belong to a private dwelling house; that no wines, liquors, beer or other intoxicating beverages shall be sold on said premises; that this covenant shall be understood to prohibit the use of any building or structure on said premises as a school, hotel, boarding house, or other house for the lodging or entertainment of any person for hire, or for any storehouse, warehouse, or any business use or purpose whatsoever, and to prohibit the erection or maintenance on said premises of any place for the keeping of pigs, or for any purpose which may reasonably be deemed a nuisance, or any dangerous, noxious or offensive use or purpose whatever, and to prohibit the use of said premises for any public garden, or bathing place, or for the landing of any boats or vessels, except those visiting owners or occupants of premises lying south of the Boston Post Road conveyed at any time after January 1, 1898, by the party of the first part, her heirs, executors or successors. to a SECOND. that the said several parcels hereby granted shall not be subdivided, conveyed, leased or occupied in parcels of less than one acre each in area; that no more than one dwelling house shall be

erected on any such subdivision, and that no dwelling house erected on any part of such premises shall be of a value less than Five thousand (\$5000.) Dollars.

THIRD. that all sewers which may be constructed upon, or run from the said premises shall be constructed of iron pipe, and the outlet shall be at least twenty feet beyond the line of extreme low water.

FOURTH. that the party of the second part will not at any time use any part of the said premises shown upon the said map and designated "Landing" and "Reserve", or any part of the road leading thereto for any purpose other than a promenade or landing, or means of reaching or returning from any boat or vessel which may touch at the said landing, and will at all times comply with the rules and regulations in respect thereto, in force for the time being.

FIFTH. that the party of the second part will keep and maintain one-half of the road in front of and adjoining the hereby granted premises in good order and repair, and the surface thereof properly and sufficiently covered with fine bluestone, or some material equal thereto, and similar to the adjoining portions of such road, at his own expense, and that he will annually contribute such sum of money as may be requisite to pay his share or proportion, not exceeding Twenty-five (\$25.) Dollars annually, for each of the said several parcels of the

cost and expense of keeping the piece of land, designated "Landing" and "Reserve" upon said map, and the road or approach thereto, in good order and repair similar to the Hommock Road.

SIXTH. that the covenants aforesaid shall at all times be attached to the said premises and run with the land, and shall be inserted or referred to in any and all future conveyances, mortgages or other instruments, whereby the title to the said land can or may be transferred or affected, and that the said covenant shall forever hereafter be recognized, sustained, and upheld, and that it shall at all times hereafter be lawful for said party of the first part, or her legal representatives or assigns, and for any person who may at the time be the owner of, or entitled to any estate in, or the possession of, any part of the premises shown upon the said map hereinbefore mentioned, to institute, maintain and prosecute any suit, action or proceeding at law or in equity against any person or persons violating or attempting or threatening to violate the covenants and agreements herein contained, and such person prosecuting such suit or action shall be entitled as matter of right, and without showing any special damage or irreparable injury, and notwithstanding that a remedy at law may exist, to an injunction restraining any act, or the maintenance of any building or structure, which shall contravene any of the provisions of any covenant in this instrument.

SEVENTH. that the covenants and agreements aforesaid are to be enforced personally against the said party of the second part, his heirs, legal representatives or assigns, only in case and so long as he or they shall be the owner or owners, or in possession of the premises hereby granted, at the time or times when any violation of the said covenants and agreements, or either of them, shall or may be

committed, attempted or threatened, and that such covenants may be enforced personally against any person or persons who may be such owner or owners or in possession at such time, in like manner as if such then owner or person in possession had personally entered into the covenants herein contained.

EIGHTH. that all conveyances executed by the party of the first part, or her legal representatives, conveying premises shown upon said map hereinbefore mentioned, shall contain a covenant of restriction similar to that herein contained. AND the said parties as part of the consideration for the execution and delivery hereof, do hereby further mutually covenant and agree with each other, their legal representatives and assigns, as follows:

FIRST. the party of the first part covenants and agrees that in all conveyances of land owned by her between the Post Road and Palmer Hommock, she will insert a covenant binding the purchasers to contribute toward the reasonable upkeep and maintenance of the said road or lane leading from the Boston Post Road to the said Palmer Hommock, proportionately to the assessed value from time to time of the land so conveyed as compared with the assessed values of all lands lying south of the Boston Post Road having a right of way over the said land.

SECOND. that in the event that the party of the first part develop the said land, that she will contribute in like proportion for the purpose of maintaining said road as aforesaid.

THIRD. the party of the first part further covenants with the party of the second part that until the covenant restricting the use of the premises of the said Palmer Hommock as shown on a map of Palmer Hommock property of Mrs. Cecilia A. Howell, of Mamaroneck, New York, filed in the office of the Register of Westchester County, on August 25th, 1898, shall be terminated, cancelled or discharged there shall not at any time be erected upon the land now owned or controlled by the party of the first part, lying between said Boston Post Road and said Palmer Hommock, any building or structure whatsoever, except a dwelling house for private families, together with stable and such out-houses as properly and reasonably belong to a private dwelling house. That no wines, liquors, beer or other intoxicating beverages shall be sold on said premises and that this covenant shall be understood to prohibit the use of any building or structure upon said premises as a storehouse, warehouse, or for any business use or purpose whatsoever, and to prohibit the erection or maintenance on said premises of any buildings for the keeping of pigs, or for any purpose which may reasonably be deemed a nuisance, or any dangerous, noxious or offensive use of purpose whatsoever, and to prohibit the use of the said premises for any public garden, or bathing place, or for the landing of any boats or vessels, except those visiting owners or occupants of the premises just hereinabove described, lying between the Boston Post Road and the said Palmer Hommock. AND the party of the first part does further covenant with the party of the second part, that all deeds hereafter made by her for the conveying of all or any part of said lands lying between said Boston

Post Road and Palmer Hommock hereinabove just referred to shall contain this covenant which said covenant shall run with the land. IN WITNESS WHEREOF, the said parties of the first and second parts have hereunto set their hands and seals, the day and year first above written.

In the presence of Theodore M. Hill, Notary Public, Westchester County, N.Y., as Trustee, etc., and ALVAN W. PERRY, (L.S.)

Theodore M. Hill, Notary Public, Westchester County, N.Y., as Trustee, etc., and ALVAN W. PERRY, (L.S.)

as to Ella Cecilia Howell, as Executrix and Trustee under the last will and testament of Cecilia A. Howell, deceased.

ELLA CECILIA HOWELL, (L.S.)

as Trustee, etc., and ALVAN W. PERRY, (L.S.)

STATE OF NEW YORK, COUNTY OF NEW YORK, SS. On this 17th day of July, one thousand nine hundred and seventeen, before me personally came Ella Cecilia Howell, as Executrix of the last will and testament of Cecilia A. Howell, deceased, and as Trustee under a certain trust deed, to me personally known and known to me to be the individual described in and who executed the foregoing conveyance, and duly acknowledged that she executed the same.

Theodore M. Hill, Notary Public, Westchester County, N.Y., as Trustee, etc., and ALVAN W. PERRY, (L.S.)

STATE OF NEW YORK, COUNTY OF NEW YORK, SS. On this 17th day of July, one thousand nine hundred and seventeen, before me personally came Alvan W. Perry, to me known and known to me to be the individual described in and who executed the foregoing instrument, and he thereupon duly acknowledged to me that he had executed the same.

Wm. C. White, Notary Public, Westchester County, N.Y., as Trustee, etc., and ALVAN W. PERRY, (L.S.)

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situate in the town of MAMARONECK, in the County of Westchester, N.Y. A true copy of the original Deed and acknowledgments thereof, recorded July 19, 1917, at 11:15 A.M.

Register.

JOHN A. LARSON, AND WIFE, and HENRY BARNARD, AND WIFE, of the first part, and ELIZABETH BARNARD, his wife, of the second part, do hereby

WITNESSETH, that the said parties of the first part, in consideration of ONE HUNDRED (\$100) DOLLARS, lawful money of the United States, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, paid by the parties of the second part, do hereby

Exh.b.t B

Westchester County.

The foregoing instrument was endorsed for record as follows:

The land affected by this instrument lies in the Town of MOUNT PLEASANT, County of Westchester, New York.

A true copy of the original Deed and acknowledgment thereof recorded June 25, 1928 at 11.10 A. M.

At request of: SILAS S. CLARK

*James W. Clark* Register.

JOHN J. SINNOTT

: Affidavit

AFFIDAVIT OF

COUNTY OF WESTCHESTER:

SS: JOHN J. SINNOTT, being duly sworn, says that he resides at North Tarrytown, New York, and is an attorney-at-law, and that during or about the month of June, 1927, he prepared a deed from Henry Meyer, as grantor, to Mildred M. Meyer, as grantee, conveying four Sherman Park Lots, approximately one hundred (100) feet square, on the east side of Tuxedo Place at Hawthorne, in the Town of MOUNT PLEASANT, New York. That deponent knew said Henry Meyer and Mildred M. Meyer for over ten years prior to the making of said deed and knew said Henry Meyer and Mildred M. Meyer to be husband and wife. That thereafter and on or about July 7th, 1927, said Henry Meyer died and left said Mildred M. Meyer as his widow.

~~JOHN J. SINNOTT~~ ---

Sworn to before me this 28th day of May, 1928.

IDA M. SADOFSKY, Notary Public

Westchester Co.

The property affected by this instrument lies in the Town of MOUNT PLEASANT, County of Westchester, New York.

A true copy of the original Affidavit and acknowledgment thereof recorded June 25, 1928 at 12.55 P. M.

At request of: MERRIAM & GIBBONS

*James W. Clark* Register.

S. M. H. CORPORATION

TO

HOMMOCKS HOLDING CORPORATION

See Agreement Liber 6309 page 432 THIS INDENTURE, made the 18th day of June, nineteen hundred and twenty eight, BETWEEN:

S. M. H. CORPORATION, a New York Corporation, having its principal place of business at No. 1 North Chateworth Avenue, Town of Mamaroneck, Westchester County, New York, party of the first part, and HOMMOCKS HOLDING CORPORATION, a New York Corporation, having its principal place of business at Orienta Point, Town of Mamaroneck, Westchester County, New York, party of the second part, WITNESSETH,

that the party of the first part, in consideration of ONE HUNDRED (\$100.00) DOLLARS,

Exh.b.t B

Liber 2863 cp 286