

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

199 05 12 2018 Hampshire CC WARNER Public Comment
200 05 12 2018 Hampshire CC STEIN Public Comment
201 05 12 2018 Hampshire CC SISKIND Public Comment
202 05 12 2018 Hampshire CC GOLDSTEIN Public Comment
203 05 12 2018 Hampshire CC GARDNER Public Comment
204 05 12 2018 Hampshire CC LAG Public Comment
205 05 12 2018 Hampshire CC PINCUS Public Comment
206 05 12 2018 Hampshire CC RUNCIE Public Comment
207 05 12 2018 Hampshire CC L PINCUS Public Comment
208 05 12 2018 Hampshire CC K DESMOND Public Comment
209 05 12 2018 Hampshire CC RYAN Public Comment
210 05 12 2018 Hampshire CC T RYAN Public Comment
211 05 12 2018 Hampshire CC ACKERMAN Public Comment

Betty-Ann Sherer

From: Steve Warner <steven.d.warner@gmail.com>
Sent: Saturday, May 12, 2018 11:19 AM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok
Subject: Hampshire Development

All -

I am writing with my deep concern about the proposed development at Hampshire. I believe it will forever change the character of our village.

I know there has been a significant amount of planning board meetings and discussions concerning this development. As a life long resident of the village I would hate to see this decision impact the lives of future generations, young and old, about all there is to enjoy in our great village.

I hope you fully consider the impact that this development will have on the environment, traffic, open spaces and most importantly the school systems. I have observed over the last few years the explosion in enrollment in school age population. Previous developments in our community failed to consider both the adequate factor for children in the developments and equally important the turnover of "empty nest" homes to young families. I do not believe our schools - from the elementary to secondary can absorb the impact of the proposed Hampshire development.

Thank you for your consideration.

Sincerely,

Steve Warner
1015 Seahaven Drive
Mamaroneck

Betty-Ann Sherer

From: Jean Marie Stein <jmstein1@optonline.net>
Sent: Saturday, May 12, 2018 11:21 AM
To: Victor Tafur; Betty-Ann Sherer; Mayor Tom Murphy; Nora Lucas; Keith Waitt; Leon Potok
Subject: Opposition to Development of HCC

To the Members of the Planning Board and to the Board of Trustees of the Village of Mamaroneck,

I am writing to let you know of my intense opposition to any development at Hampshire Country Club. While development is often seen as progress, the recent pace of development throughout the entire Village has created a community that is barely recognizable to the one that I chose to purchase a home in 27 years ago. The congestion on the roads and the overcrowding of our schools has reached a breaking point. The obliteration of the skyline by massive condo developments is unrelenting.

With less and less open space, one must do all they can to preserve what is left. There is no need for me to reiterate the litany of lies the developer has tried to feed to you and the community. We all know this is, and always was, a money grab- one that stole from the Village and the Town the opportunity to create more open space for the residents of the community.

I understand there is a group willing and able to purchase the land and run it as a golf course. I encourage you to do all in your power to facilitate that deal before the destruction of one of the last open spaces in Mamaroneck.

Sincerely,

Jean Marie Stein
1061 Bay Head
Mamaroneck, NY 10543

Betty-Ann Sherer

From: Amy Siskind <amysisk01@gmail.com>
Sent: Saturday, May 12, 2018 12:23 PM
To: Betty-Ann Sherer; Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt; Victor Tafur
Subject: Hampshire

Dear Planning Board,

I am a resident of Orienta, and have been for over two decades. Remember, you represent those of us who live in the Village of Mamaroneck.

Since my time here, the community has become increasingly crowded. Earlier this year, parents like myself with children in our school system received an alarming letter from the school superintendent regarding the overcrowding of our schools, and steps they are taking to address this best they can. Our class sizes are getting larger and our schools are bursting with students. The last thing we need is another big development which would bring in many new students that our system is not equipped to handle! This will make our class sizes bigger yet, and hurt the quality of the education we can provide to residents.

Further, this area is already overcrowded and the additional traffic this project would bring, would make our already congested village that much worse. The impact on the environment would also be troubling.

Finally, I want to remind us that when this owner bought Hampshire, it was in the spirit of continuing to operate a club. Instead, he has brought in a hedge fund who seeks not to better our community, but to line their own pockets at our expense. There is no benefit to us.

I trust you will represent the people of this community in which you live and turn this down.

Thank you,
Amy Siskind
4 Skibo Lane
Mamaroneck

Amy Siskind
President, The New Agenda
T: [914.630.4844](tel:914.630.4844)



Betty-Ann Sherer

From: Arthur Goldstein <agaent@aol.com>
Sent: Saturday, May 12, 2018 12:32 PM
To: Betty-Ann Sherer; Victor Tafur
Cc: Mayor Tom Murphy; Nora Lucas; Leon Potok
Subject: Proposed Hampshire CC development

To: Planning Board

I live at 940 Sylvan Lane, Mamaroneck, NY 10543. I believe the condominium housing development at Hampshire CC would be TERRIBLE for the Village and should be totally rejected.. Thank you. ARTHUR Goldstein

Sent from my iPhone

Betty-Ann Sherer

From: Kathleen Gardner <kathleen.gardner6@gmail.com>
Sent: Saturday, May 12, 2018 1:03 PM
To: Betty-Ann Sherer
Cc: vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt; Mayor Tom Murphy; Victor Tafur
Subject: Opposition to Hampshire condo development

I am writing to voice my intense opposition to the proposed condo development at Hampshire Country Club. Please put the value of open space in this community above corporate greed.

Your primary mandate is described as "conduct[ing] and facilitat[ing] studies on current and long-term planning and land use issues in order to improve quality of life in the Village."

Please ask yourselves how this proposal will "improve the quality of life in the Village." The negative environmental impact? The additional strain on an already over-burdened school system? Disruption to the community during the 5-years of planned construction? (Particularly the large construction vehicle traffic and rock blasting near the Hommocks School). Increased flood threats to Orienta and Hommocks School? (Remember Superstorm Sandy and the 1992 Nor-easter when a resident drowned on the golf course during the storm surge? Flooding will only increase if that land is further developed). Where exactly would the improvements to the quality of life in the Village come?

Please deny this application.

Sincerely,
Kathleen Gardner

Betty-Ann Sherer

From: Cecile Lag <cec40steph@gmail.com>
Sent: Saturday, May 12, 2018 1:13 PM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; Nora Lucas; Leon Potok; Keith Waitt; Victor Tafur
Subject: Opposition to Hampshire condo development

To the Members of the Village of Mamaroneck Planning Board

I am writing to register my opposition to all plans for the development of Hampshire Country Club. I have followed the attempt of the developer to change zoning of the Village, and I am shocked by the ongoing actions of this developer to try and go against the community of our village and alter the harmony in place.

You have already heard the negative arguments of school overcrowding, flooding and traffic, but also you must look at who is behind this developer. A vicious Hedge fund who from the start wanted to maximize on their return whatever the cost or damages to the Village.

I honestly do not see any benefits coming from either proposals and I strongly oppose to their new 100+ houses project that would damage the environment of Wetlands on top of all the other negative points already discussed.

Regards,

Cécile Bassas
1064 Bay Head,
Mamaroneck, NY10543
10 year resident.

Betty-Ann Sherer

From: Robert Pincus <rpincus649@aol.com>
Sent: Saturday, May 12, 2018 2:44 PM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; Nora Lucas; Leon Potok; Keith Waitt; Victor Tafur
Subject: Opposition to Hampshire condo development

Dear Sirs and Madams,

At the last public hearing before the zoning board, I was surprised and disappointed at the inference that anyone who opposed the new condominium was doing it from a matter of self interest and NIMBY. 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 and the reasons described by the proponents are obviously wrong.

Sincerely,

Robert Pincus
706 Claflin Ave
Mamaroneck

Betty-Ann Sherer

From: Catriona Runcie <cat.runcie@gmail.com>
Sent: Saturday, May 12, 2018 2:55 PM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok
Subject: Opposition to Hampshire condo development

We are Mamaroneck Village residents who would like to voice our opposition to building homes on the Hampshire Country Club property.

It's our understanding that both building proposals (condos and single-family homes) run counter to existing zoning laws and should, therefore, be rejected. There is no benefit to the community in building there--just increased traffic, loss of green space, and more pressure on our already over-crowded school system--so why would we change zoning requirements to accommodate the owners' desire to monetize it by building homes?

Yours,

Catriona Runcie & Dimitri Sirota
1 Pirates Cove

Betty-Ann Sherer

From: Lillian Pincus <lilpincus@aol.com>
Sent: Saturday, May 12, 2018 4:27 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,

[name and address]

Lillian Pincus
706 Claflin Ave. Mamaroneck
Sent from my iPhone

Betty-Ann Sherer

From: Katherine Desmond <k347m@aol.com>
Sent: Saturday, May 12, 2018 5:47 PM
To: Betty-Ann Sherer
Cc: Mayor and Board
Subject: Hampshire comment

Honorable Members of the Village of Mamaroneck Planning Board and Board of Trustees,

This is my second written comment to you on the Hampshire development. I am writing again because I, as a Village resident, have been receiving unsolicited mailings and contact from Hampshire attempting to win my approval of their ill- conceived project.

I wish to state that I remain 100% opposed to the project. I view it as a vast and dangerous land use experiment that could take a toll on our quality of life as well as our safety.

Has Hampshire ever provided you with any actual photographs of any similar "berm built housing on a wetland" project on the East Coast?

We all saw Houston Texas underwater in last Fall's flood due to overbuilding. WHat's to prevent that from happening here?

I believe that the Hampshire project, in a such a flood prone *Critical Environmental Area*, could easily become a mini-Houston Texas that would adversely effect all of us in the Village.

Sincerely,

Katherine Desmond, resident since 1975

347 Prospect Avenue
Mamaroneck NY 10543

Betty-Ann Sherer

From: Paul Ryan <paulr10383@aol.com>
Sent: Saturday, May 12, 2018 8:36 PM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; Victor Tafur; Nora Lucas; Keith Waitt; Leon Potok; nseligson@townofmamaroneckny.org
Subject: Opposition to Hampshire Development per submitted Plans

Dear Mr. Sjunnemark, Acting Chair, and Members of the Planning Board:

As most of you know, I have worked on environmental issues in this Village as a member of various land use Boards and Commissions and as an elected official in the Town of Mamaroneck for the better part of 30 years. Now, as just a plain private citizen, I must emphatically comment on all of the building plans related to the Hampshire Country Club.

You have heard my testimony at the last two public hearings held under SEQRA regulations regarding the DEIS for the Project. You can see by my address below that I have no personal interest in this fight - just the long time interests of the Village and Town residents as well as the safety of Hommocks Schoolchildren.

Under absolutely no circumstances should any residential building take place in the MR-1 District, as identified in the Village's LWRP (adopted by NYS and the VOM in 1986). Building ANYWHERE in this Zone would constitute "spot zoning" and would jeopardize the entire existence of the Village's MR and MC Zones and the Village's express desire to preserve and protect its waterfront for future generations.

In addition, the current residential plan currently before your Board is a catastrophe in the making. The Hampshire property was designated in 1986 as a Critical Environmental Area by the Village. Denuding this CEA of almost 500 mature trees and their root systems is a disaster in itself. Adding several hundred thousand cubic yards of land fill to this property would, by definition, destroy the CEA and add to the flooding problems downstream in the Town of Mamaroneck.

Finally, the desire for a quick "one shot" tax windfall to the Village's finances would hurt the Village in the long run, destroy a wildlife habitat, add fresh "polluted" water filled with construction mud and debris to a recognized salt water wetlands in the Town of Mamaroneck, thereby adding to its degradation.

Please, for the sake of future generations, deny this application for the lasting benefit of our Village and Town. Recommending the changing of the zoning of this property to Recreation (as was done in the Bonnie Briar Syndicate v Town of Mamaroneck lawsuit) would prevent this type of development from ever reaching your Board in the future.

Thank you for considering my comments.

Respectfully submitted,

Paul A. Ryan
314 Livingston Ave.
Mamaroneck, NY 10543

Betty-Ann Sherer

From: Toni Ryan <boolieryan@aol.com>
Sent: Saturday, May 12, 2018 9:41 PM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; Victor Tafur; Nora Lucas; Keith Waitt; Leon Potok
Subject: Strong Opposition To Hampshire Proposal

Dear Mr. Sjunnemark (Acting Chair), and Members of the Planning Board:

I am a life-long resident of the Village of Mamaroneck and, while I lived in the Washingtonville neighborhood for over 70 of those years, your decision regarding Hampshire's proposal will affect the entire Village.

Preserving the character of our Village has been a political battle cry for as long as I can remember. To me that means that we preserve open space, we respect the environment, we allow development but only planned development, we live by and respect documents that many people over many years have put in place and have protected. In the instance before you, the most important documents that are in place, that you must use in making your decision, are the Village's Comprehensive Plan, and the Village's Local Waterfront Revitalization Plan (LWRP). These documents are the guidelines by which we protect the character of our beloved Village. Allow these documents to answer the request to change Hampshire from what it is to an overly developed property that will destroy open space, add to already horrific flooding problems, disrupt and possibly destroy flora, fauna, and wildlife that have been in place for decades, put students at the Hommocks at risk during construction, create traffic problems for everyone using main roads, potentially add to our already overcrowded schools. The consequences of allowing Hampshire's proposal will adversely affect all of us for a long time to come.

Please use the documents mentioned above to help you reach the only right decision, the decision that will protect all of us and the character of our Village today and into the future. Please vote NO.

Respectfully,

Toni Pergola Ryan
Former Trustee Village of Mamaroneck
314 Livingston Avenue (201W)
Mamaroneck, NY 10543

Sent from my iPad

Betty-Ann Sherer

From: Letal Ackerman <letal@gmail.com>
Sent: Saturday, May 12, 2018 10:05 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,

Letal and Andrew Ackerman
626 Fairway Ave, Mamaroneck