



May 22, 2023

Via Hand Delivery

Chairman Seamus O'Rourke
and Members of the Village Planning Board
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Re: Hampshire Country Club – Pond Maintenance Work Permits

Dear Chairman O'Rourke and Members of the Planning Board:

Kimley-Horn represents Hampshire Country Club ("Club"), in relation to the enclosed Application for Freshwater Wetland, Floodplain Development, and Building Permits to undertake routine irrigation system maintenance by removing silt that has built up in a water storage pond. We ask that this Application be placed on your Board's next agenda for consideration.

As part of readying its irrigation system for the 2023 golf season, the Club's groundskeeping staff identified the need to remove approximately 800 cubic yards of silt from a pond located on the 6th hole of the golf course ("Pond"). Water from this Pond is drawn through a pipe to irrigate portions of the golf course. This partially "closed" irrigation system reduces the Club's demand on the municipal water system during peak summer months because the Club can use water that naturally collects on Site. As is typical for many golf courses using a partially "closed" irrigation system, silt must be removed every ten to fifteen years from the Pond in order to keep the pipe system clear.

The silt level in the Pond is currently above the elevation of the intake pipe. The Club needs to remove the silt buildup before May 2023 in order to be able to continue using the Pond for irrigation. We have prepared a plan whereby the silt would be removed by excavator equipment from the Pond, and stored directly adjacent to the Pond in an open area sloping away from any offsite properties for future landscaping use on the golf course. If the Club cannot undertake the work before May 2023, then it will need to rely entirely on the municipal water system for irrigation this year.

While we initially believed removing silt from the Pond constitutes an exempt "ordinary repair and routine maintenance" activity under Section 192-4(9) of the Village's

Freshwater Wetland Regulations, the Village Engineer recently opined that the Club requires a Freshwater Wetland Permit and a Floodplain Development Permit to accompany a Building Permit, before any work can occur. Accordingly, enclosed please find the following materials in support of the Club's Application for the required Permits:

- Freshwater Wetland Permit Application Form, dated April 3, 2023, prepared by Kimley-Horn with information provided by Hampshire Country Club;
- Flood Development Permit Application Form, dated April 3, 2023, prepared by Kimley-Horn with information provided by Hampshire Country Club;
- Building Permit Application Form, dated April 3, 2023, prepared by Kimley-Horn with information provided by Hampshire Country Club;
- Site Maintenance Plans dated May 15, 2023, prepared by Kimley-Horn;
- SWPPP Report dated May 2023, prepared by Kimley-Horn;

To the extent a Permit is required we submit that the above materials demonstrate this Application meets the standards for permit issuance.

As this Board has determined in the past, the Pond is an artificially created drainage structure that provides limited ecosystem functions. Other than serving as a water hazard on the golf course, the primary function of this Pond is stormwater retention and irrigation. More recently, Max Ojserkis, a Professional Wetland Scientist at Kimley-Horn, noted in his field observations per the included "Wetland Assessment Memorandum" that the Pond was excavated in an upland and only exhibits characteristics of a wetland due to the pumped groundwater that is discharged into it. In his findings, Max Ojserkis also stated that the pond does not appear to be connected to any navigable waters and does not appear to meet the regulatory thresholds for regulated waters per NYSDEC and USACE.

With respect to the Village's Freshwater Permit standards, removing the silt will only improve the limited function and benefit of the Pond. The capacity of the Pond to retain stormwater will increase, as will the amount of water available for irrigation. The limited functions currently provided by the Pond will not be significantly reduced or altered via the removal of accumulated silt and vegetation, and secondary impacts to the larger ecosystem are not anticipated. The removed material would be stored in a well-screened and open clearing of the golf course away from the in-play area that does not contain any wetland, buffer or other significant habitat or vegetation. Removing the silt is reasonable and necessary to continue using the Pond for its primary intended function of irrigation. The alternative to removing the silt would be to use significantly more municipal water, which would arguably be less desirable from a sustainability standpoint. In addition, per Max Ojserkis' findings, without the proposed

maintenance the pond will continue to accumulate sediment and cattails may grow more dense, providing an ideal breeding habitat for mosquitos.

With respect to the Floodplain Development Permit standards, the silt removal would not alter flood flow patterns or levels. Increasing the storage capacity of the Pond, in fact, would improve existing flooding and stormwater management in this area of the golf course.

In addition, the Club will implement erosion and sediment control measures to ensure the stabilization of the stockpiled material removed from the Pond during maintenance activities and until it can be reused for landscaping throughout the golf course. These measures include reinforced silt fence, tree protection fence, stabilized construction entrance, maximum fill slope requirements, and hydroseeding.

Moreover, the material would be stored in a portion of the Site that would prevent it from being dispersed to adjacent properties in the event of a storm. The existing elevation at the property line of the properties adjacent to the storage area are at least 10 to 15 feet above the average elevation of the ground where the pile would be stored. The top of the pile would be at least 5 to 10 feet below any adjacent property, meaning that in the event of a storm the material would not be able to migrate off site. As the topography in the Site Maintenance Plan submitted herewith demonstrates, material would flow back into the Pond, or be dispersed onto the golf course. We therefore submit that this storage area is the best location from a floodplain management standpoint, as it would not result in any damage to adjacent properties or pose any other risks to the public.

Based on the foregoing, we request that the Village issue the requested Permits as soon as possible so that the Pond maintenance work can occur before water is needed for golf course irrigation.

We look forward to appearing before the Planning Board to consider this request. In the meantime, please do not hesitate to contact us if you require any additional information.



Kevin Van Hise, P.L.A.
President
Kimley-Horn Engineering and
Landscape Architecture of New York, P.C.

Encls.

Cc:

Brittanie O'Neil, Planning Board Secretary

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Mary Desmond, Esq.

Hampshire Recreation, Inc.

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