



Mamaroneck Coastal Denounces Developer's Draft Final Environmental Impact Statement as Anything but Final

Coalition demands answers from Hampshire Country Club developer in continuing fight against development plans on flood-prone property in the Village of Mamaroneck

Mamaroneck, NY – October 31, 2018 — Two days after the anniversary of Superstorm Sandy, the [Mamaroneck Coastal Environment Coalition](#) (MCEC) – the leading voice in opposing the development of the Hampshire Country Club in the Village of Mamaroneck – denounced the Draft Final Environmental Impact Statement (DFEIS), which was submitted to the Village of Mamaroneck Planning Board in late October 2018 by site developer, Hampshire Recreation.

Condemning the submitted document, MCEC President, Celia Felsher, stated, “After taking six months to respond to public comments on their earlier draft, it is extremely disappointing to discover that Hampshire Recreation has presented a document that offers misleading answers to the most important questions and completely evades many others. However, the document does prove one thing – Hampshire Recreation has no viable answers to the many questions raised by the Planning Board and by residents about the developer’s proposed misuse of this flood-prone site, which is the Village’s largest Critical Environmental Area.”

The key failures of the DFEIS identified by MCEC include:

- The developer proposes filling the site’s 95-acre flood plain with imported soil and new structures – a non-starter that violates Village law;
- The developer proposes far more homes than authorized by applicable zoning;
- The developer lacks the right to use adjacent private streets for the new subdivision;
- The developer does not address serious ingress and egress problems that residents and emergency responders would face when the site floods (as it has repeatedly) from major storms and even typical rainfall events;
- The developer does not divulge the actual amount of fill needed to be brought to the site;
- The developer does not adequately address the impact (and extent of replacement) of hundreds of mature trees that will be destroyed in clearcutting a large portion of the property;
- The developer does not address the potential release into the atmosphere of dangerous toxins – such as arsenic, lead and toxic pesticides – when hundreds-of-thousands of tons of contaminated dirt are displaced during construction;
- The developer does not disclose the true length of an extended construction process, and how the plan would adversely affect community services, including local schools;

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- And, crucial to the economic stability of the site, the DFEIS provides no basis at all for the developer's underlying claim that its current 18-hole golf club is not viable and would somehow be improved by a smaller, inferior 9-hole course – a proposal MCEC believes would almost certainly lead to the complete failure of the existing Hampshire Club, resulting in both environmental and economic threats to the new, on-site development and the Village.

MCEC believes the Village of Mamaroneck Planning Board should allow for further comments by holding a public hearing on the DFEIS to give residents and other interested parties an opportunity to demand a complete and accurate Final Environmental Impact Statement for proposed development on this environmentally sensitive site.

[Mamaroneck Coastal Environment Coalition](#) is a non-profit organization whose mission is to obtain and provide information to the public regarding, and to ensure appropriate consideration of, policies and practices relating to land use in the Town and Village of Mamaroneck and in surrounding communities, focusing primarily on environmentally sensitive coastal areas in order to (i) understand the impact of proposed development and zoning matters on the community, (ii) protect the local environment and (iii) maintain and encourage public access to open space.

To find out more about MCEC, go to www.mamaroneckcoastal.org.

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