

PUBLIC COMMENT
HAMPSHIRE COUNTRY CLUB PLANNED RESIDENTIAL DEVELOPMENT
DECEMBER 2017 DEIS -SUBMITTED VIA EMAIL
ADDITIONAL COMMENTS
RECEIVED May 11, 2018
THROUGH
May 12, 2018

187 05 11 2018 Hampshire CC LANDA Public Comment
188 05 11 2018 Hampshire CC WOLFF Public Comment
189 05 11 2018 Hampshire CC GROSS Public Comment
190 05 12 2018 Hampshire CC ORANS Public Comment
191 05 12 2018 Hampshire CC PORAT Public Comment
192 05 12 2018 Hampshire CC LARSEN Public Comment
193 05 12 2018 Hampshire CC CHILDERLEY Public Comment
194 05 12 2018 Hampshire CC TOLL Public Comment
195 05 12 2018 Hampshire CC ACKERMAN Public Comment
196 05 12 2018 Hampshire CC CHAPIN Public Comment
197 05 12 2018 Hampshire CC BOURDAIN Public Comment
198 05 12 2018 Hampshire CC J BOURDAIN Public Comment

Betty-Ann Sherer

From: Lloyd Landa <llanda@optonline.net>
Sent: Friday, May 11, 2018 6:29 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.

The most significant reason is the long term effect on the harbor and waterfront .The comprehensive village plan calls for protection of the harbor and marine recreation zone. Any change in the zoning of properties in this zone has a major effect by creating a precedent for other coastal marine zoning. This could lead to long term development that would look like a ring of condos around the harbor.

Adding 125 units to overcrowded roadways is dangerous. Flooding conditions make Rushmore Ave. impassable during heavy rains, leaving only Orienta Ave. for egress.

Rushmore and Orienta Avenues are badly overcrowded in the morning and afternoon school times.

The suggestion by the developer that they would consider a bus to the station during rush hours was tried when I moved to Orienta and was soon ended.

There are incremental costs for sewers, infrastructure, police, fire, DPW services, that continue to go up in cost year after year when the developer is gone and all the village residents pay the bill.

Rising school population will be part of the need for additional classrooms.

Careful study of the above and other effects of this overly large proposed development, indicate that the Planning Board should not grant approval.

Please share this with the members of the Planning Board.

Sincerely,

Lloyd Landa, DDS
728 Walton Ave. Mamaroneck

Betty-Ann Sherer

From: joanna wolff <jwolffschneiderman@gmail.com>
Sent: Friday, May 11, 2018 8:33 PM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok
Subject: Opposition to Hampshire condo development

Hello,

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 scale of this project is grossly out of proportion with the character of the community and in a delicate land area.

The Owner's of the club should submit a viable plan that doesn't require any variances or special permits.

The knew what they where buying when they purchased the club in it's delicate environment. The VOM should not place our fragile community at risk because a developer wants to reap profits.

Thank you for your thoughtful time spent on this matter

Sincerely,

Joanna Wolff
940 Fairway Lane
10543

Betty-Ann Sherer

From: Joanna Gross <jiegross@aol.com>
Sent: Friday, May 11, 2018 10:03 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,

Joanna Gross

Sent from my iPhone

Betty-Ann Sherer

From: Sam <sosamso@aol.com>
Sent: Saturday, May 12, 2018 7:16 AM
To: Betty-Ann Sherer
Subject: Hampshire zoning

Good morning members of the planning board,

Let me start by saying thank you for taking on this role. Thank you for volunteering.

I have been to a few of the Hampshire meetings since the developers started sharing their ideas. I cannot say that I am well versed in the zoning laws but am concerned. I have lived in the Larchmont, Mamaroneck area since 1971. Having looked at the plans presented I see no benefits to this development for our community. The tax increases brought by it would not out way the strains on our community and services. I see no reason to bend or change zoning to allow this to happen.

I could go on with my reasons but I think you have heard this all before. I have attached a link connected to a story I listened to on CNN in my car. It was about Astro turfing. It is when paid actors represent themselves as residents or supporters. I am not accusing the developers of this but please ask where everyone lives when the comment. Members of the club who live elsewhere should not carry the same weight as residents.

Thank you again for your time,

Sam Orans
1035 Seahaven Drive
Mamaroneck NY 10543

Betty-Ann Sherer

From: Samuel Porat <samuel.porat@gmail.com>
Sent: Saturday, May 12, 2018 7:59 AM
To: Betty-Ann Sherer
Subject: Opposition to Hampshire condo development

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

Sincerely,

Samuel Porat
1014 Greacen Point Rd
Mamaroneck, NY 10543

Betty-Ann Sherer

From: Kim Larsen <kimlarsen@mindspring.com>
Sent: Saturday, May 12, 2018 9:42 AM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt
Subject: Opposition to Hampshire condo development

We are residents of the Village and believe that Hampshire's 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,

Kim and Todd Larsen

531 Orienta Avenue



Virus-free. www.avast.com

Betty-Ann Sherer

From: Jonathan Childerley <Childerley7@hotmail.com>
Sent: Saturday, May 12, 2018 9:52 AM
To: Betty-Ann Sherer
Subject: Opposition to Hampshire condo development

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

Jonathan Childerley
405 Toni Lane
Mamaroneck
NY 10543

Betty-Ann Sherer

From: Elizabeth Toll <etollack@gmail.com>
Sent: Saturday, May 12, 2018 10:10 AM
To: Betty-Ann Sherer
Subject: Opposition to Hampshire condo development

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

Sincerely,

[name and address]

Elizabeth Toll
917 Cove Road
Mamaroneck
Sent from my iPhone

Betty-Ann Sherer

From: Elizabeth Toll <etollack@gmail.com>
Sent: Saturday, May 12, 2018 10:11 AM
To: Betty-Ann Sherer
Subject: Opposition to Hampshire condo development

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

Sincerely,
Richard Ackerman
917 Cove Rd
Mamaroneck

Sent from my iPhone

Betty-Ann Sherer

From: Deborah Chapin <deb.chapin@gmail.com>
Sent: Saturday, May 12, 2018 10:22 AM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt
Subject: Opposition to Hampshire condo development

As a former Mayor of the Village of Mamaroneck, I am well aware of the pressures that exist when Boards consider applications for development. I am also well aware of the tactics used to create an impression of community support to influence a decision.

From the outset, I thought that the proposed condominium development at Hampshire was too large, too dismissive of environmental concerns and would place too great a burden on the essential services of the Village. The ploy of now using it as a viable alternative to a housing development that any reasonable person can see is not feasible, on so many levels for so many reasons, is offensive.

Surely we are all smarter than this developer thinks we are.

I am not opposed to crafting a reasonable compromise that provides for some development, recognizes and protects the environment and the deals with the realities of our schools, roadways and neighborhoods.

Thank you for your thoughtful consideration of the issues.

Deborah Chapin
deb.chapin@gmail.com
914-381-2557 (h)
914-629-5701 (c)

Betty-Ann Sherer

From: CHristopher Bourdain <info@theresidencesathampshire.com>
Sent: Saturday, May 12, 2018 11:01 AM
To: Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt; Betty-Ann Sherer
Subject: I support The Residences at Hampshire Proposal

Dear Members of the Village and Planning Boards,

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

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

I respectfully urge your support for this proposal.

Sincerely,

CHristopher Bourdain
22 Lafayette Rd
Zip Code: 10538
Email: cbourd3@gmail.com

Submitted from: 100.2.221.162
ID#: 74

Betty-Ann Sherer

From: Jennifer Bourdain <info@theresidencesathampshire.com>
Sent: Saturday, May 12, 2018 11:03 AM
To: Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt; Betty-Ann Sherer
Subject: I support The Residences at Hampshire Proposal

Dear Members of the Village and Planning Boards,

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

I respectfully urge your support for this proposal.

Sincerely,

Jennifer Bourdain
22 Lafayette Rd
Zip Code: 10538
Email: jbourd2@gmail.com

Submitted from: 100.2.221.162
ID#: 75