

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

ADDITIONAL COMMENTS

RECEIVED May 12, 2018

THROUGH

May 13, 2018

- 212 05 12 2018 Hampshire CC FELDMANN Public Comment
- 213 05 13 2018 Hampshire CC KIRCHOFF Public Comment
- 214 05 13 2018 Hampshire CC YOUNG Public Comment
- 215 05 13 2018 Hampshire CC DESPOUX Public Comment
- 216 05 13 2018 Hampshire CC CARROLL Public Comment
- 217 05 13 2018 Hampshire CC GRANT Public Comment
- 218 05 13 2018 Hampshire CC KIMBALL Public Comment
- 219 05 13 2018 Hampshire CC G GOLDSTEIN Public Comment
- 220 05 13 2018 Hampshire CC MOTTE Public Comment
- 221 05 13 2018 Hampshire CC J L DECAUX Public Comment
- 222 05 13 2018 Hampshire CC M DECAUX Public Comment
- 223 05 13 2018 Hampshire CC FLEURY Public Comment
- 224 05 13 2018 Hampshire CC M FLEURY Public Comment
- 225 05 13 2018 Hampshire CC BOILLOT Public Comment

**Betty-Ann Sherer**

---

**From:** caryl feldmann <caryl1015@aol.com>  
**Sent:** Saturday, May 12, 2018 10:40 PM  
**To:** Betty-Ann Sherer; Mayor Tom Murphy; Nora Lucas; Keith Waitt; Leon Potok  
**Subject:** Opposition to Hampshire condo development

I am a resident of the Village. I believe that the Hampshire developments presented to the Village should be rejected. This is my 53 year here in Mamaroneck and my fourth home. I have lived on Stiles, Flagler, Seven Oaks and now at Fairway Green. I know that the tides do go our, but the water remains and if the rains are heavy, it takes days before all the water is absorbed.

I also taught here from 1966-1994 and remember the years 1968-1969, when there was no room for students in their neighborhood schools due to overpopulation. The upper grades at Murray were sent to Mamaroneck Avenue School and those at Chatsworth went to Central and I think one 6th grade class was housed at the Hommocks and one temporarily at Larchmont Avenue Church. The parents at Murray were upset when they learned that some of their students did not qualify for bus service and had to walk or be driven. We do not want a repeat of that year. Our schools would clearly be impacted by Hampshire's proposal .

Thank you for your service,

Caryl Feldmann

503 Fairway Green

## Betty-Ann Sherer

---

**From:** Kathryn Kirchoff <kkirchof@montefiore.org>  
**Sent:** Sunday, May 13, 2018 12:18 AM  
**To:** Betty-Ann Sherer; Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt  
**Subject:** Oppose Real Estate Development at Hampshire Country Club

Dear Mayor and Planning Board Members:

As a lifelong resident of our community and a family who owns a home directly bordering the Hampshire Country Club, I am writing this letter to implore you to oppose any real estate development on the Hampshire Country Club property.

My concerns are twofold:

First, the Hampshire Country Club property borders a fragile marine ecosystem and is itself a beautiful and valued open space in our increasingly overdeveloped municipality. Experts have already advised strongly about the environmental impact of disturbing contaminated soil next to residences and a school. Destruction of hundreds of trees in a flood zone will undoubtedly jeopardize both the safety and property of current neighbors, as well as the safety of those who might live in these developments. Long-time residents will recall the man who died in the Hommocks Road area during a Nor'easter in the 1990s, but what they might not know is that emergency vehicles such as the ambulances could not even make their way down the road as they were overtaken by floodwaters. It seems irresponsible to me, no matter how much landfill is dumped in the area (which already sounds like an environmental disaster) to develop this area into a densely populated residential neighborhood. The effects on the wildlife and ecosystem itself would be a great loss to our community.

My second concern as a parent of children in Central School is the impact that this development will have both on our already overcrowded and overstressed school system, and on our municipality in general. The development would lead to increased traffic in an already congested area, increased school enrollment (many parents of children from elementary school through high school are already 55!) and increased strain on our police, emergency services personnel, sanitation, etc.

I urge you strongly to oppose real estate development in Hampshire Country Club. I think you know in your brain and your heart that development would be the wrong decision for many reasons. Please know through this letter and great public interest on this topic that you have my support as well.

Sincerely,

Kathryn Kirchoff, MD  
26 Elkan Road  
Larchmont, NY 10538

Part-homeowner of my mother's current residence:  
26 Rockridge Road  
Larchmont, NY 10538

(Directly bordering Hampshire Country Club- and waterfront property every time we have a major storm and water comes all the way over the Hampshire Golf Course to our neighbor's backyards!)

**Betty-Ann Sherer**

---

**From:** Jennifer Young <mcteaguenyc@yahoo.com>  
**Sent:** Sunday, May 13, 2018 1:32 PM  
**To:** Betty-Ann Sherer; Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt  
**Subject:** Opposition to Hampshire Condo Development

Dear Planning Board:

I am a resident of the Village. The condominium development presented as an alternative to the proposed housing development should be rejected as a alternative. It is not permitted under the zoning laws.

Sincerely,  
Jennifer Young  
955 Protano Lane

## Betty-Ann Sherer

---

**From:** Jean-Francois Despoux <jfdespoux@gmail.com>  
**Sent:** Sunday, May 13, 2018 2:28 PM  
**To:** Betty-Ann Sherer  
**Cc:** Keith Waitt; Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok  
**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,

Jean-Francois Despoux  
991 Green Meadow Lane  
Mamaroneck 10543

## Betty-Ann Sherer

---

**From:** Mary Carroll <mcullencarroll@outlook.com>  
**Sent:** Sunday, May 13, 2018 3:42 PM  
**To:** Betty-Ann Sherer  
**Subject:** Hampshire Country Club

I am writing to express my opposition to any development at Hampshire Country club. This site provides the bulk of the remaining open space in Mamaroneck. The rate of development and expansion in this community has been extraordinary in the 25 years we have lived here. The roads are over-crowded, the schools are full to bursting, and creating condos on this property will simply add to these problems. The developers will take their financial windfall and leave town. The residents of Mamaroneck and Larchmont will be left to deal with the additional crowding and flooding that will result from increased development.

I urge you to try to find a group willing and able to purchase the land and run it as a golf course, saving one of the last and largest open spaces in Mamaroneck.

Sincerely,  
Mary Cullen Carroll  
96 West Garden Road  
Larchmont, New York

## Betty-Ann Sherer

---

**From:** Terry Grant <tegrant@embarqmail.com>  
**Sent:** Sunday, May 13, 2018 3:55 PM  
**To:** Betty-Ann Sherer  
**Subject:** Planning  
**Attachments:** Attach0.html

Request From: Terry Grant  
Email: [tegrant@embarqmail.com](mailto:tegrant@embarqmail.com)  
Source IP: 174.201.9.212

Address: 1016 orienta avenue  
City: Mamaroneck  
State: NY  
Zip: 10543  
Phone: 4349815142  
Organization:

Re: proposed Hampshire Club development,  
I am opposed to the proposed development for reasons of safety and population pressure.  
Flooding issues: no one looking at this site would say it is a wise place for development. Flooding is guaranteed.  
Pressure on schools from increased population: schools are already at capacity  
Evacuation risk for orienta point peninsula and cove road: as recent storm damage made clear, it doesn't take much to block egress from orienta point. Equally obvious is how limited the egress is from gimmicks. In an emergency, it might well be impossible to safely evacuate residents from orienta point. This development would increase that risk.



**Betty-Ann Sherer**

---

**From:** Anne Kimball <annekimball1@gmail.com>  
**Sent:** Sunday, May 13, 2018 6:14 PM  
**To:** Betty-Ann Sherer; Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; kwaittL@vomny.org  
**Subject:** Proposed Hampshire development

Dear Planning Board,

As stated by many experts and members of the community at the public hearing regarding the Hampshire DEIS, the proposed 105-home housing development should be rejected because it is illegal, it is not feasible and it will have many significant adverse impacts on the community.

In addition, the large luxury condominium development presented in the DEIS as an alternative to the proposed housing development would be bad for the community for many reasons and should be rejected as a viable alternative.

Thank you.

Sincerely,

Anne Kimball  
36 Lincoln Street  
Larchmont, NY 10538

**PLANNING BOARD, May, 2018**

To the Planning Board:

I have attended all the meetings regarding Hampshire Country Club's proposals. In addition, I sent a letter to the Planning Board in April addressing and opposing the 105 homes.

At the meeting on April 11, I heard several employees and members of the club, who do not reside in the Village of Mamaroneck, talk in favor of the Condo project. In the final analysis, that is what Hampshire really wants.

I believe that the Condo development would be a disaster for the Village of Mamaroneck and should be rejected.

Behind our property, which borders Hampshire's ponds, there are numerous dead trees and uncared for debris on the surface. The present grounds are neglected. How will they care for an "upscale" property? Members of the planning Board are welcome to view this area by contacting me.

Thank you for your interest and service to our Community.

Gloria Goldstein  
940 Sylvan Lane  
914-777-0009, gloagol@aol.com

**Betty-Ann Sherer**

---

**From:** Vianney Motte <vianney.motte@gmail.com>  
**Sent:** Sunday, May 13, 2018 7:56 PM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor Tom Murphy; Nora Lucas; Leon Potok; Keith Waitt; Victor Tafur  
**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,

Vianney MOTTE  
615 Sylvan Avenue  
MAMARONECK, 10543

**Betty-Ann Sherer**

---

**From:** Decaux Jean-Luc <jean-luc.decaux@jcdecaux.com>  
**Sent:** Sunday, May 13, 2018 8:35 PM  
**To:** Betty-Ann Sherer  
**Cc:** Victor Tafur; Mayor Tom Murphy; Nora Lucas; Keith Waitt  
**Subject:** Opposition to Hampshire condo development

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

Jean-Luc Decaux  
1020 Nine Acres Lane  
Mamaroneck NY 10543

This e-mail and its attachments may be confidential and are intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient of this e-mail and its attachments, you must delete it. Please contact the sender if you believe you have received this e-mail in error.

**Betty-Ann Sherer**

---

**From:** malene decaux <malened@yahoo.com>  
**Sent:** Sunday, May 13, 2018 8:38 PM  
**To:** Betty-Ann Sherer  
**Cc:** Victor Tafur; Mayor Tom Murphy; Nora Lucas; Keith Waitt; Leon Potok  
**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,

malene Decaux  
1020 nine acres lane  
mamaroneck NY 10543

**Betty-Ann Sherer**

---

**From:** Christele Fleury <christele.fleury@gmail.com>  
**Sent:** Sunday, May 13, 2018 9:30 PM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor Tom Murphy; Nora Lucas; potok@vomny.org; Victor Tafur; Keith Waitt  
**Subject:** Opposition to Hampshire condo development

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

Christele Fleury  
905 Skibo Ln  
Mamaroneck

**Betty-Ann Sherer**

---

**From:** maxime fleury <maxime.a.fleury@gmail.com>  
**Sent:** Sunday, May 13, 2018 9:59 PM  
**To:** Betty-Ann Sherer  
**Cc:** Leon Potok; Mayor Tom Murphy; Nora Lucas; Victor Tafur; Keith Waitt  
**Subject:** Opposition to Hampshire condo development

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

Sincerely,

Maxime FLEURY

**Betty-Ann Sherer**

---

**From:** Lisa Boillot <lisagagnumboillot@gmail.com>  
**Sent:** Sunday, May 13, 2018 10:09 PM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt  
**Subject:** Opposition to Hampshire condo development

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

Sincerely,

Lisa Gagnum Boillot

Lisa Gagnum Boillot  
(914) 319-4605