

PUBLIC COMMENT  
HAMPSHIRE COUNTRY CLUB PLANNED RESIDENTIAL DEVELOPMENT  
DECEMBER 2017 DEIS -SUBMITTED VIA EMAIL  
ADDITIONAL COMMENTS  
RECEIVED May 11, 2018  
THROUGH  
May 11, 2018

172 05 11 2018 Hampshire CC KAUFFMAN Public Comment  
173 05 11 2018 Hampshire CC KALT Public Comment  
174 05 11 2018 Hampshire CC CUTLER Public Comment  
175 05 11 2018 Hampshire CC SOTO PINTO Public Comment  
176 05 11 2018 Hampshire CC KIRWIN Public Comment  
177 05 11 2018 Hampshire CC KEARNEY Public Comment  
178 05 11 2018 Hampshire CC SHIFRIN Public Comment  
179 05 11 2018 Hampshire CC KASS Public Comment  
180 05 11 2018 Hampshire CC J DESMOND Public Comment  
181 05 11 2018 Hampshire CC KUHNS COOK Public Comment  
182 05 11 2018 Hampshire CC THAUL Public Comment  
183 05 11 2018 Hampshire CC KENT Public Comment  
184 05 11 2018 Hampshire CC R SPATZ Public Comment  
185 05 11 2018 Hampshire CC POTASH Public Comment  
186 05 11 2018 Hampshire CC T KENT Public Comment

**Betty-Ann Sherer**

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**From:** Geoffrey Kauffman <geoffreykauffman@hotmail.com>  
**Sent:** Friday, May 11, 2018 12:48 PM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt  
**Subject:** Hampshire condo development - Strongly Oppose

Village of Mamaroneck Planning Board -

I am a resident of the Village of Mamaroneck. I strongly 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. Similarly, the housing development should also be rejected.

It is important to note that, as a member of your Board pointed out at a recent meeting, virtually all of the comments presented were form letters sent in through the Hampshire website, in response to their own aggressive / misleading public relations campaign. These letters are mostly from individuals who reside outside of the Village of Mamaroneck, and would not be impacted by the development, and from Club employees, who would profit in the event of a development.

We live in the neighborhood and have been living with the threat of some form of development at Hampshire for some time now. The impact that such a development would have on local environment, roads, traffic patterns, school crowding... are huge. It is long past time to put this question to rest.

Respectfully submitted

- Geoffrey Kauffman

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**GEOFFREY KAUFFMAN**  
825 PIRATES COVE  
MAMARONECK, NY 10543  
914-777-7696 - **Home**  
917-838-0872 - **Mobile**  
[GeoffreyKauffman@Hotmail.Com](mailto:GeoffreyKauffman@Hotmail.Com)

**Betty-Ann Sherer**

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**From:** Steve <irisnsteve@aol.com>  
**Sent:** Friday, May 11, 2018 1:10 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.

Sincerely

Iris Kalt

1077 Constable Drive

Mamaroneck

Sent from my iPhone

**Betty-Ann Sherer**

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**From:** Nova Cutler <nova.cutler@gmail.com>  
**Sent:** Friday, May 11, 2018 1:23 PM  
**To:** Betty-Ann Sherer; Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt  
**Cc:** CUTLERADAM@HOTMAIL.COM  
**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,

Nova Cutler

845 Claflin Ave

Mamaroneck, NY 10543

**Betty-Ann Sherer**Public Comment

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**From:** valentina soto pinto <valsoto@yahoo.com>  
**Sent:** Friday, May 11, 2018 1:40 PM  
**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 find it completely irresponsible that this is even being considered, not only because of the impact in the environment and the character of the village, but specially given the current situation with the school district's enrollment. We have been let down by our city officials already as there seems to have been a complete lack of communication between school and town officials that led to this being the issue that it is now. 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,

Valentina SotoPinto  
531 Rushmore Ave  
Mamaroneck NY 10543

**Betty-Ann Sherer**

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**From:** Andrew Kirwin <akirwin@attglobal.net>  
**Sent:** Friday, May 11, 2018 2:00 PM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt  
**Subject:** RE: Hampshire Development Project

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

Dear Village of Mamaroneck Planning Board, Trustees and Mayor Murphy:

I am writing to follow up to my previous email sent to you on April 25<sup>th</sup> which is below. I am a 12 year resident of the Village. While I am a trustee of the Orienta Point Association, I am sending this email as an individual concerned resident. As an active member of our Village Community who speaks regularly with fellow residents living all over our Village, I have not come across one resident who is in favor of the proposed development at Hampshire Country Club. The residents I have spoken to have very deep concerns. I believe that both the condominium development presented as an alternative to the proposed housing development and the current proposed housing development would be terrible for the Village and should be rejected.

As mentioned previously, it is important to consider the true impact this development will have on our community. It appears the developer has attempted to mislead the Planning Board on a number of fronts and that should not be tolerated.

I urge you to reject the proposals.

Thank you again for your hard work.

Very truly yours;  
Andrew Kirwin  
624 Forest Avenue  
Mamaroneck

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ANDREW KIRWIN, ESQ.  
501 Fifth Avenue  
15th Floor  
New York, New York 10017  
(212) 869-8220  
FAX (212) 840-2540

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**From:** Betty-Ann Sherer [mailto:bsherer@vomny.org]

**Sent:** Wednesday, April 25, 2018 10:09 AM

**To:** Andrew Kirwin

**Cc:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt

**Subject:** RE: Hampshire Development Project

Hello,

Your letter regarding Hampshire Country Club will be distributed to the Planning Board and has been made part of the record.

Have a pleasant day.

*Betty-Ann*

Betty-Ann Sherer

Land Use Coordinator

Planning, Zoning & HCZMC

Village Of Mamaroneck

169 Mt.Pleasant Avenue

Mamaroneck, NY 10543

(914)825-8758 \* Phone

(914)777-7792 \* Fax

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**From:** Andrew Kirwin [mailto:akirwin@attglobal.net]

**Sent:** Monday, April 23, 2018 8:36 PM

**To:** Betty-Ann Sherer <bsherer@vomny.org>

**Cc:** Mayor Tom Murphy <tmurphy@vomny.org>; Victor Tafur <vtafur@vomny.org>; Nora Lucas <nlucas@vomny.org>; Leon Potok <LPotok@vomny.org>; Keith Waitt <kwaitt@vomny.org>

**Subject:** Hampshire Development Project

Dear Village of Mamaroneck Planning Board, Trustees and Mayor Murphy:

I am writing as a concerned parent, Little League coach and resident of the Village of Mamaroneck and Orienta Point where the Hampshire Country Club is located. I have resided in Orienta Point for 12 years. I have a 13 year-old son who is in the 8<sup>th</sup> grade at Hommocks Middle School and a 9 year-old daughter in the 4<sup>th</sup> grade at Central Elementary School. I have coached in the Larchmont/Mamaroneck Little League ("LMLL") for the past 8 years. I am a trustee of the Orienta Point Association but would like to be clear that the statement I am making is my own.

As a parent of school age children, I am deeply concerned with the impact this large proposed project will have on our community. It seems clear to me that there is a great deal of focus being placed on the issues of how much landfill will be needed, how many trucks will be needed to haul the fill to the site, the noise/pollution from the trucks and the potentially dirty fill. Additionally, I appreciate the continued focus on the issue of the contaminated soil in the proposed work site. I am hopeful the Planning Board will be able to obtain the answers that are needed to these particularly troubling issues. My expectation is that if you cannot

make a determination that the work can be done safely and pursuant to all laws that the project will be rejected outright.

One issue that seems to not be getting the focus that it should be getting is the impact this project will have on our sports fields. For 8 years now, I have struggled to find adequate baseball/softball fields to conduct practices. With the limited space we have in the Village and the Town of Mamaroneck, the priority has to go to using the fields for games. So as coaches, we struggle to find patches of grass that we can practice on and hope that we are not violating any permit rules. LMLL is able to secure some space for practices each week and has put together an elaborate system to allocate the space amongst the many teams at each level. If you are lucky enough to quickly reserve a space you are blocked from reserving space for the next week. As I say to new coaches, act fast or you are blocked out.

Prior to the two public hearings, I had the opportunity to read the portion of the DEIS related to “Open Space and Recreation.” It is clear to me and as noted at the April 11<sup>th</sup> public hearing, the information about the impact of the proposed development on our recreational facilities, in particular use of fields, needs to be corrected.

I am particularly troubled by the disingenuous statement the developer made indicating that the youth leagues had been contacted and no responses had been delivered. We have since learned that our various youth sports leagues had not been contacted with statements to the Planning Board from youth baseball, lacrosse and soccer. The President for Fields for Kids spoke on April 11<sup>th</sup> and indicated they were not contacted as well. Thus, the statement as to outreach should be corrected.

The extreme pressure the community faces on available fields was not described and should be addressed. Oddly, the only information provided in the DEIS on sports league impact was based on the numbers of participants in youth ice hockey (a total of 140 children). Youth hockey (i) does not use fields and (ii) has very small numbers of participants compared with those youth leagues that use fields (i.e., little league baseball, soccer, football and lacrosse). Therefore, the extrapolation from hockey participation to calculate the number of children from the proposed development activity is inapt. Information on participation in field sports for each season should be used to extrapolate the number of additional children that would participate in field sports. I have no doubt that a proper investigation on the potential increase in the use of our fields will show that the development would generate much more than the 2-3 children estimated in the DEIS.

Bill Nachtigal, the president of LMLL has written that from their experience they would expect “25-30%” of the school age children in the development to participate in baseball or softball. He wrote that the “increased participation will no doubt put additional demand on our already overburdened field resources.” Similarly, the Board of the Larchmont Mamaroneck Football Club wrote that “certain members of the club's leadership have expressed serious reservations about the likely increase in traffic in and around the Hommocks grass fields, which are utilized extensively by the players, families and supporters of the LMFC in the fall and spring, as well as related considerations.”

Alarming, Christopher B. Glinski of Larchmont Mamaroneck Youth Lacrosse has written that with the expected influx of children, “there is the very real possibility that we will not be able to accommodate all of the kids interested in playing lacrosse. It's also possible that we will need to eliminate portions of our program due to losing our current allocation of field time as overall field demand from various sports programs increases.”

It appears that the developer has attempted to mislead the Planning Board on the issue of field space. The Planning Board and the community need reliable information to evaluate the impact of the project in this regard.



I thank you in advance for your hard work on considering the DEIS and the true impact this development will have on our Community.

Very truly yours,

Andrew Kirwin  
624 Forest Avenue  
Mamaroneck

## Betty-Ann Sherer

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**From:** colleen.kearney21@gmail.com  
**Sent:** Friday, May 11, 2018 2:20 PM  
**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.

Sincerely,  
Colleen Kearney  
860 Rushmore Avenue  
Mamaroneck, NY 10543

Colleen Kearney  
917.754.0751

## Betty-Ann Sherer

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**From:** LESLIE SHIFRIN <leslie.shifrin@mac.com>  
**Sent:** Friday, May 11, 2018 3:10 PM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor Tom Murphy; Nora Lucas; Leon Potok; kwait@vomny.org; vafur@vomny.org  
**Subject:** Opposition to Hampshire condo development

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

Please note the below statement that I am a resident of the Village. I am aware that Hampshire is trying to “stack the deck” on these emails with non village residents and hamphire “friends and family”—like they did at the planning meeting which is a despicable practice, but I’m sure you will not nor will the planning board be taken in by their inflated number of emails.

The development either of the two ways presented would be a disaster waiting to happen. If you have seen the area after a heavy rain its flooded. The water will have to go someone. Our neighbor on Cove Rd drowned on “high ground” on the club driving through during a nor’easter. All of the other issues related to congestion, toxins etc etc are important as well. Please require the opportunistic and greedy developers to come up with a plan appropriate and safe for this spot.

They claim to have been a good neighbor — those living close by Know this isn't true.

Futhermore, searches for this developer —under different incorporations show them leaving jobs with workers unpaid, “middle of the night blitzkrieg practices ( removing trees before approvals were granted in one instance) and they will not be around to pick up the pieces. I do want something developed there. I think the owner has a right to build...but it needs to be in the parameters of civic responsibility and safety.

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,  
Leslie Shifrin  
1031 Cove Rd S  
Mamaroneck NY 10543

Sent by mobile device

## **Carter Ledyard & Milburn LLP Memorandum**

**To:** Village of Mamaroneck Planning Board  
**From:** Stephen L. Kass  
**Cc:** Lester D. Steinman  
Stuart Mesinger  
**Subject:** Supplemental Comments on Hampshire DEIS  
**Date:** May 10, 2018

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We appreciate this opportunity to submit further comments on the Draft Environmental Impact Statement (“DEIS”) submitted by Hampshire Recreation, LLC (“Applicant”) in furtherance of its planned residential development on a portion of the Hampshire Country Club golf course. These comments respond to the various post-DEIS submissions and statements made by the Applicant and its consultants at the continued public hearing on April 11, 2018 and supplement our earlier written and oral comments at and following the February 11 initial public hearing on the DEIS.

As explained below, the Applicant’s April 11 comments as well as further review of the DEIS make clear the gross inadequacy of that document under the State Environmental Quality Review Act and the need for either a supplemental or a revised DEIS so that the Planning Board, other involved agencies and the public can have an accurate and informed understanding of the proposed project’s components, its environmental impacts and the impacts of a reasonable range of feasible and lawful alternatives to the proposed project. For the reasons indicated in our submissions at the February 11 hearing (and the written materials we submitted following that hearing), the need for such a revised or supplemented DEIS and a public hearing on the new document was already clear before April 11. The additional flaws, disclosures and contradictions in the Applicant’s April 11 presentation make that need indisputable.

1. Project Phasing: At the April 11 continued hearing, the Applicant made clear what had only been implied in the DEIS: people would be living on the project site at the end of the project’s initial phase, even while subsequent phases are under construction. While this is understandable from the Applicant’s cash flow perspective, it means that those families will be exposed to the noise, air quality, soil contamination and traffic from truck and earth-moving equipment during the construction of subsequent project phases. These on-site impacts to phase one residents, which are likely to be significant, have simply not been analyzed in the DEIS. Nor have projected traffic impacts from the combined volumes of construction vehicles and residential trips been assessed. Nor, most significantly, have the potential flood and contamination risks for phase one residents been analyzed, a critical omission in view of the need to excavate, store, and manage contaminated and imported soil during the period when residents share the site with construction activities and when both coastal and storm water flooding remain recurring threats. As past storms have demonstrated, the golf course effectively functions as a large “bath tub” to capture and retain both coastal flood water and, even more frequently, storm

water runoff from a large catchment area, water that remains on the site for many days and often needs to be pumped out. The DEIS contains no assessment of the site's ability to dissipate those collected waters, an omission that also needs to be corrected since the phase one residents could be exposed to this flooded condition for extended periods. Nor is there any indication who, if anyone, would be responsible for pumping the collected water once the developer leaves the site.

2. Project Abandonment: The DEIS also fails to assess the impacts of the Applicant's potential abandonment of the project midway through its construction, including the completion of phase one of the project. Neither of the Application's joint venture partners (Westport Capital and New World Realty) has meaningful experience with complex single-family residential construction, making the withdrawal of Toll Brothers from the project all the more significant. What will happen if the Applicant, after destroying the site's extensive vegetation and rock outcroppings, leveling the site's topography, exposing its topsoil and altering its drainage pattern as part of its phase one work, discovers that its homes are not selling as fast or for as much as projected (or that construction costs have soared or that 250,000 cubic yards of "clean fill" are more difficult to obtain than planned or that a regularly flooded site simply cannot be controlled or managed economically, simply withdraws after phase one and surrenders its partially-built site to the Village or its lenders? While completion bonds might, if available, protect the Village against incomplete streets and sewers, they cannot restore the site's trees, topography or hydraulic storage capacity. Any such abandonment by the Applicant would therefore leave the Village with both environmental and fiscal conditions that it will be hard pressed to remedy on its own while trying to meet the needs of any families already residing on the phase one portion of the site. This risk is made worse by the Applicant's belated disclosure at the April 11 hearing that its planned homes are to be constructed with their basements in, not on top of, the site's flood plan, subjecting residents to continuing risks of flooding and commensurate costs of trying to keep water from flooding their basements.

3. No Action Alternative: In its DEIS and public comments, the Applicant has continually dismissed Alternative A (the "No Action" alternative) as infeasible on the disingenuous ground that its existing 18-hole golf course and club are no longer financially feasible. However, as Mr. Krekorian has shown, that is simply not the case (unless one burdens the club with an \$800,000 annual "ground rent"). Moreover, the Applicant's claim is inconsistent with its own proposed 9-hole golf course since it is clear that free-standing 9-hole courses fare far worse than 18-hole courses. At the April 11 hearing, it became clear that at least one group of concerned residents believes the current 18-hole course remains viable and has offered to purchase the Hampshire property from the Applicant for a price consistent with the property's current use as a golf club and to continue that use in the future. Rather than treat this purchase option as a separate reasonable alternative to the proposed project (as the Planning Board could certainly do), the Board could, and should, simply require the Applicant to revise its current discussion of the No-Action Alternative to reflect both Mr. Krekorian's facts and the new purchase offer.

In addition to these corrections to the DEIS, it is important to correct a number of other misstatements made by the Applicant and its consultants on April 11. Please see, in this regard, the attached statements from:

1. Gene Krekorian, MCEC's golf course consultant, responding to the

Applicant's contention that its proposed nine-hole golf course is viable even though its existing 18-hole course is, in the Applicant's opinion, not viable;

2. Neil Porto of T.Y. Lim International, pointing out the continuing flaws in the Applicant's fill analysis and noting that the underground parking garage for Alternative G (the condominium proposal) would be continually exposed to groundwater intrusion and flooding because of its location and depth well below the flood plain;
3. Charles Rich of C.A. Rich, Inc, responding to the Applicant's mischaracterization of his earlier comments and noting additional concerns with respect to with rock removal required for the condominium's proposed garage;
4. My colleague Karen Meara with respect to the appropriate zoning and land-use controls applicable to the proposed project; and
5. Celia Felsher, President of MCEC, with respect to Alternative G's failure to analyze that Alternative's access and operating problems and, through photographs, recent flooding events on the Hampshire site.

We are also enclosing a report by Ariella Maron of Lion Advisors, a firm specializing in coastal zone planning, summarizing recent efforts by other coastal communities in the U.S. and Europe to protect flood plains from inappropriate development, protection that the Village has already wisely implemented through, among other things, its LWRP and restrictions on the placement of fill in flood plains..

With respect to procedure, I note that the Planning Board recently authorized its consultant to forward comments on the DEIS to the Applicant even before the close of the DEIS comment period on May 11. While that action was presumably intended to assist the Applicant in preparing its responses to those comments received at and after the initial hearing on February 14, additional comments will undoubtedly be received by the Planning Board on or before May 11, and should also be considered by the Planning Board in its future directions to the Applicant.

Finally, I respectfully suggest that future communications from the Applicant to the Planning Board or its consultants, and from the Board or its consultants to the Applicant, be posted in an appropriate place on the Village website so that the public can be fully informed as this matter goes forward.

Thank you for your consideration of these views.



To: Village of Mamaroneck Planning Board  
From: Pro Forma Advisors LLC  
Date: May 7, 2018  
Subject: Hampshire Country Club 9-Hole Option

The following presents Pro Forma Advisors' response to the oral presentation of Hampshire Country Club's current operator regarding the viability of reducing the Country Club from an 18- to 9-hole facility. At the outset, it is very difficult to respond to the verbally communicated information without any written documentation.

### **18-Hole Golf Course Viability**

The Hampshire Country Club Applicant previously advised the Planning Board that Hampshire Country Club, with an 18-hole golf course, is not economically viable. Yet Hampton Golf, the current Club management firm, now indicates that the Club with a 9-hole golf course would be economically viable, based in part on the assertion that expenses for both the 9-hole and 18-hole golf course options were overstated by Pro Forma Advisors. It is unclear whether Hampton Golf is also suggesting that the 18-hole course is now, or could be, viable. If the Applicant is suggesting the 18-hole course is viable, we fully concur, and our analysis confirms such a finding. If the Applicant is suggesting the 18-hole course is not viable, we reiterate that an 18-hole facility will always outperform the same facility with a 9-hole course, and find it inconsistent and unsupported that the Applicant claims otherwise.

Pro Forma Advisors acknowledges that its projected Hampshire Country Club expenses exceed current levels expressed in the Club's IRS 990 filings. Importantly, Pro Forma Advisors' stabilized operating income estimates are based on the actual performance of similar regional private clubs (Knollwood Country Club, Westchester Hills Country Club, Elmwood Country Club, and Pelham Country Club), which do not necessarily comport with how Hampshire Country Club currently is operated. Revenue and expense levels projected for Hampshire Country Club at stabilization exceed current operating performance levels, but compare with the actual experience observed at these comparable regional clubs, and reasonably could be achieved at the Club.

### **9-Hole Golf Course Design**

Hampton Golf defends the proposed 9-hole golf course routing plan where there are substantial distances between a number of greens and the tees of the following hole, citing that this is not unusual for development-oriented golf courses. It is acknowledged that this design feature is often observed for 18-hole golf courses where golf cart utilization is virtually 100 percent. However, this is highly unusual for 9-hole golf courses, where one of the major desirable features of such courses is the ability to comfortably walk the golf course. The proposed 9-hole golf course design does not enable golfers to easily walk the course.



## 9-Hole Golf Course Statistics

The primary basis offered by Hampton Golf in support of the viability of a 9-hole golf course at Hampshire Country Club is selective statistics regarding the inventory of 9-hole golf courses. There are about 16,000 total golf courses in the United States. Based on National Golf Foundation statistics, Hampton Golf cites there are 576 private 9-hole clubs in the country, of which 140 are located within residential developments. Indeed, these 140 nine-hole clubs are extremely rare, representing less than 1 percent of the country's inventory. It is unlikely that any of these 9-hole private clubs have been developed within the last 25 years.

Further, Hampton Golf notes that over the past five years, there have been 22 golf courses in the country which have been converted from 18-holes to 9-holes. This represents an average of roughly 4 golf courses per year over the 5-year period, out of a total inventory of 16,000 golf courses across the U.S. Moreover, there is no information provided regarding this average of 4 converted golf courses annually--that is, are they public or private courses, regulation length or short courses, in seasonal or 4-season markets, and the like.

In contrast to this nominal number of golf courses converted from 18- to 9-holes is the fact that while 9-hole golf courses represent about 25 percent of the total U.S. inventory of golf courses, 54 percent of the golf courses closed in 2016 were 9-hole facilities. Thus, there are over 100 nine-hole courses closed annually across the country compared with the average of four 18-hole courses converted to 9-holes.

Lastly, Hampton Golf represents that a survey conducted by the National Golf Foundation illustrates that a 9-hole private country club can be successful. The survey included only nine private 9-hole golf courses out of the 576 total private 9-hole courses in the U.S. Without specific information on these courses, including age of the club, annual revenues and expenses, membership characteristics and the like, it is not possible to draw any reliable information from these survey results relative to Hampshire Country Club.

## Conclusion

Pro Forma Advisors' analysis indicates that operation of Hampshire Country Club with an 18-hole golf course is economically sustainable, which does not appear to be disputed by Hampton Golf. In fact, if Hampton Golf's assertion that the 9-hole facility is viable, then the Club with an 18-hole golf course also is viable, since a facility with an 18-hole golf course will always outperform one with a 9-hole course.

Hampton Golf states that the Club with a 9-hole golf course is sustainable, although there is no reliable support for this assertion. Pro Forma Advisors' analysis illustrates that the 9-hole facility will substantially underperform the 18-hole facility, and is not economically viable. Further trends in the golf industry (e.g. number of 9-hole golf courses closed), the basic economics of 9-hole versus 18-hole golf courses, and the proposed design of the 9-hole Hampshire Country Club course, suggest that converting Hampshire Country Club's 18-hole golf course to a 9-hole routing is not justified, and would almost certainly not be viable.



## **SUPPLEMENTAL MEMORANDUM**

**To:** Village of Mamaroneck Planning Board

**From:** Neil Porto, P.E., TY Lin International

**Date:** May 10, 2018

**Re:** Hampshire County Club Planned Residential Development  
Supplemental comments on 12/13/17 DEIS

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In our DEIS Analysis memo dated 2/14/2018, we noted certain inconsistencies in the Applicants' construction truck traffic estimates associated with the importation of fill. Specifically, the Applicant asserted in the DEIS and at the Planning Board hearings that there would be 24 truck loads (48 trips in and out) per day on a 5-day a week schedule for 9 months. We noted that this number of trucks over this time period would only convey 47,000 to 70,000 CY of fill, not the 84,000 CY projected by the Applicant. We further noted that no study was made on the effect of soil compaction on the effective soil volumes, and suggested that the developer recalculate the number of truck trips based on "effective" cubic yards per truck or by recalculating the required fill.

At the April 11, 2018 Planning Board meeting, the Applicant's engineer acknowledged that the required "trucked-in" volume would increase due to on-site compaction, with an example of 16 cubic yards of fill in a truck providing only 12 cubic yards of fill in place. Thus, using the Applicant's numbers, to achieve 84,000 CY of fill compacted on site, one would have to transport 112,000 CY of fill. To do so requires 7000 truck loads, or 14,000 truck trips. The Applicant's projection of 24 truck loads on a 5 day a week schedule over 9 months would amount to only 4680 truck loads and 9360 truck trips. That number of trips would convey only 74,880 CY of uncompacted fill, the equivalent of 56,160 CY compacted. By our calculations, to import 84,000 CY in 9 months of 5-day weeks would require 72 truck trips per day, and note that this is within the range

of our original estimate of 60 to 86 truck trips per day for the Applicant's estimated fill in our February 14, 2018 memo.

However, as previously noted, by our calculations, which have been independently verified by several different engineers, the proposed project would require 273,900 CY of imported fill, substantially more than the DEIS indicates. At the April 11, 2018 Planning Board hearing, the Applicant stated that TYLI's estimate most likely included fill for the proposed basements, and that this difference may explain why the Applicant's estimates were substantially below those projected by TYLI. However, we have rerun our projections after adjusting for the basement exclusion identified by the Applicant on April 11 and determined that, at most, these basements would obviate the need of only 45,000 CY of fill, which is only about 25% of the difference in fill calculations.

Finally, we reiterate that all of these numbers likely substantially underestimate the amount of fill that would be required, as both our estimates and the Applicant's estimates assume 100% reuse of soil from "cut" portions of the site. This assumption is unrealistic in light of

1. The Applicant's indication at the April 11 Hearing that it expects to place 4 feet of clean fill in disturbed areas (rather than 2 feet as indicated in the DEIS)
2. The structural unsuitability of at least 80 percent of onsite soils for the proposed use, as is clearly indicated in the DEIS at Section 3C and Appendix F.

We have also evaluated the proposed parking garage included in Alternative G which would be constructed below the proposed condominium building to be built on the site of the Golf Clubhouse. The garage would be reached by a sloped ramp, with entrance to the garage shown at elevation 1.0' in Exhibit 4-8 of the DEIS. Such a configuration presents several various problems:

- The entrance would be right at the level of the water table, listed in Appendix G of the DEIS as 0.4' to 1.6' and thus would require an extensive waterproofing system to avoid moisture penetration
- The entrance would be 11' below the current Base Flood Elevation of 12.0' and 12' below the Base Flood Elevation of 13.0', flood waters would increase water pressure at the perimeter of the structure. These BFE levels are also above the top of the driveway (elevation 10.0' to 11.0') so there would be a significant flow of water down to the entrance level during a flood event.
- The entrance to the garage at elevation 1.0' would need to have flood proof doors or stop logs for the full depth of opening. Such a system would need to be carefully designed. The upward slope of the driveway would prevent a swinging door system since it would not be operable to swing out. An inward swing is not advisable since it would need to counteract 12' of water head. A roll down door with proper fixation at the door saddle or a stop-log system with channels on both sides of the door are advisable.
- Should flood doors be installed, the facility operator would need to advise residents to remove their cars before a storm's arrival, for either use for evacuation or to get their cars to higher ground.

# **Hampshire Country Club Planned Residential Development DEIS Mamaroneck, NY**

## **Supplemental Statement**

**CA RICH Consultants, Inc., Plainview, NY**

**5/10/2018**

The following is provided to respond to the Applicant's and its consultant's comments recently presented at the Village of Mamaroneck's Planning Board Hearing of 4/11/18 in connection with the Hampshire Country Club DEIS of December 2017. I should note that the Applicant and its consultant did not actually comment on the DEIS but on CA RICH's own earlier DEIS comments at the February 14 hearing.

These CA RICH comments also supplement the earlier written Memorandum dated 2/14/18 prepared by CA RICH Consultants, Inc. regarding certain environmental contamination, geology & ground water issues resulting from the Proposed Action. Chiefly, this Memo responds to the Applicant's consultant GZA's effort to refute the human health & safety exposure pathways attributable to the arsenic contamination revealed in the site's soil.

At the April 11<sup>th</sup> hearing, the Applicant's attorney and its environmental consultant GZA charged that CA RICH (1) was employing 'scare tactics' by characterizing the entire site as "hazardous", (2) intimidated that during construction-related excavation activities the arsenic-laden dust particulate might be disbursed for "miles at a time" as an inhalation hazard, and (3) implied that "no clean soil fill is available". All three of these accusations are fabricated and none of them are true. Nowhere in our 2/14/18 Memorandum are there any of the aforementioned statements or any other statement not based on responsible professional judgment with respect to protection of public health and the environment.

1. The arsenic-contaminated soil found at the Hampshire Country Club has not been thoroughly investigated. GZA acknowledges that it conducted a Limited Phase II Environmental Site Investigation two years ago, and that that scope of testing had been developed by their Client. CA RICH finds that further testing of this large site is needed and appropriate. CA RICH did not and does not question the Applicant's soil sampling methodology or that the number of samples comprising the initial soil screening are helpful; however such testing in the environmental industry is typically considered an initial informative screening and nothing more. And because the scope of soil testing was limited, the resulting test results showing various high arsenic levels compel the need for further testing to delineate the nature and extent of that contamination.

This is particularly important because the outcome of the testing will determine how best to manage the contaminated soil residue that is proposed to be excavated, reworked, stored and then reburied permanently on-site beneath a residential subdivision.

To date, only very shallow surficial soils have been tested (0-6" & 18-24"), and from only 21 small-diameter soil auger sampling locations spread across the entire 106-acre golf course. Surficial soils were found to be degraded with arsenic. This same limited testing also showed that slightly deeper (2') soils: specifically at Soil Sample Nos. SS-6, SS-12, SS-14, & SS-17, arsenic levels exceeded the Unrestricted Use SCOs, and at SS-14 & SS-17, even exceeded Residential Use SCOs. Moreover, the Proposed Action contemplates excavation of soils greater than 2 feet deep for construction of the raised central development platform. Thus, because there was no testing deeper than 2 ft., the severity of any arsenic contamination deeper than only 2 ft. is still completely unknown. The GZA Limited Phase II Environmental Site Investigation Report acknowledges that soils exceeding Unrestricted Use and/or Residential Use SCOs that remain on-site "*may have regulatory restrictions imposed such as environmental easements, or other land use controls.*" (DEIS Appendix N, GZA Report, pp. 15 of 258).

Given the limited testing to date, it is obviously premature to conclude within any degree of scientific confidence that the known arsenic contamination already revealed is not serious enough to warrant concern, as was argued by the Applicant during the Hearing. In actuality, the point of our earlier report was that the opposite is true – the limited testing to date demonstrates that more samples are needed to identify the locations and significance of any elevated arsenic levels. In fact, the Applicant had earlier indicated in the DEIS (Environmental Contamination 4. Mitigation Measures, p 3Q-5) that additional investigations and soil management plans, subject to NYSDEC's applicable DER-10 Guidance, are proposed in order to manage these impacted earth materials. Further, that all contaminated soil excavations and handling will be based on a Remedial Action Work Plan subject to NYSDEC review and comment. However, simply saying that further study is promised and site preparation-related soil disturbances will follow a reviewed Plan neither guarantees that future data-gathering efforts or health & safety protocols will be adequate, nor that there will be any mechanism for NYSDEC or Village oversight and enforcement once this SEQRA review process is concluded. What that statement does is indicate that the DEIS testing to date is itself inadequate.

2. At the April 11 hearing, the Applicant also introduced a design modification for the proposed thickness of the clean fill cap that is to be placed throughout the central development platform. At the hearing, it was stated that the clean fill cap will now be four feet (4') in thickness, rather than the minimum two-foot (2') thick clean fill buffer referred to in the DEIS and often specified by NYSDEC in urbanized multi-family brownfield redevelopment sites. This is a change to the design criteria provided in the DEIS that needs to be evaluated by the Applicant. Construction-related questions arise as to fill volume, slope stability, and compaction, in addition to an explanation as to why the cap thickness is being increased. One assumption for increasing the clean fill cap thickness might simply be to try to ensure that the reburied contaminated soil in the platform is not encountered during installation or maintenance of underground utilities or landscaping, etc. The schematic illustration presented at the Hearing showing a color



cross-section of the contaminated soil comprising the raised development platform depicts a relatively thicker horizontal cap over the top of the development platform compared to the relatively thinner cap thickness covering the platform's side slopes.

3. The Applicant stated dust monitoring will be employed during excavation. However, the potential health impacts from any fugitive dust emissions during construction activities, including trucking, have not been evaluated. This possible environmental impact is important at this site because of the close proximity of students attending, or playing ball at the nearby Hommocks Middle School during the proposed 9-month construction period – particularly during the busy first phase of site preparation work to rework and newly-stage unearthed site soils. Will contaminated soils that are reworked on-site be 'staged' in one or more large piles on the property and for how long? The Applicant seemed to swiftly dismiss the issue, saying that the arsenic-impacted dirt, when excavated, will present only a: "*trivial inhalation hazard*." However, whether fugitive dust, contaminated or not, is a health & safety threat to nearby students, homeowners, or passers-by is clearly a relevant and important issue in need of further review.

Contrary to the Applicant's over-reaching claim that soil contamination is benign and not of concern, the few samples that were collected confirm pesticides, arsenic & lead present at levels in excess of prevailing NYSDC Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and (to a lesser extent) Restricted Residential Soil Cleanup Objectives (RRSCOs) within a third of the database. Of these, as many as six (6) surface samples exceeded Residential SCO's for Arsenic. One of these (SS-7) is contaminated at 56 mg/kg – roughly 3.5 times the Arsenic residential Soil Cleanup Objective (SCO) of 16 mg/kg. Consequently, it is disingenuous to claim that the arsenic contamination is exaggerated, and simply a typical representation of soil levels across New York State, especially since this soil will be on the property in perpetuity and subject to future residential land use and disturbance by homeowners and maintenance crews. And as would be expected at a golf course, pesticides were also found in most of the soil samples (35) at levels exceeding 'unrestricted use' Soil Cleanup Objectives (UUSCOs). Four of these samples show soil contaminated with pesticides at levels exceeding 'restricted residential' use SCOs.

4. As our earlier report made clear, there should be concern over the presence of extremely shallow groundwater on this property and the risks a shallow water table may present during construction activities. This point was made clear by a member of the Planning Board during the Hearing, though the Applicant has remained silent on and not examined this important issue. Because the water table is extremely shallow and subject to flooding, and possibly subject to water level changes due to tidal fluctuations, it is likely that storm water runoff, the need for flood-related detention basins, dewatering, limitations from frozen ground during the winter construction schedules, and development platform erosion control problems all present water-related environmental challenges necessitating additional review.

5. We also note that the alternative Condominium Plan will likely involve the need for rock removal (ripping) and/or disruptive bedrock blasting into the relatively-elevated and competent (erosional-resistant) bedrock outcrops at the Clubhouse. These potential impacts have not been adequately discussed or even examined, including the need to consider vibration monitoring of surrounding structures, noise and air quality impacts and related construction traffic for that alternative.

## **Carter Ledyard & Milburn LLP**

### **Memorandum**

**To:** Village of Mamaroneck Planning Board  
**From:** Karen E. Meara  
**Cc:** Lester D. Steinman  
Stuart Mesinger  
**Subject:** Supplemental Comments on Hampshire DEIS  
**Date:** May 10, 2018

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#### **1. Density**

At the April 11 2018 hearing, the Applicant's representative asserted that the proposed Project is not subject to limitations imposed by New York State Village Law Section 7-738 enabling law governing cluster subdivisions and that, instead, density for the proposed development is to be determined solely in accordance with the Village's Planned Residential Development ("PRD") provisions. He went on to assert that the maximum number of PRD dwelling units that could be built was 205, nearly double what the Applicant claims could be built under conventional R-20 zoning on the same 94.5 acres.<sup>1</sup> See DEIS at 4-2 (indicating that the R-20 zoning would, in the Applicant's view produce 106 conforming single family homes). In short, the Applicant interprets the PRD provision to empower the Planning Board to effectively double a site's underlying density, an interpretation clearly at odds with the purpose of the PRD provisions, which is "to preserve open space, provide increased recreational opportunities" and "protect environmental values," all of which are compromised by the Applicant's distorted PRD interpretation.

As we noted at the February 14, 2018 hearing, such an outcome is prohibited under state law. Pursuant to Village Law Section 7-738, a cluster subdivision

shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the planning Board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the zoning local law applicable to the district or districts in which such land is situated, and conforming to all other applicable requirements.

New York law thus limits density for cluster subdivisions to the density that is permitted in the underlying zoning district (here R-20) and conforms to all other applicable requirements. NYS Village Law Section 7-730(3) provides that any subdivision plat approved by a planning board

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<sup>1</sup> We note that in the DEIS the applicant did not use the entire 94.5 acre site to calculate maximum density, but instead used only 65 acres, the amount of acreage the Applicant claimed in the DEIS was devoted to residential uses. Pursuant to that approach the applicant calculated a maximum permissible density of 141 dwelling units. While the Applicant never prepared a conventional subdivision plat for its hypothetical (undelineated) 65 acre residential area, since the Applicant's Alternative B plat only yielded 106 units, a 65 acre plat could be expected to yield substantially fewer units, and certainly far fewer than 141.



must comply with local zoning ordinances, “subject, however, to the provisions of section 7-738.”

Faced with this problem, the Applicant argues in the DEIS that 7-738 does not apply here and that, instead, the PRD regulations were somehow adopted pursuant to NYS Village Law 7-703-a, which was enacted in 2003, many years after the PRD regulations. There is no support for that interpretation in the plain text of either state or local law. Section 7-703-a authorizes a local legislature to enact, as part of a zoning code, procedures and requirements for the establishment and mapping of planned unit development *districts*. Section 7-708 provides that only the board of trustees – not the planning board – may modify zoning district boundaries. Accordingly, statutes passed pursuant to 7-703-a provide for a two-step process, with the planning board evaluating and making recommendations on a proposed application and the board of trustees taking the necessary legislative action to create such a distinction. By contrast, the Village PRD regulations do not speak of mapping new districts and do not provide for board of trustee approval of proposed PRDs. Rather, the PRD regulations authorize the Planning Board to modify normally applicable lot area, side yard, depth and similar requirements in the existing underlying zoning district in a way that closely parallels Village Law 7-738.<sup>2</sup>

Moreover, even if Section 7-703-a did apply to this proposal, that statute would permit nowhere near the density that the Applicant claims. Section 7-703-a provides that a PUD may be approved only where it is found to “further[ ] the village comprehensive plan.” As MCEC has previously pointed out, the Village Comprehensive Plan calls for reducing density on this site, not increasing it.

Finally, the Applicant expressed surprise that MCEC used only the residential portions of the site to prepare conventional subdivision plats for purposes of calculating permitted density, as required by NYS Village Law Section 7-738. That surprise is particularly unwarranted, as the Applicant’s DEIS used only those portions of the site that it claimed to be part of the residential development (36 acres of open space + 29 acres of residential development = 65 acres) to calculate density in the DEIS. See DEIS at 3A-15. It was absolutely appropriate, indeed necessary, to exclude the separate non-residential use from the density calculation since there is no proposed connection between the two private uses.

## 2. Project boundaries and Open Space

At the February 14, 2018 hearing, MCEC pointed out that the Applicant had failed to delineate the boundaries between the proposed golf course and residential uses. At the April 11, 2018 hearing, the Applicant again provided no such clarification. Also recent promotional materials produced in connection with the development indicate that only about half of the 95-acre site would remain open space. We urge the Planning Board to require the Applicant to clearly delineate the boundaries of the different uses, the quantity of open space proposed to be

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<sup>2</sup> The Village PRD regulations also expressly provide that they are enacted pursuant to NYS Village Law Section 7-725 (now 7-725-A), which governs site plan review. Section 7-725-A expressly provides that, where the site plan involves a subdivision, the provisions of 7-725-A do not apply and, instead, subdivision review is subject to 7-728 (subdivision review).

preserved for each use, and whether such open space is proposed to be preserved as such in perpetuity.

### 3. Private restrictions on the Proposed Project

At the April 11, 2018 hearing, the Applicant attempted to address certain concerns raised regarding the use of private roads for its project. Specifically, the Applicant asserted that, because area residents in Orienta had long used Cove Rd as a shortcut to Boston Post Road, residents of the Proposed Project would also enjoy such an easement. The Applicant is wrong. The best evidence of the scope of an implied easement is the use of that easement over a number of years. Currently, the Club uses implied easements over Cove Road and Eagle Knolls Road for its members, guests, staff and vendors of its Country Club. The Applicant proposes to add to that traffic from continued operations of the Club the residential and service traffic associated with 105 homes. However, the Applicant, as the beneficiary of these two roads for its historic club operations, has no right to unilaterally increase the burden on those roads for its new proposed subdivision use. *See, e.g. Root v. Conking*, 199 A.D.90, 93 (3d Dep't 1921).

The Club has even fewer implied rights in Cooper Avenue. That street is a narrow dead end street that is used by the Club only to access its maintenance shed at the end of the street, and not for Club members, guests and vendors. It has never been used as a means of ingress and egress for Club members, guests, vendors and employees, except those employees working out of the maintenance shed. Thus, making Cooper a two-way through street to serve as a means of ingress and egress from both the proposed development and the Club itself would be a substantial increase and change in use, one that the Club has no right to unilaterally effectuate. Moreover, making Cooper a two way street would require widening portions of the road. Under New York law, if a grant of easement does not specify the width of a right-of-way, the width is considered that which is necessary to use the right-of-way when created, not as later expanded. *See Oliphant v. McCarthy*, 208 A.D.2d 1079, 1080 (3d Dept. 1994).

Finally, in the DEIS, the Applicant acknowledges that a substantial portion of its property near Eagle Knolls Road is subject to a deed restriction contained in a grant from Cecilia Howell to Alvan W. Perry. The Applicant concludes that nothing in that restriction is inconsistent with the proposed development. The Applicant is incorrect. The Howell Deed expressly provides that only a “dwelling house” may be erected on the restricted land. The Applicant argues that such language means both the singular and the plural and cites to cases in which such language was interpreted to permit a multi-family dwelling. However not one of those cases supports the notion that a “dwelling house” permits multiple buildings. The Applicant’s proposal to place multiple “dwelling houses” within the restricted area violates that provision.

**Supplemental Statement of Celia Felsher, President  
Mamaroneck Coastal Environment Coalition  
to the  
Planning Board of the Village of Mamaroneck  
on the  
Hampshire DEIS**

**April 11, 2018**

[Note I will speak about 3 things we did not raise at the February meeting.]

1. Flooding Pictures. I would first like to follow up on Mr. Mendes' question regarding water issues. I separately handed out to the PB members pictures of flooding to show why engineering of the berms (something that Tylín engineering commented on at the prior meeting) is so important, and why they will require special attention in connection with planning, construction and on-going monitoring – to protect against erosion, not just from storm surge flooding but also from the runoff and pooling of water, and impact on contaminants in the soil. [Show pictures from the 1992 Nor'easter, Sandy and the March 2<sup>nd</sup> storm].<sup>1</sup> This shows the importance of monitoring the site (both during and after construction). This will be a massive undertaking – probably one of the largest single construction projects ever undertaken in the Village. The Building Department has had difficulty in the past monitoring compliance during construction of much smaller projects. On-site expertise will be necessary to monitor work on a real time basis. The Village itself does not have adequate resources. Additional competent and experienced resources will have to be hired to do this for the entire construction period and beyond (because the confidence in the on-going integrity of the berms must assured). How this will be done and paid for must be provided in the DEIS.

2. Impact on Community Services. The Planning Board needs clear and supported information regarding projected impact on the Schools. In addition to the overall capacity issues discussed at the last meeting, statements in the DEIS that this project will create a tax surplus for the School District are suspect and need support.

- With respect to District costs:

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<sup>1</sup> After the April 11<sup>th</sup> public hearing there was another rain event (Monday, April 16<sup>th</sup>), which again showed the significant stormwater problems on the golf course property that need to be recognized and addressed in the DEIS. Photos are attached. This storm was not a nor'easter and did not generate any of the media attention the storms in March generated. This type of rain event with the impact on the Club occurs several times each year.

- A primary driver of District cost is the number of students generated by the project. As Dr. Shaps, Mamaroneck Superintendent of Schools, stated, the DEIS has significantly underestimated these numbers. Instead of the 57 students noted in the DEIS, we should expect up to 91 students.
- The DEIS argues that only programmatic costs, rather than full per student costs, should be used. The full per student tax cost should be used in the analysis.
- Given current expected enrollment growth, an additional large number of students would require building additional elementary school capacity, which would be expensive and result in costs well in excess of per student annual operating costs. And where is there land to build more capacity – without giving up precious recreational space?
- With respect to projected additional School tax revenue:
  - The DEIS should provide independent support for the projected assessed values. The DEIS assumes an assessed value of \$2.6 MM for each detached home and \$1.3 MM for each carriage house. However, As Lisa Liquori noted in her report, based on comps for sale of new detached homes in Orienta (mostly 5-bedroom), it would be unlikely the proposed detached 4-bedroom homes would be valued even at \$2 MM – and similarly the carriage home values may be overstated.<sup>2</sup> And this doesn't take into account the many issues (that an independent expert would take into account) that would adversely impact value relative to recent new construction in Orienta:
    - Additional homeowner expenses, including (i) expenses for maintenance of the private roads, the sewer pipes and other infrastructure and the significant open space that will be the responsibility of the HOA and (ii) costs of maintaining the massive berms (particularly in light of the impact of stormwater/flooding) that will be created on which the homes and the new roads would be built.

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<sup>2</sup> Comparable sales for carriage homes and single family homes in Orienta are attached.

- The arsenic and lead contamination of the property (both under homes and also on the open space) and expected use restrictions for the property (e.g., the inability to use basements other than for storage, and limitations on disturbing property due to possibly impacting capped contaminated earth);
- The location close to a country club with a significant number of events (weddings; bar mitzvahs; etc.) that will create traffic and noise late at night and on weekends;
- Concerns with surrounding land used for the 9-hole course if the Club fails; and
- Finally, concerns that the significant increase in supply (the project would increase total single family housing stock in Orienta by 20 – 25%) would depress Orienta housing values, including homes in the proposed development.

- In sum, if one uses the full per student tax cost for 91 new students (about \$2,020,000) and we were to find that the detached homes were valued at slightly under \$2 MM and the carriage houses are valued at \$1.0 million, a generous estimate, the total assessed value from the project would drop from \$193,700,000 to \$144,600,000, with total school taxes paid by the homeowners dropping to \$1,938,993, leading to tax shortfall of almost \$200,000. It is therefore important to get reliable and supported independent information.

3. More information about Club Operations. The developers should provide much more information about the ownership and operation of the Club, and expected economic and legal relationships relating to the Club, in the two primary proposed scenarios, so the PB can determine whether the Club would really be viable following development.

- In the cluster development, how is the Club to be owned and managed?
- What happens if, as would be likely (given the previously submitted report of the golf course expert), the 9-hole golf club fails? How would the Village and the surrounding homeowners deal with what would likely be unusable land (given contamination and water issues)? Would the clubhouse be turned into a catering hall?



- In the condo alternative, there would be tension between the two uses of the building facilities. There would be the condo owners, who actually own the building and facilities and live there, and there would also be club members, who want to use the same facilities for recreational use and for catering to support club operations. We need to understand the mechanism for allowing club members to use facilities located in the condominium building, which would not be owned by the Club. Also, who would own the golf course acreage and what obligation would those owners have to continue to operate and maintain the golf course? And how would condo owners manage/maintain the facilities created for Club use (including catering facilities) and share revenues generated by those facilities? What if the condo owners decide they no longer want to allow their facilities to be used for Club activities, including catering events? We all know that proceeds from catered events are crucial to survival of the Club.
  - Note that the developers have said in many contexts that the proposed development “is the only way to support the existence of the long-treasured club”. First, they need to explain how the proposed development would support the club – given the very small number of additional members (at reduced fees) that the development would provide, and the fact that all the revenue generated by the development will be taken out by the developers. Second, it is clear this is not the “only way” to support the club. In fact, the development would probably lead to failure of the club – and quickly.
4. Finally, whatever happened to Toll Brothers? They were identified in Mr. Zarin’s June 2015 letter as a ‘co-applicant’ but have not been heard from since the scoping session. Toll Brothers was touted as the development partner with expertise in single family housing development. This was important in the application, because the other development partner has significant experience on luxury condominium complex development, but not in single family home development. With a project of this size and complexity, especially given the critical issues relating to flooding, major regrading of the property and the massive amounts of internally generated and externally sourced fill, significant experience in building large-scale housing developments is critical. The Planning Board must understand who will be developing this project – and if necessary the application should be resubmitted to properly identify the applicants.

## **Attachment 1: April 16, 2018 Storm Photos**



4/16/18





4/16/18







4/16/18



4/16/18





4/16/18





## Comparable Sales in Orienta: Carriage Homes



1 / 16



**\$980,888**

Price Decrease

Active

[VIEW DETAILS](#)

**1301 Fairway Green**

Mamaroneck, NY 10543-4341

**4 Beds, 3 Full Baths, 1 Half Baths, 2,950 Sq Ft, Attached, Town House**

Pristine corner unit Townhouse has it all!  
Brand new wooden floors were just installed throughout th...



1 / 30



**\$1,125,000**



Contract

[VIEW DETAILS](#)

**301 Fairway Green**

Mamaroneck, NY 10543-4345

**3 Beds, 2 Full Baths, 1 Half Baths, 2,856 Sq Ft, Attached, Town House**

Stunning private End Unit with Spacious First Floor Master Bedroom with enlarged Bath, Steam Shower...



1 / 27



**\$720,000**

Sold

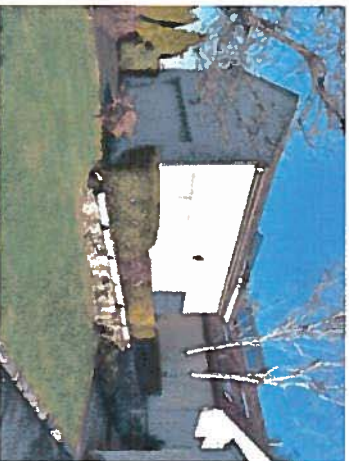
[VIEW DETAILS](#)

### 302 FAIRWAY GREEN

Mamaroneck, NY 10543

**2 Beds, 3 Baths, 2,300 Sq Ft, Built in 1985,  
0.190 Acres, Attached**

Welcome to Fairway Green! This contemp home, ideally situated on a quiet street in Orienta, has a FIR...



1 / 30



**\$720,000**

Sold

[VIEW DETAILS](#)

### 1302 Fairway Green

Mamaroneck, NY 10543-4341

**3 Beds, 3 Baths, 2,466 Sq Ft, Built in 1985,  
0.190 Acres, Attached**

An exceptional sunny end unit with Master Bedroom on main level, in desirable sought after Fairway G...

**\$725,000**

Sold

[VIEW DETAILS](#)

### 1103 Fairway Green

Mamaroneck, NY 10543-4339

**2 Beds, 3 Baths, 2,294 Sq Ft, Built in 1985,  
0.190 Acres, Attached**

Impeccably maintained Townhome is beautifully located in the center of Fairway Green. First Floor M...



1 / 28





1 / 25



**\$725,000** 

Sold

[VIEW DETAILS](#)

### 202 Fairway Green

Mamaroneck, NY 10543-4344

**3 Beds, 3 Baths, 2,503 Sq Ft, Built in 1985,  
0.079 Acres, Attached**

Homeowners association. First time offered.  
Beautifully maintained. New eat in kitchen.  
Convenient d...



1 / 26



**\$738,000**

Sold

[VIEW DETAILS](#)

### 303 Fairway Green

Mamaroneck, NY 10543-4345

**2 Beds, 3 Baths, 2,503 Sq Ft, Built in 1985,  
0.190 Acres, Attached**

Welcome to Fairway Green, a private, unique  
Townhouse community steps from the Long  
Island Sound, Co...



1 / 30



**\$1,330,000** 

Sold

[VIEW DETAILS](#)

### 901 Fairway Green

Mamaroneck, NY 10543-4325

**4 Beds, 5 Baths, 3,754 Sq Ft, Built in 1985,  
0.190 Acres, Attached**

Discerning buyers will be delighted with the  
high end details throughout this totally  
renovated town...



## Comparable Sales in Orienta: Single Family Homes



**\$1,520,000**

Sold

[VIEW DETAILS](#)

**621 Fairway Avenue**

Mamaroneck, NY 10543-4410

**4 Beds, 4 Baths, 2,916 Sq Ft, Built in 1928,  
0.349 Acres, Detached**

Classic elegance best describes this pristine four bedroom center hall colonial. Intrinsic architectu...

1 / 30



**\$1,815,000**

Sold

[VIEW DETAILS](#)

**629 Fairway Avenue**

Mamaroneck, NY 10543-4410

**5 Beds, 5 Baths, 3,372 Sq Ft, Built in 1950,  
0.342 Acres, Detached**

Welcome to a beautifully renovated Colonial with every possible amenity. A wide foyer opens to a hug...

1 / 28







1 / 25



**\$2,095,000**

Sold

[VIEW DETAILS](#)

**626 Fairway Avenue**

Mamaroneck, NY 10543-4409

**5 Beds, 6 Baths, 3,938 Sq Ft, Built in 2008,  
0.350 Acres, Detached**

This redesigned and quality renovated colonial on upscale Orienta Point is a perfect blend of effort...



1 / 28



**\$2,406,750**



Sold

[VIEW DETAILS](#)

**606 Fairway Avenue**

Mamaroneck, NY 10543

**5 Beds, 7 Baths, 4,490 Sq Ft, Built in 2016,  
0.353 Acres, Detached**

Spectacular new custom home, by established DESIGN BUILD firm AJC STUDIOS. Your new home has 5 bedro...



1 / 26



**\$2,170,000**



Sold

[VIEW DETAILS](#)

**732 Cove Road**

Mamaroneck, NY 10543-4324

**6 Beds, 6 Baths, 5,300 Sq Ft, Built in 2016,  
0.570 Acres, Detached**

Beautiful and Bright New Construction in Oriental! Home is uniquely set near Hampshire Golf Course. A...



1 / 30



**\$2,295,000** 

Sold

[VIEW DETAILS](#)

**906 Skibo Lane**

[Mamaroneck, NY 10543-4725](#)

**5 Beds, 5 Baths, 5,050 Sq Ft, Built in 2017, 0.282 Acres, Detached**

Smart, Stylish & Sophisticated new construction on prestigious Orienta Point! A "Rockingchair" front...



1 / 30



**\$2,339,000** 

Sold

[VIEW DETAILS](#)

**735 Bleeker Avenue**

[Mamaroneck, NY 10543-4516](#)

**5 Beds, 5 Baths, 4,401 Sq Ft, Built in 2011, 0.445 Acres, Detached**

This sophisticated and elegant colonial home is located in the prestigious Orienta point, Mamaroneck...



1 / 21



**\$2,050,000**

Sold

[VIEW DETAILS](#)

**635 Bleeker Avenue**

[Mamaroneck, NY 10543](#)

**4 Beds, 4 Baths, 4,838 Sq Ft, Built in 2016, 0.230 Acres, Detached**

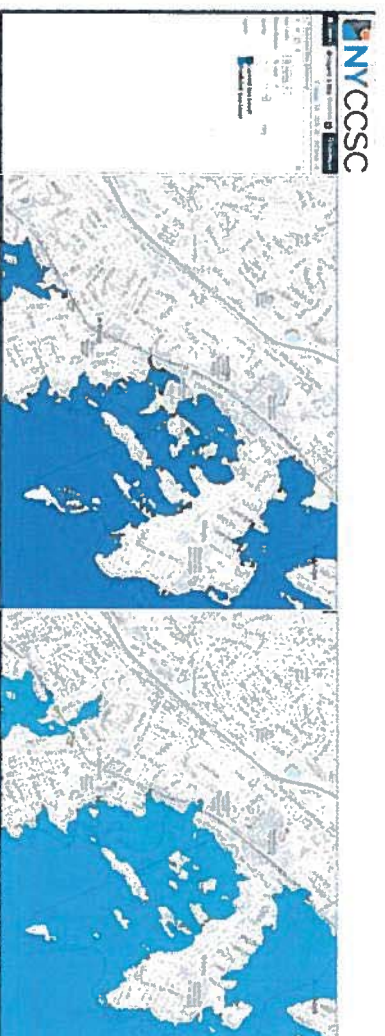
Orienta new construction! Classic center hall colonial with a flat 1/4 acre. Magnificent kitchen wit...





## TAKING INTO ACCOUNT INCREASING THREATS AND RISKS

In the Northeast, coastal communities face increasing threats from shallow coastal flooding, storms such as hurricanes and nor'easters, shoreline erosion, and sea level rise<sup>ii</sup>. According to research commissioned by the Regional Plan Association (RPA), the Tri-State Area of New York, New Jersey, and Connecticut could see at least one foot of sea level rise between 2030 and 2050, three feet between the 2080s and 2100, and six feet in the next century<sup>iii</sup>. The RPA analysis found that approximately one-third of Mamaroneck's population today could be inundated at six feet of sea level rise, making it one of the hardest hit Long Island Sound towns. Given that housing and infrastructure constructed today will likely still be around in the 2050s and 2080s<sup>iv</sup>, decisions on where to locate them and how to design them today impact how communities will fair in a future with more water.



*Figure 1 New York State Climate Change Clearinghouse Mapping Tool, Hampshire Country Club Site: Hurricane Sandy storm surge (left) and sea level with projected increase of three feet (right).*

Existing flood maps do not fully reflect these changes, and therefore, do not adequately portray a community's vulnerabilities to flooding and storm surges. Best practices in coastal resilience look beyond historical flooding experiences and existing flood maps to integrate climate and sea level rise projections into their planning. This includes not only identifying buildings and infrastructure at risk for eventual permanent and temporary flooding, but also the assessment of the impact new development and changes in topography could have on

community resilience. What will the impact be on neighboring critical facilities, housing, and the roads that provide access to and safe evacuation from them?

For example, municipal leaders from Greenwich, New Jersey, located on the Delaware Bay, received support from NOAA to address the increase in the frequency and intensity of coastal storms and the potential permanent inundation of some low-lying areas. NOAA developed an inundation map for Greenwich, intended to provide a better perception of storm and inundation threats, allowing Greenwich to plan and prepare for potential impacts to “cultural, historic, and natural resources, infrastructure, people, and other drivers of local character and economies”<sup>vi</sup>. The mapping exercise revealed that with projected sea level rise, future storms could inundate freshwater supplies and flood buildings that are not currently at risk today. As a result, NOAA recommends that local officials seek to expand its land acquisition efforts and incorporate projected sea level rise into its water infrastructure capital projects.

#### BEST PRACTICES FOR COASTAL COMMUNITY RESILIENCE PLANNING

Once threats and risks (i.e., vulnerabilities) are understood, there are a number of different tools coastal communities are utilizing to meet their reliance goals. While resilience plans reflect the specific physical, economic, and political challenges and opportunities of each community, their general framework is similar: take a multi-scale approach to planning; guide development, vulnerable uses, and infrastructure away from the floodplain; and preserve and utilize open space assets.

##### *Take a multi-scale approach*

Both local and global responses to recent storm damage incorporate protective measures at multiple scales: property, community, and region. Typically building codes and local ordinances focus on the safety of new and renovated buildings, zoning and/or economic incentives promote appropriate land uses and protect open space from development at the district and community levels, and major capital investments (i.e., infrastructure) and protection of large swaths of natural areas target regional resilience.

In regards to subdivisions and other master planned development, the American Planning Association (APA), in partnership with the Federal Emergency Management Agency (FEMA), provides guidance on how sub-division planning decisions can help mitigate flood hazards within and beyond property boundaries<sup>vii</sup>. Building on the lessons learned from Hurricane Katrina, Superstorm Sandy, and a number of recent flooding events, its 2016 publication, *Subdivision Design and Flood Hazard Areas*, lays out five general principles:

- Focus on data-driven decision making, using only the best available data to assess risk and inform decisions. 2.
- Avoid new development in the floodplain whenever feasible.
- Maintain natural and beneficial functions of the floodplain.
- Adopt a No Adverse Impact approach to floodplain management.
- Consider future conditions of the floodplain, including development impacts and climate change.

#### *Guide development out of harm's way*

At each scale of protection for coastal communities, there are two main objectives: keep vulnerable uses out of harm's way and manage water. There is universal consensus around the easiest way to achieve the first objective: guide new development away from the floodplain in the first place. With the use of regulatory (e.g., zoning) and financial (e.g., transfer of development rights) tools, communities are aiming to cluster critical facilities and vulnerable uses onto higher ground, usually in more dense, existing neighborhoods. This reduces the risks and costs associated with rescue and recovery post storms.

According to David Godschalk, a professor at UNC Chapel Hill and author of numerous policy papers on resilience, "Subdivision location and design can either reduce or worsen vulnerability to natural hazards. Obviously, location on or adjacent to hazard-prone lands, such as landslide or floodplain areas, heightens the risk of disasters<sup>viii</sup>". Critical facilities, in addition to housing, need to be protected from hazard risks. Additionally, placement of roads, residential lots, and public facilities within subdivision projects can increase hazard risks by reducing evacuation or public safety access. The resulting increase in impervious

surfaces can also generate increased stormwater runoff, which heightens flooding risks, and failure to conserve natural vegetation and environmental features, such as wetlands, can reduce the capacity of the environment to contain or absorb hazard forces. To address these issues, progressive local governments are utilizing land use designations, overlay districts, density bonuses, transfer of development right incentives, and even land buy-outs to keep future development out of hazard areas and promote development in safe growth locations.

Worcester County, Maryland, the home of Ocean City, is a leader in the US in forming a coherent strategy to long-term climate change impacts<sup>18</sup>. The County released its Comprehensive Plan in 2006, building on its 2002 Atlantic Coastal Bays Critical Area Law that ensures more sensitive development activity for shoreline areas. The Comprehensive Plan guides development to designated growth areas in the historic towns, while limiting development in floodplains, thereby reducing imperviousness and preserving the biological functions of the floodplains. The Comprehensive Plan lays also lays out recommendations to acquire properties in the floodplain and to develop a sea level rise response strategy.

As part of the 100 Resilient Cities initiative, the City of Norfolk, Virginia, is following Worcester County's example via an innovative approach. In November 2016, the coastal city unveiled its Vision 2100, a roadmap to advance a holistic resilience strategy. The plan organizes the city based on neighborhoods' risk and asset profiles and proposes distinct strategies for each, including, for example: transferable development rights for homeowners in chronic flood areas; reduced development in high-risk areas; and refocusing investment in "high and dry" areas that have the potential to increase economic opportunity for the city's poorest residents.

#### *Preserve and/or reconstruct natural areas and their ecological functions*

By guiding development away from areas that tend to flood or are projected to flood in the future, communities are able to preserve existing or create new open spaces. Besides serving as community amenities, the natural environments

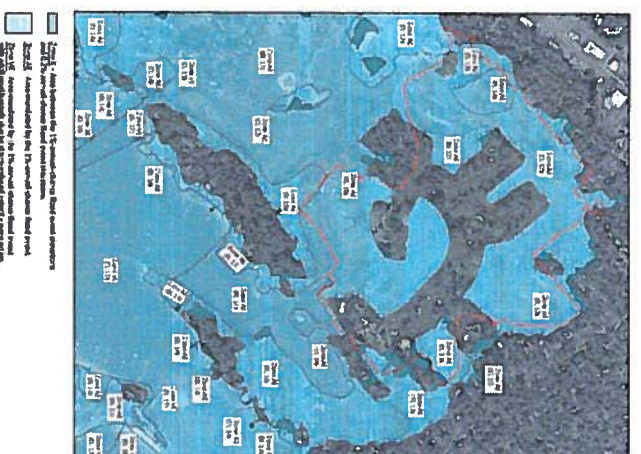


of coastal regions are essential moderators of the impacts of natural events such as intense rainfall and hurricanes and play a positive role in enhancing the resilience of communities<sup>x</sup>. Reconstruction of wetlands tends to occur where historic wetlands had existed before being filled for development. It is no coincidence that these areas—areas that were historically wetlands-- tend to continue to flood, even after development, making their reconstruction even more beneficial.



Figure 2 (above) Historic Map of New Rochelle and Mamaroneck Townships circa 1881. Source Historic Map Works.

Figure 2 (right) Exhibit 3C-4, FEMA Special Flood Hazard Areas, Hampshire County Club DEIS. Source VHB.



Waterfront areas that are designed, either naturally or artificially, to flood and handle salt inundation, not only act as a buffer to surrounding areas but also help upland areas drain floodwaters more quickly and hold water to reduce flooding to adjacent property.<sup>xi</sup> There are numerous examples of local governments utilizing park land, natural areas, and/or farmland to capture and store floodwaters to protect surrounding residential areas, businesses, and infrastructure.

For example, in North Yorkshire, England, local and national governmental agencies and research institutions partnered together to pursue a project to



protect and restore part of the floodplain. This effort was in response to the infilling and development of the natural floodplain with residential and commercial uses that were impacting its capacity to store floodwater, and as a result, businesses and residences were flooding. The project included a number of natural measures including construction of a large flood storage reservoir constructed to store approximately 120,000m<sup>3</sup> of flood water. In December 2015, the flood storage area was tested for the first time in response to Storm Eva, and it successfully allowed the floodplain to perform its natural flood alleviation function, reducing peak flows and mitigating flooding<sup>xii</sup>.

The Netherlands, a country known for its dykes, is now also restoring the natural floodplain to protect areas most in need of flood protection. Instead of raising the level of the dykes, marshes and flood water storage areas have been created to temporarily store flood waters when needed. To allow for greater flood water storage, floodplains levels have been lowered and some homes and families have been relocated to expand the floodplains are. For example, in Rotterdam, the city most at risk of flooding in the Netherlands with 90% of the city below sea level and vulnerable to a rising ocean, the City reclaimed 22-acres of fields and canals to create the Eendragtspolder, a public amenity that collects floodwater in emergencies. It is near the lowest point in the Netherlands, about 20 feet below sea level. With its bike paths and water sports, the Eendragtspolder has become a popular retreat. Now it also serves as a reservoir for the Rotte River Basin when the nearby Rhine overflows, which, because of climate change, it's expected to do every decade<sup>xiii</sup>.

In New York, the design of parkland around the Bronx River proved the benefit that re-creation of the floodplain and natural water storage can have. Newly constructed parks along the river have utilized design strategies that provide open space and recreational activities for neighboring residents and provide essential flood mitigation and protection from storms like Superstorm Sandy. During Sandy, the parks did flood, as designed, and functioned as buffer zones for the surrounding neighborhoods - helping to protect them from flooding and debris. The construction of the parks required the land adjacent to the Bronx River to be recontoured to better reflect its historic topography. The "new"

shapes, created through excavation of fill and the building of berms (landscaped hills), allow the parks to act as floodplains that can hold and absorb floodwaters, while also filtering stormwater runoff from upland areas before it enters the river.

## CONCLUSION

Recent storms and weather patterns signal that climate changes are already occurring. In response, local officials must help their communities best withstand the resulting impacts by making well-informed planning and development decisions. To do so requires information on projected climate impacts as well as integrated planning approach that looks beyond the safety of one property to the community, town, and region as a whole.

There is no one single measure that will holistically enhance the resilience of local communities, but rather a number of measures that require partnerships across levels of government and sectors. These measures include moving and/or keeping people and structures out of harm's way and protecting and restoring critical natural systems to protect communities in the face of climate change<sup>xiv</sup>.

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xiv Beatley

**Betty-Ann Sherer**

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**From:** James Desmond <kajim2@optimum.net>  
**Sent:** Friday, May 11, 2018 3:42 PM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor and Board  
**Subject:** Opposition to Hampshire condo development

Dear Members of The Planning Board,

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. This property is a CRITICAL ENVIRONMENTAL AREA; designated as such in our Mamaroneck Village LWRP, established in 1986.

The property acts as a possible overflow "pond" to hold storm surge and tidal overflow when a hurricane or Nor'easter or even a heavy rain overwhelms the sanitary sewer system and the storm water pipes and manholes. The property is a safety valve for the village that should not be re-engineered with Tons of fill and concrete to build these condos. Do the builders know how close the water table is to the surface? Where have they explained to future buyers how they will handle the volume of water that can be expected in a major storm? What thought has been given to understanding TIDES? What do you do when all the roads in-and-out are under water? Hampshire sits RIGHT ON THE SHORE OF LONG ISLAND SOUND.

Flood waters are a frightening thought which definitely must be considered today. Our planet is obviously in a transitional moment when weather has become a major player in everyone's lives.

Think hard on allowing this development. Think about all the elements, not only water, involved in this major change which you ... and we, are all involved in. It will change the Face of our Village in ways we can only guess at...until it is built.

Yours truly,

Jim Desmond  
347 Prospect Ave  
Mamaroneck, NY 10543

Member of the FIRST COASTAL ZONE MANAGEMENT COMMISSION, 1986

## Betty-Ann Sherer

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**From:** Jenny Kuhns Cook <jennykcook@yahoo.com>  
**Sent:** Friday, May 11, 2018 4:13 PM  
**To:** Betty-Ann Sherer  
**Cc:** vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt; Mayor Tom Murphy  
**Subject:** Opposition to Hampshire condo development

Dear Board Members,

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.

I have 3 elementary-aged children, and am experiencing the effects of the increased enrollment issue first-hand. My third grade son is in a cohort at Central school with 27 children per class, exceeding the district's own guidelines.

Even if housing is geared towards demographics without school-aged children, the amount of traffic and congestion we deal with around Boston Post Road and Palmer Avenues, at various times of day is inconvenient, and often, unsafe.

We live in a unique community full of diversity and a nice mix of urban access and culture and green spaces. If we tip the scales too far towards development, we will lose the appeal this area holds to us all.

The land at Hampshire is not appropriate for either a housing or condominium development - let's not focus on which is the least of two evils.

Sincerely,

Jennifer Cook  
830 Orienta Ave  
Mamaroneck, NY 10543

**Betty-Ann Sherer**

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**From:** Larry Thaul <lthaul@milleniumfin.com>  
**Sent:** Friday, May 11, 2018 4:14 PM  
**To:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt; Betty-Ann Sherer  
**Cc:** 'Larry Thaul'  
**Subject:** L Thaul, OPINION on Latest Development Proposal and suggested course for Hampshire

***To All:***

As an avid golfer, Hampshire member, local community resident off Weaver Street in the Town of Mamaroneck, and concerned citizen, I can tell you that it is good to see the extreme care, planning, forethought taken and, above all, the resumption of the discussion in devising an acceptable plan to develop the HCC parcel. Notable are the level of care and detailed considerations contemplated in the current proposal. The concern shown in the proposal of the impact of developing the 105 units in the 65 carriage houses while improving and protecting the property is genuinely good to see. What I differ with is the end result of developing roughly half of the near natural property by turning an 18 hole treasure into a 9 hole course. Of course, this would be irreversible and, in my opinion, woefully rued down the road.

For my own part, I believe the best plan is to continue to press for the necessary amendments to code, zoning and other municipal-environment-regulatory agencies to accomplish a condominium complex as previously proposed on the site of the current clubhouse. Perhaps I've missed some meetings but should pressing forward in this way have an endgame, that is the one to be taken, even if the final figure is a compromise, still profitable, somewhat reduced from the formerly proposed 121 units.

Notwithstanding the litigiousness and adversarial nature which this issue seems to bring out, the outcome I prefer is far better than the press for 100% development of our scarce remaining land. As previous studies have shown, it would likely be far less costly to upgrade the club main house property, surrounding infrastructure, and build fewer units but provide ample return for the owner and a boost to the tax roll while placing less of a burden of new students at the schools than the proposal to construct the carriage houses would. The community of residents who stand to benefit by remaining in their community at peri-retirement and retirement age would be served as would the community. The vibrancy of the community would be kept intact. It appears that the ingress-egress challenge (and evacuation route) could be addressed adequately, as well. This would likely represent a much shorter construction period, with much less inconvenience to the local neighborhood.

Our elected and appointed officials and professionals with the various agencies, boards, commissions, authorities and governing bodies should see the value in the smaller scale development and work towards a zoning change compromise. Perhaps there would even be additional town givebacks such as a landing to launch small craft or kayaks/canoes, all to the benefit of our locality.

Let's work towards this goal - together - not at odds as a bloodsport. Together we can achieve a compromise beneficial to a significant number and yet conserve and enhance this beautiful parcel. To ignore this is to misconstrue the development concept of 'highest and best use' and move ahead with the maximum development permitted by law under current zoning. This, I respectfully submit, is not the highest and best *application* of the land for our community in both the short and the long-term. We ought not deprive the owner who has tried for years to effect changes in zoning characterization for the improvement to us all. They, too, have their rights. For the record, I'm thus averse to the current proposal in its current form.



I'm in favor of continuing the airing of views in this matter. The mayor and the VOM board of trustees should consider rezoning the property for multifamily. Further, the downsized condo solution would help retain and enhance Hampshire and best serve the Age 55+ population.

Barring a continued community conversation we may well end up with 9 holes and strategically placed plastic replicas of the turkeys, possum, geese and other native flora-fauna seen on the course and grounds. I may be sans biology PhD, but I know they will never return once gone.

Most respectfully,

Lawrence J. Thaul  
Town Mamaroneck resident  
HCC member and golfer

**Betty-Ann Sherer**

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**From:** The Kents <tomandsophiekent@hotmail.com>  
**Sent:** Friday, May 11, 2018 4:41 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.

Sincerely,

Sophie Kent

490 Bleeker

Apt. 5H

Mamaroneck, NY 10543

**Betty-Ann Sherer**

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**From:** Randi Spatz <randik2002@yahoo.com>  
**Sent:** Friday, May 11, 2018 4:43 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.

Sincerely,  
Randi Spatz  
615 Claflin Ave

Randi Spatz  
914-217-5968

Sent from my iPhone

**Betty-Ann Sherer**

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**From:** Potash, Andrea <ArPotash@distinguished.com>  
**Sent:** Friday, May 11, 2018 4:44 PM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; kwaitt@vom.ny  
**Subject:** Opposition to Hampshire condo development

To the Planning Board:

I am a resident of the Village.

I believe that the condominium development presented as an alternative to the proposed housing development would be harmful for the Village and should be rejected as a viable alternative in its current form.

There have been numerous presentations by both sides, but the experts on the "anti" side have been far more persuasive. Among many issues raised are the notion that the underground garage with concrete walls would keep out Long Island Sound, the disturbance to the community to the years of trucking in the tons of fill, much of it unclean, and the certainty that the trucks would have to find or develop another means of egress, since Cove Rd. is private.

We suspect that the comments in favor of the project were from letters written by the developers and sent by people who don't live in Mamaroneck. As such, their comments should not carry any weight.

Sincerely,

Andrea Potash  
950 Sylvan Lane  
Mamaroneck, NY

**Betty-Ann Sherer**

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**From:** Thomas Kent <tjrkent@gmail.com>  
**Sent:** Friday, May 11, 2018 5:07 PM  
**To:** Betty-Ann Sherer  
**Cc:** vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt; Mayor Tom Murphy  
**Subject:** Hampshire condo development

As a village resident, I wish to add my voice to those who oppose the condominium development presented as an alternative to the proposed housing development. It is also injurious to our village.

I hope the Planning Board will give more attention to messages from village residents than from outsiders.

Thank you for your concern and attention.

Tom Kent  
490 Bleeker Ave., Apt. 5H  
Mamaroneck, NY 10543