

PUBLIC COMMENT
HAMPSHIRE COUNTRY CLUB PLANNED RESIDENTIAL DEVELOPMENT
DECEMBER 2017 DEIS -SUBMITTED VIA EMAIL

ADDITIONAL COMMENTS

RECEIVED May 10, 2018

THROUGH

May 11, 2018

148 05 10 2018 Hampshire CC CANTWELL Public Comment

149 05 10 2018 Hampshire CC FARRIS Public Comment

150 05 10 2018 Hampshire CC PARRY Public Comment

151 05 10 2018 Hampshire CC HINERFELD Public Comment

152 05 10 2018 Hampshire CC MONITTO Public Comment

153 05 10 2018 Hampshire CC J SIGALOW Public Comment

154 05 11 2018 Hampshire CC GRANT Public Comment

155 05 11 2018 Hampshire CC SHAPIRO Public Comment

156 05 11 2018 Hampshire CC BEER Public Comment

157 05 11 2018 Hampshire CC FALK Public Comment

158 05 11 2018 Hampshire CC SAWYER Public Comment

159 05 11 2018 Hampshire CC KELLY Public Comment

160 05 11 2018 Hampshire CC SANTAMARIA Public Comment

Betty-Ann Sherer

From: Paul Cantwell <paul.cantwell@icloud.com>
Sent: Thursday, May 10, 2018 10:13 PM
To: Betty-Ann Sherer
Cc: Sally Cantwell; Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt
Subject: I want to register my opposition to the Hampshire development

I live opposite the 10th hole and so have a ring side view of the frequent flooding. It is comical to think that someone would build on there. No responsible adult could think it is a sensible strategy. It will inevitably lead to people being stranded or even worse.

Sent from my iPad

Betty-Ann Sherer

From: John Farris <atfarris@aol.com>
Sent: Thursday, May 10, 2018 10:19 PM
To: Betty-Ann Sherer
Cc: Mayor and Board
Subject: Opposition to Hampshire condo development

I am a resident of the Village. I believe that the condominium development presented as an alternative to the proposed housing development would be terrible for the Village and should be rejected as a viable alternative.

Sincerely,

John FARRIS

John@atfarris.com

John Farris
Cell 914 649 0103
Sent from my iPad

Betty-Ann Sherer

From: jill parry <jillparry8@hotmail.com>
Sent: Thursday, May 10, 2018 10:25 PM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy
Subject: Opposition to Hampshire condo development

I am a resident of the Village. I believe that the condominium development presented as an alternative to the proposed housing development would be terrible for the Village and should be rejected as a viable alternative.

Sincerely,

Jill Parry

405 Toni lane, mamaroneck 10543

Betty-Ann Sherer

From: Norman Hinerfeld <norcomp@aol.com>
Sent: Thursday, May 10, 2018 10:44 PM
To: Betty-Ann Sherer
Cc: Keith Waitt; Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Ipotok@vomny.org
Subject: Opposition to Hampshire condo development

I am a resident of the Village. I believe that the condominium development presented as an alternative to the proposed housing development would be terrible for the Village and should be rejected as a viable alternative.

Sincerely,

[

Norman and Ruth Hinerfeld

11 Oak Lane

Larchmont, NY 10538

Betty-Ann Sherer

From: Gary Monitto <gmonitto@yahoo.com>
Sent: Thursday, May 10, 2018 10:48 PM
To: Betty-Ann Sherer
Subject: Opposition to Hampshire condo development

I am a resident of the Village. I believe that the condominium development presented as an alternative to the proposed housing development would be terrible for the Village and should be rejected as a viable alternative.

We are a small village and we want to stay that way.

Sincerely,

Gary Monitto

314 Livingston Ave.

Apt. 301W

Mamaroneck, NY 10543

Sent from my iPhone

Betty-Ann Sherer

From: Jessica Sigalow <jessica.sigalow@gmail.com>
Sent: Thursday, May 10, 2018 11:43 PM
To: Betty-Ann Sherer
Cc: murphy@vomny.org; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt
Subject: Opposition to Hampshire condo development

I am a resident of the Village. I believe that the condominium development presented as an alternative to the proposed housing development would be terrible for the Village and should be rejected as a viable alternative.

Sincerely,
Jessica Sigalow
886 Orienta Avenue
Mamaroneck, NY 10543

Sent from my iPhone

Betty-Ann Sherer

From: AJ Grant <ajgrant@teameca.com>
Sent: Friday, May 11, 2018 12:01 AM
To: Betty-Ann Sherer; AJ Grant
Subject: Opposition to Hampshire

Dear Members of the Village and Planning Boards,

I DO NOT support the plan to develop Hampshire Country Club property with a residential use. In fact, it is one of the worst plans we've seen in 40 years.

1. To begin, the known flood history of the proposed site and future flood risks make this potentially a hazardous development and poor choice for residences. It also adds a high degree of risk to the rest of us living on Orienta as it will overload our delicate roads during emergencies. There are two insufficient egresses from Hampshire; Hommocks and Orienta. Orienta can not carry the number of people in an evacuation situation in an efficient manner. The developer should also have a \$15 Million contingency to pay for potential flood damages so public tax dollars that fund FEMA don't have to pay for damages that will likely be incurred in the future from flooding at Hampshire.

It was our neighbor, Mr. Fagan who drowned many years ago while driving through Hampshire during a storm surge.

2. The dense development plan threatens the very character of the surrounding Orienta area and sets a bad precedent for other similar neighborhoods. It will surely negatively affect home values and quality of life. And, the increased traffic congestion will lead to many unintended consequences.

3. The developer claims it will bring considerable economic development. That is yet to be seen.

4. This development is out of alignment with the Planning Board's Comprehensive Plan for the Village.

5. Bottom line, there is no place for this kind of development in Hampshire. It is dangerous, inappropriate, against all FEMA advice and jeopardizes our neighborhoods. There was a proposal put forth to purchase the property from the developers and that would be best. It is too bad that the developers poured so much money into the plan.

6. There were many other thoughtful and poignant environmental reasons why this project should not be granted, but they are better said by those experts who spoke.

I respectfully urge you to deny this proposal and project.

Thank You,
Andrea J. Grant

AJ Grant (co-owner)
1016 Orienta Avenue
Mamaroneck, NY 10543
303-817-3373 (mobile)
ajgrant@teameca.com

Betty-Ann Sherer

From: Jason Shapiro <jasonshapiro@hotmail.com>
Sent: Friday, May 11, 2018 3:39 AM
To: Betty-Ann Sherer
Subject: Opposition to Hampshire condo development

I am a resident of the Village. I believe that the condominium development presented as an alternative to the proposed housing development would be terrible for the Village and should be rejected as a viable alternative.

Sincerely,
Jason Shapiro
1020 Cove Road
Mamaroneck, NY 10543

Sent from my iPhone

Betty-Ann Sherer

From: Joachim Beer <joachim.beer@gmail.com>
Sent: Friday, May 11, 2018 3:51 AM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt
Subject: New Hampshire Condo Development / Mamaroneck

Dear Planning Board,

I want to express my deepest concerns over the project of the private new Hampshire beach & yacht club development of private condominiums at the coast line of Mamaroneck.

it is environmental more then critical project, it destroys the a huge part of our coastline forever and it creates unnecessary traffic in a quiet neighborhood with a lot of family with there kids.

the New Hampshire Beach & Yacht club wants to make a money on behave and a financial interest should not be allowed to ruin an important part of our nature and coastline, for the benefit of only a few people.

Sincerly

Joachim Beer
945 The Pkwy
Mamaroneck, NY 10543
Phone: +16462035689
Mail: jbeer1@optonline.net

Jeffrey C. Falk
612 Brook Street
Mamaroneck, NY 10543

May 9, 2018

Re: Hampshire Club

Dear Chairman and Members of the Planning Board,

Continuing to allow development in areas prone to flooding and in environmentally sensitive areas runs contrary to the expressed intent of both our Village Comprehensive Plan and our Local Waterfront Revitalization Plan.

We homeowners (taxpayers) are more than tired of seeing monied interests given priority over the greater good of our community and our planet. The green space currently at the Hampshire club is among the very last of our open spaces and all of our efforts should be directed toward maintaining that aspect of the property. Many reasons for severely limiting residential development have been offered in your meetings and I agree with those positions.

As a 34 year homeowner (40 year resident) in the Village, I have observed time and again the Planning Board and Board of Appeals following advice of various 'professionals' claiming that one project or another will have "no impact" on issues like traffic, parking, burden on school system, water and waste water infrastructure and general environment. The cumulative effects on all of these issues, however, cannot be denied by reasonable people.

We do have more traffic issues; Mayor Murphy is suggesting "speed bumps" all over the Village. Our previous mayor advocated new multi-level parking structures, the mere existence of which would impact the overall nature and feel of our small village.

Our schools are overburdened. The Rye Neck system recently passed a bond issue in the tens of millions of dollars and my taxes are going up.

The entire area around Hampshire is well known historically for epic flooding. We're all aware that a man drowned there, in a spot 'normally' dry land. Building dykes or levies is not an acceptable solution.

The entire area is adjacent to and sheds into the L.I. Sound and wetlands that act as natural filters to the waters of the Sound. Wildlife issues have also been raised.

How many reasons do we need to repel the profit-based plans proposed by the would-be developers of the Hampshire Club?

I beg the Planning Board to fully discourage any plan that would consider residential development of any kind on the club grounds, and encourage any plan that would preserve the green space. Two options are obvious; continued use as a golf course or conversion to park/preserved land.

Thank you for your consideration,

Jeffrey Falk

Betty-Ann Sherer

From: Benjamin Sawyer <bensawyer9@hotmail.com>
Sent: Friday, May 11, 2018 7:36 AM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt
Subject: Opposition to Hampshire condo development

Hi,

I am a resident of the Village, and I am writing to voice my opposition to developing housing or a condominium on Hampshire Golf Course. My house abuts the 6th tee box, and the area around the lake that sits just beyond the tees floods about 4-8 times per year. Note that it doesn't only flood when there is a hurricane or "100 year storm," but that it floods whenever we have significant rainfall (or snow melting). My fear is that with development, that water will have to find new places to go. While I realize that not wanting my property to flood is somewhat selfish, it would also be narrow-minded to allow Hampshire to develop without recognizing the deleterious effects on the surrounding community.

I am similarly concerned about how development would affect our schools in Mamaroneck and our roads in Orienta, but I assume you have already looked into those issues at length.

I appreciate everything you all do for our Village--please accept my sincere thanks.

Sincerely,
Ben Sawyer
912 Sylvan Lane
Mamaroneck, NY 10543

Betty-Ann Sherer

From: Mcmichael <joank@mcmyacht.com>
Sent: Friday, May 11, 2018 7:33 AM
To: Betty-Ann Sherer
Subject: Opposition to Hampshire condo development

Follow Up Flag: Follow up
Flag Status: Flagged

I am a resident of the Village. I believe that the condominium development presented as an alternative to the proposed housing development would be terrible for the Village and should be rejected as a viable alternative.

For so many reasons except for \$\$ for someone this is a horrendous hard to believe concept. Traffic, over loading our schools, not to mention danger to the kids why the construction is in progress. How could anyone in the village support this! We are gradually ruining the character of the village.

Sincerely,

Bill and Joan Kelly

Sent from my iPhone

Betty-Ann Sherer

From: Judy Santamaria <judy.santamaria88@gmail.com>
Sent: Friday, May 11, 2018 7:39 AM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt
Subject: Opposition to Hampshire condo development

Follow Up Flag: Follow up
Flag Status: Flagged

I am a resident of the Village. I believe that the condominium development presented as an alternative to the proposed housing development would be terrible for the Village and should be rejected as a viable alternative. It will overcrowd our schools and our fields, the roads cannot handle the traffic, and it will flood surrounding areas. And the argument that was made at the Planning board — that it will provide jobs -- is ridiculous. A couple of months of construction jobs will not make up for the many year-round jobs lost when the golf course is eliminated.

Sincerely,
Judy Santamaria
415 Toni Ln, Mamaroneck