

PUBLIC COMMENT  
HAMPSHIRE COUNTRY CLUB PLANNED RESIDENTIAL DEVELOPMENT  
DECEMBER 2017 DEIS -SUBMITTED VIA EMAIL  
ADDITIONAL COMMENTS  
RECEIVED APRIL 27, 2018  
THROUGH  
NOON - May 9, 2018

- 109 04 27 2018 Hampshire CC WEEKS Public Comment
- 110 04 29 2018 Hampshire CC MONITTO Public Comment
- 111 05 01 2018 Hampshire CC WOLKOFF Public Comment
- 112 05 03 2018 Hampshire CC AULT Public Comment
- 113 05 03 2018 Hampshire CC VENICE Public Comment
- 114 05 03 2018 Hampshire CC PALMIOTTTO Public Comment
- 115 05 03 2018 Hampshire CC BERMUDEZ HALLSTROM Public Comment
- 116 05 03 2018 Hampshire CC SUTTON Public Comment
- 117 05 08 2018 Hampshire CC ALLEN Public Comment
- 118 05 08 2018 Hampshire CC FMAC Public Comment
- 119 05 08 2018 Hampshire CC FMAC Public Comment
- 120 05 08 2018 Hampshire CC GOLDBERGER Public Comment
- 121 05 09 2018 Hampshire CC PHILLIPS Public Comment
- 122 05 09 2018 Hampshire CC OFFER MOSRA LLC Public Comment

**Betty-Ann Sherer**

---

**From:** Kathy Weeks <info@theresidencesathampshire.com>  
**Sent:** Friday, April 27, 2018 7:45 PM  
**To:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt; Betty-Ann Sherer  
**Subject:** I support The Residences at Hampshire Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Members of the Village and Planning Boards,

I support the plan to develop a portion of the Hampshire Country Club property with a residential use. Adding a residential component to the Club will ensure that it can remain an important recreational and social resource for the community. It will also provide important tax and employment benefits to the region and the Village.

The current plan to add beautifully-designed carriage houses and single-family residences consistent with the character of the neighborhood, would also preserve a large portion of the golf course and the associated open space on the property. To the extent that the Village would want to preserve a larger portion of the property, then it should permit Hampshire to incorporate residences into the clubhouse and maintain the entire 18-hole golf course.

I respectfully urge your support for this proposal.

Sincerely,

Kathy Weeks  
101 Rockland Ave  
Zip Code: 10543  
Email: [Daleskittykat@yahoo.com](mailto:Daleskittykat@yahoo.com)

---

Submitted from: 107.77.226.198  
ID#: 57

**Betty-Ann Sherer**

---

**From:** Gary Monitto <gmonitto@yahoo.com>  
**Sent:** Sunday, April 29, 2018 9:12 PM  
**To:** Betty-Ann Sherer  
**Subject:** Concerns re: Hampshire development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing to express my opposition to the Hampshire Development proposal. The proposed development will negatively impact not only the character of our community, but also the environment. We are a small village and should stay that way.

Sent from my iPhone

**Betty-Ann Sherer**

---

**From:** Claire Wolkoff <clwolkoff@verizon.net>  
**Sent:** Tuesday, May 01, 2018 11:12 PM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; lpotak@vomny.org; Keith Waitt  
**Subject:** Concerns re: Hampshire development

Dear Members of the Planning Board, Mayor and Village Trustees,

I am a resident of the Village of Mamaroneck and reside in the Orienta Point neighborhood. (I live on Pirates Cove and thus am not in direct proximity of Hampshire.) I have been following the proposed development of Hampshire Country Club for a number of years and attended the two recent Planning Board meetings on February 14 and April 11. At this point I want to share my main thoughts and concerns with you; I do not intend to repeat the voluminous information already submitted by other parties, including Mamaroneck Coastal Environment Coalition (MCEC).

- The existing Comprehensive Plan (CP) already identifies Hampshire as a Critical Environmental Area (CEA). The 2012 Comprehensive Plan clearly states that the existing R-20 zoning designation was a default "holding zone" commonly used with older zoning codes in New York State. It was designed to create a low-density residential zone to apply to parks and other open spaces as golf courses. The CP goes on to suggest that consideration be given to changing the zoning for Hampshire from residential to a recreation/open space zone (similar to Bonnie Briar) or, at a minimum, an R-30 zone. The Village is now revisiting the CP. I hope that the Planning Board can consider likely desirable changes to the current Hampshire zoning as it addresses the developers' plans.
- I understand that a small part of Hampshire is actually deemed part of the marine MR zone. Mamaroneck Harbor and Harbor Island Park are an important and treasured resource of the Village. One of my top priorities is to maintain the Harbor area so that it is open to all residents to enjoy; there should be no development of condos or other high-rise buildings to block access. It is thus imperative that no changes be made to the MR zone part of Hampshire that could be used as precedents for development along Mamaroneck Harbor that is not consistent with its marine uses and recreation and open space for the Village.
- The developers' initial proposal was for a large condo development on top of the existing clubhouse. I was opposed to that as being totally out of character for the existing neighborhood. I will not address that further now since it is not under current consideration.
- We have lived in Orienta for over 33 years and are very familiar with the flooding that takes place on the Hampshire golf course (including of course the man who died in the flooding in the nor'easter of December 1992). I listened to the experts hired by both the developers and MCEC and honestly do not believe it is possible to build 105 homes (single and carriage homes) on that flood plain.
- While the proposed development is not subject to the recent building moratorium, no developer should be allowed to build homes that would significantly increase the public school population while the school district is already dealing with a growing enrollment and needs for additional classrooms. Any approval for a development should require the development to pay for the associated costs to the Village and school district; I do not believe the developers' statements that increased tax revenue will be a win for the Village. It will be a large loss.
- Other key issues already addressed by others include hazardous materials, environmental pollution, greatly increased traffic in an area with substandard roads and inadequate egress in case of emergency.

In conclusion, please do not approve the developers' proposal for 105 homes on the property. While they presumably developed the proposal on a "as of right" basis, no one has a right to build a development that is detrimental to the Village and local residents.

Thank you for your consideration and thank you for all the hard work you do on behalf of the Village.

Sincerely,  
Claire Wolkoff  
890 Pirates Cove  
Mamaroneck, NY 10543

## Betty-Ann Sherer

---

**From:** Stewart Ault <info@theresidencesathampshire.com>  
**Sent:** Thursday, May 03, 2018 10:51 AM  
**To:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt; Betty-Ann Sherer  
**Subject:** I support The Residences at Hampshire Proposal

Dear Members of the Village and Planning Boards,

I support the plan to develop a portion of the Hampshire Country Club property with a residential use. Adding a residential component to the Club will ensure that it can remain an important recreational and social resource for the community. It will also provide important tax and employment benefits to the region and the Village.

The current plan to add beautifully-designed carriage houses and single-family residences consistent with the character of the neighborhood, would also preserve a large portion of the golf course and the associated open space on the property. To the extent that the Village would want to preserve a larger portion of the property, then it should permit Hampshire to incorporate residences into the clubhouse and maintain the entire 18-hole golf course.

I respectfully urge your support for this proposal.

Sincerely,

Stewart Ault  
20 layfayette road  
Zip Code: 10538  
Email: [aultstewart@gmail.com](mailto:aultstewart@gmail.com)

---

Submitted from: 71.234.64.248  
ID#: 59

## Betty-Ann Sherer

---

**From:** Nicholas Venice <info@theresidencesathampshire.com>  
**Sent:** Thursday, May 03, 2018 8:09 PM  
**To:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt; Betty-Ann Sherer  
**Subject:** I support The Residences at Hampshire Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Members of the Village and Planning Boards,

I support the plan to develop a portion of the Hampshire Country Club property with a residential use. Adding a residential component to the Club will ensure that it can remain an important recreational and social resource for the community. It will also provide important tax and employment benefits to the region and the Village.

The current plan to add beautifully-designed carriage houses and single-family residences consistent with the character of the neighborhood, would also preserve a large portion of the golf course and the associated open space on the property. To the extent that the Village would want to preserve a larger portion of the property, then it should permit Hampshire to incorporate residences into the clubhouse and maintain the entire 18-hole golf course.

I respectfully urge your support for this proposal.

Sincerely,

Nicholas Venice  
36 Truman ave  
Zip Code: 10703  
Email: [Nvenice3321@gmail.com](mailto:Nvenice3321@gmail.com)

---

Submitted from: 107.77.76.20  
ID#: 60

**Betty-Ann Sherer**

---

**From:** Steven Palmiottto <info@theresidencesathampshire.com>  
**Sent:** Thursday, May 03, 2018 8:33 PM  
**To:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt; Betty-Ann Sherer  
**Subject:** I support The Residences at Hampshire Proposal  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Members of the Village and Planning Boards,

I support the plan to develop a portion of the Hampshire Country Club property with a residential use. Adding a residential component to the Club will ensure that it can remain an important recreational and social resource for the community. It will also provide important tax and employment benefits to the region and the Village.

The current plan to add beautifully-designed carriage houses and single-family residences consistent with the character of the neighborhood, would also preserve a large portion of the golf course and the associated open space on the property. To the extent that the Village would want to preserve a larger portion of the property, then it should permit Hampshire to incorporate residences into the clubhouse and maintain the entire 18-hole golf course.

I respectfully urge your support for this proposal.

Sincerely,

Steven Palmiottto  
420 south riverside Ave croton On Hudson ny 10520  
Zip Code: 10520  
Email: [tmi82demolition@gmail.com](mailto:tmi82demolition@gmail.com)

---

Submitted from: 68.193.62.152  
ID#: 61



**Betty-Ann Sherer**

---

**From:** Andres Bermudez Hallstrom <info@theresidencesathampshire.com>  
**Sent:** Monday, May 07, 2018 4:45 PM  
**To:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt; Betty-Ann Sherer  
**Subject:** I support The Residences at Hampshire Proposal

Dear Members of the Village and Planning Boards,

I support the plan to develop a portion of the Hampshire Country Club property with a residential use. Adding a residential component to the Club will ensure that it can remain an important recreational and social resource for the community. It will also provide important tax and employment benefits to the region and the Village.

The current plan to add beautifully-designed carriage houses and single-family residences consistent with the character of the neighborhood, would also preserve a large portion of the golf course and the associated open space on the property. To the extent that the Village would want to preserve a larger portion of the property, then it should permit Hampshire to incorporate residences into the clubhouse and maintain the entire 18-hole golf course.

I respectfully urge your support for this proposal.

Sincerely,

Andres Bermudez Hallstrom  
650 Halstead Ave Suite 201B-1  
Zip Code: 10543  
Email: [andres@AJBHLaw.com](mailto:andres@AJBHLaw.com)

---

Submitted from: 71.183.64.12  
ID#: 62

**Betty-Ann Sherer**

---

**From:** Rob Sutton <info@theresidencesathampshire.com>  
**Sent:** Monday, May 07, 2018 4:54 PM  
**To:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt; Betty-Ann Sherer  
**Subject:** I support The Residences at Hampshire Proposal

Dear Members of the Village and Planning Boards,

I support the plan to develop a portion of the Hampshire Country Club property with a residential use. Adding a residential component to the Club will ensure that it can remain an important recreational and social resource for the community. It will also provide important tax and employment benefits to the region and the Village.

The current plan to add beautifully-designed carriage houses and single-family residences consistent with the character of the neighborhood, would also preserve a large portion of the golf course and the associated open space on the property. To the extent that the Village would want to preserve a larger portion of the property, then it should permit Hampshire to incorporate residences into the clubhouse and maintain the entire 18-hole golf course.

I respectfully urge your support for this proposal.

Sincerely,

Rob Sutton  
1025 cove road  
Zip Code: 10543  
Email: [Rgsgolf72@yahoo.com](mailto:Rgsgolf72@yahoo.com)

---

Submitted from: 107.77.68.86  
ID#: 63

**Betty-Ann Sherer**

---

**From:** Michael Allen <mallen@vateragroup.com>  
**Sent:** Tuesday, May 08, 2018 9:09 AM  
**To:** Betty-Ann Sherer; 'cfelsher@reservoircap.com'  
**Subject:** Hampshire development

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hi

I was at the Planning Board meeting in April. One of the points made by one the project consultants is that the required landfill would be partially met by excavation required for the basements of the housing development. However my understanding is that, as this development is in a flood zone, basements would not be permitted. If that is correct then it all required landfill will have to brought in from offsite and the project consultant's estimate of required fill and transport requirements are materially underestimated. Is my understanding correct?

Best regards,

Mike

Michael Allen  
930 Greacen Lane  
Mamaroneck NY  
10543  
H 914 698 0866  
W 212 590 2950  
C 646 894 7151

**Betty-Ann Sherer**

---

**From:** Christine Hofstedt <c2hofstedt@outlook.com>  
**Sent:** Tuesday, May 08, 2018 9:36 AM  
**To:** Betty-Ann Sherer  
**Subject:** Hampshire Development Plan

Dear Planning Board,

I am writing regarding the proposed redevelopment of Hampshire Country Club. The proposed development is as of right. I do not want the Village of Mamaroneck wasting my tax dollars fighting a development that the owner is legally allowed to build, just like happened with the Westchester Day School. According to the NY Times, the US Court of Appeals for the Second Circuit found that the village had shown "an arbitrary blindness to the facts" when it denied permission for the construction. As a result, taxpayers were left holding the bag for a \$4.75 million settlement plus legal fees. Let's not go down that road again.

In addition, the redevelopment at Hampshire will actually funnel taxes into the town/school district. This is a very good thing, especially in light of the new federal tax reforms.

Ideally, I would have liked the Planning Board to have considered the original redevelopment plan that preserved more open space, constructing an age-restricted multifamily building. That plan addresses many of the opponents' concerns. It preserves more of the golf course and it minimizes the number of children added to the schools. The noise surrounding soil quality/contamination will be addressed in any development as a lender would not allow construction to proceed if environmental testing if not cleared.

If you are not willing to allow the owners to construct the multifamily building that they had originally proposed, I do not see how you can deny their as of right plan as by its definition, it complies with existing zoning ordinances.

Please keep all the taxpayers in mind as you are making your decision.

Regards,

Christine Hofstedt  
292 Murray Avenue  
Larchmont, NY 10538  
C2hofstedt@outlook.com

Sent from [Mail](#) for Windows 10

FMAC points on the DEIS for the Hampshire Property Development

1) The FEMA flood maps show that most of the Hampshire Country Club property is in the AE zone, not the VE zone. The flooding on this property is caused by two factors: a) tidal surge and b) the height of the water table and the effects of heavy rains on the level of the already high water table. We do not feel your study adequately addresses the issues caused in heavy rains due to the high water table. There are many instances when this property floods and the flooding is not caused by tidal surge or a coastal flood event. In addition there are serious concerns relating to storm water runoff from the new construction and its effect on the berms. It is unclear from the DEIS how the berms will be constructed, the composition of the berms and how they will be maintained in perpetuity. What engineering will be done in and about the berms to assure that runoff and normal exposure to the elements will not erode the structure and security of the berms? What additional piping will be installed to carry the runoff away from the site? What was the methodology used to determine that significant rainfall events alone do not effect flooding in this area?

2) On page 3G-1 you cite costal flood incidents in Harbor Heights on both March 13, 2010 and October 29, 2012. Harbor Heights is located at least 1 mile from the coast and suffers from riverine flooding. The residents of Harbor Heights did not flood in either of these storms. A member of our committee lives in Harbor Heights and can attest to that fact.

3) Your study suggests that Cooper Road can be used as support for emergency vehicles during a flood event. At this point this road is substandard and cannot support this use. Both Cove Rd and Hommocks Rd as they exist currently are inundated in significant storm events. You are proposing using Cooper as an emergency route for the residents to use in the event that these two roads are impassible. We are concerned that this is only a one way street that it will become a choke point. Further if a tree falls in a storm or other obstacles arise blocking this road, what alternatives do you have in place to provide a secondary means of egress in a storm? Additionally, what will the emergency protocol be for unlocking the gate, which will normally close Cooper Rd to traffic? In 2007 during the Nor Easter, Harbor Heights became land locked due to flooded portions of Mamaroneck Avenue and there was a death due to the fact that emergency vehicles could not get to the home of the victim. This cannot be permitted again. What is the scope of the easement permitting the use of Cooper Road and does it provide for emergency vehicle ingress and egress as one of those uses?

4) The Draft EIS states two studies for the future of sea level rise in Mamaroneck. One study predicts a rise of 1 1/2 feet while the second study predicts a rise of 4 feet. If the project is developed at a BFE of 16' (the current level at Hampshire is 12'), and the second study is correct, then the homes will no longer be 2 feet above the base flood elevation and will be in harm's way during flood events. How do you propose to address this?

5) What pervious surfaces do you plan on using in this project, how will they be utilized to assure compliance with storm water management codes set forth by the Federal, State and Village requirements, and where?

6) What is the current and what are the planned maintenance procedures for the flood gates, and what are the emergency back up plans, especially in light of the previous failure?



**Betty-Ann Sherer**

---

**From:** Gretel Goldberger <info@theresidencesathampshire.com>  
**Sent:** Tuesday, May 08, 2018 2:45 PM  
**To:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt; Betty-Ann Sherer  
**Subject:** I support The Residences at Hampshire Proposal

Dear Members of the Village and Planning Boards,

I support the plan to develop a portion of the Hampshire Country Club property with a residential use. Adding a residential component to the Club will ensure that it can remain an important recreational and social resource for the community. It will also provide important tax and employment benefits to the region and the Village.

The current plan to add beautifully-designed carriage houses and single-family residences consistent with the character of the neighborhood, would also preserve a large portion of the golf course and the associated open space on the property. To the extent that the Village would want to preserve a larger portion of the property, then it should permit Hampshire to incorporate residences into the clubhouse and maintain the entire 18-hole golf course.

I respectfully urge your support for this proposal.

Sincerely,

Gretel Goldberger  
4300 Theall Road  
Zip Code: 10580  
Email: [gold4300@optonline.net](mailto:gold4300@optonline.net)

---

Submitted from: 69.112.77.2  
ID#: 64

**Betty-Ann Sherer**

---

**From:** Philip Phillips <philippPhillips2@gmail.com>  
**Sent:** Wednesday, May 09, 2018 5:28 AM  
**To:** cfercher@reservoircap.com; Betty-Ann Sherer  
**Subject:** Opposition to Hampshire development

Dear Mamaroneck Planning Board,

My family has lived in Orienta since 1980 and my children and grandchildren have grown up benefiting from the open space and clean air of living near the Hampshire golf course. We lived through storms that flooded the golf course, including hurricanes that even resulted in a death from flooding. Now, upon hearing this mercenary plan for 105-home development on a well-known swamp and low-tide coastal area, we are confounded that this proposal is being taken seriously. The amount of congestion, traffic, environmental impact, and pollution that will result from this proposal makes no sense for our town, village and community. Please stop this nonsense.

Sincerely,  
Philip Phillips  
930 Fairway Lane  
Mamaroneck, NY 10543



PAUL B. BERGINS  
ATTORNEY AT LAW  
124 COURT STREET  
WHITE PLAINS, NEW YORK 10601  
(914) 681-0007

FAX: (914) 949-7321

EMAIL: PBERGINS@BERGINSLEGAL.COM

Via email and FedEx

May 9, 2018

Village of Mamaroneck Planning Board  
169 Mt. Pleasant Avenue  
Third Floor  
Mamaroneck, New York 10543

RE: Hampshire Recreation LLC

Ladies and Gentlemen:

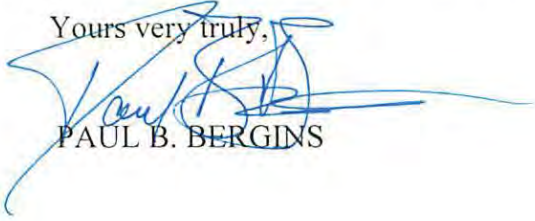
At the continued DEIS Public Hearing on April 11, 2018 regarding Hampshire Recreation LLC, I advised the Board that my client, Mamaroneck Open Space Recreation Associates LLC ("Open Space Recreation Associates") was prepared to present an offer to purchase the Hampshire Country Club Property.

I am writing to now advise the Board that Open Space Recreation Associates has transmitted to Hampshire Recreation LLC a formal proposal to purchase the entire approximately 106-acre parcel with all improvements thereon, including the Hampshire Country Club Clubhouse and all associated structures and amenities. The offer is at a fair price consistent with Hampshire Recreation's own conclusion of the value of the Property in its current condition and use.

If the Property is acquired by Open Space Recreation Associates, it intends by appropriate legal and other arrangements, to preserve the Property's current use for open space recreational purposes.

I respectfully request that the Board include this letter in the Record of the DEIS Hearing.

Yours very truly,

  
PAUL B. BERGINS

PBB:bcl