

PUBLIC COMMENT  
HAMPSHIRE COUNTRY CLUB PLANNED RESIDENTAIL DEVELOPMENT  
DECEMBER 2017 DEIS -SUBMITTED VIA EMAIL  
ADDITIONAL COMMENTS  
RECEIVED May 13, 2018  
THROUGH  
May 14, 2018

226 05 13 2018 Hampshire CC A BOILLOT Public Comment  
227 05 13 2018 Hampshire CC E BOILLOT Public Comment  
228 05 13 2018 Hampshire CC WOLKOFF Public Comment  
229 05 13 2018 Hampshire CC E BOILLOT Public Comment  
230 05 13 2018 Hampshire CC SERTON Public Comment  
231 05 13 2018 Hampshire CC R SERTON Public Comment  
232 05 14 2018 Hampshire CC MC CARTY FALK Public Comment  
233 05 14 2018 Hampshire CC MISSE Public Comment  
234 05 14 2018 Hampshire CC V FLEURY Public Comment  
235 05 14 2018 Hampshire CC ALLEN Public Comment  
236 05 14 2018 Hampshire CC GRANT Public Comment  
237 05 14 2018 Hampshire CC CRABTREE Public Comment  
238 05 14 2018 Hampshire CC CECIL Public Comment  
239 05 14 2018 Hampshire CC LUSK Public Comment  
240 05 14 2018 Hampshire CC GOULLIN Public Comment  
241 05 14 2018 Hampshire CC FEITLER Public Comment

**Betty-Ann Sherer**

---

**From:** eagle nest <uveaglenest@gmail.com>  
**Sent:** Sunday, May 13, 2018 10:11 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.

Aramis Boillot  
810 Pirates cove  
Mamaroneck  
ny10543

**Betty-Ann Sherer**

---

**From:** LISA GAGNUM BOILLOT <lboillot1@me.com>  
**Sent:** Sunday, May 13, 2018 10:14 PM  
**To:** Betty-Ann Sherer  
**Cc:** etienne boillot  
**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,

Etienne Boillot  
810 Pirates Cove Orienta  
Mamaroneck NY 10543

**Betty-Ann Sherer**

---

**From:** Allan Wolkoff <awolkoff@verizon.net>  
**Sent:** Sunday, May 13, 2018 10:14 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 Mamaroneck Village Planning Board:

I am a resident of the Village, residing at 890 Pirates Cove. I believe that the condominium development for Hampshire Country Club presented as an alternative to the proposed housing development is ill-advised and would be a poor choice for the Village short-term and for the future. It should be rejected.

Yours truly,  
Allan Wolkoff

## Betty-Ann Sherer

---

**From:** LISA GAGNUM BOILLOT <lboillot1@me.com>  
**Sent:** Sunday, May 13, 2018 10:15 PM  
**To:** Betty-Ann Sherer  
**Cc:** etienne boillot; Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt  
**Subject:** Re: 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,  
>  
> Etienne Boillot  
> 810 Pirates Cove Orienta  
> Mamaroneck NY 10543

## Betty-Ann Sherer

---

**From:** Doug Serton <douglas.serton@gmail.com>  
**Sent:** Sunday, May 13, 2018 10:27 PM  
**To:** Betty-Ann Sherer; Mayor Tom Murphy; Leon Potok; Keith Waitt; Nora Lucas; Victor Tafur  
**Subject:** Rejecting development proposals for Hampshire

I'm writing to express my deep concern over the consideration being given by the Board to the volume of robot-like form letters showcasing support for the development of Hampshire.

At stake with either the developer's original proposal or the current 100+ single family homes plan is the well-being of our children and schools, the character and safety of our community and the precious ecosystem we are fortunate enough to have as neighbors.

To think the selfishness of those who have financial interests at hand or those who are not permanent members of this community would be given equal - if not greater - consideration in this matter is shocking.

These matters are not a popularity contest. The issue in front of this Board is about maintaining and preserving the inviting DNA of this Village and well being of its residents for decades to come.

I strongly endorse the decision to turn away the current proposal and to put an end to the idea that the originally rejected condo development be given a second look.

Doug Serton

**Betty-Ann Sherer**

---

**From:** Rachel Serton <rachel.serton@gmail.com>  
**Sent:** Sunday, May 13, 2018 11:13 PM  
**To:** Betty-Ann Sherer  
**Cc:** Victor Tafur; Mayor Tom Murphy; Nora Lucas; Leon Potok; Keith Waitt  
**Subject:** Opposition to Hampshire Development

Planning Board Members,

I am writing in strong opposition to the development of Hampshire. This development would be detrimental to our area.

All the reasons that families move to this area are at risk if this land is developed. Think about the environment, schools, health, safety, children, time, traffic, green space, fresh air, budgets...

Those who live here and are invested in this community understand the current issues that we are already facing and know that developing this land would exacerbate existing problems in addition to creating many new problems.

Please do not be fooled by template letters as a result of a PR campaign, many even coming from people who don't live here and/or are employed by Hampshire and the developers.

Please preserve our community and support the best interest and quality of life of those who live here.

Thank you,  
Rachel

May 14, 2018

Martha McCarthy-Falk  
612 Brook Street  
Mamaroneck, NY 10543

To the Chairman and Members of the Planning Board  
Re: Hampshire Club

As a resident of Mamaroneck for most of my life, I am expressing my opposition to a residential build out at the site of the Hampshire Club.

The Village of Mamaroneck has seen relentless development of any and every available space. Traffic and parking have become more and more challenging with each addition of a residential unit. Our schools are becoming crowded and over-crowded, requiring additional funding by taxpayers to keep pace with the population growth and the ability to continue to provide stellar education for the children who attend. The infrastructure is overburdened. Adding more people, and all that comes with them, shows a lack of concern for these issues.

A silent player in this drama is the environment and how we are caring for our piece of the planet. Green spaces are the loser in many of the decisions the village boards make when giving the go ahead to developers. Loss of these spaces makes us more vulnerable to flooding. Developing this specific area is counter to the guiding principles of our own environmental laws and removes yet another opportunity to preserve the breathing space that mother nature requires. These are facts.

We want our children to be civically responsible. We teach them to care for the environment. You, who are in the position to make decisions that impact the entire population and the place that we live, have an opportunity right now to show that you are civically responsible and that you care for the environment. Be an advocate for us and our land.

This is the last open space in our area that has not been developed. Leaving it open to the public as a public golf course or as a public park would be a welcome use of this beautiful area. Either of these plans will benefit the community, rather than developers. It is time to think of us, the residents and taxpayers, ahead of the contractors.

Thank you,

Martha McCarthy-Falk



**Betty-Ann Sherer**

---

**From:** Fred Misse <fredmisse@yahoo.com>  
**Sent:** Monday, May 14, 2018 8:02 AM  
**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,

Frederic Misse  
615 Forest Avenue  
Mamaroneck , NY 10543

## Betty-Ann Sherer

---

**From:** Vincent Fleury <vincent.s.fleury@gmail.com>  
**Sent:** Monday, May 14, 2018 8:23 AM  
**To:** Mayor Tom Murphy; Nora Lucas; Victor Tafur; Keith Waitt; Betty-Ann Sherer; Leon Potok  
**Subject:** Opposition to Hampshire condo development

Dear all,

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,

Vincent Fleury

Privileged and Confidential Information

Vincent FLEURY  
905 Skibo Lane  
10543 Mamaroneck

[vincent.s.fleury@gmail.com](mailto:vincent.s.fleury@gmail.com)

Cell: + 1 914 482 55 57

## Betty-Ann Sherer

---

**From:** Michael Allen <mallen@vateragroup.com>  
**Sent:** Monday, May 14, 2018 9:54 AM  
**To:** Betty-Ann Sherer  
**Cc:** Nora Lucas; Leon Potok; Keith Waitt; Mayor Tom Murphy; 'vafur@vomny.org'; 'Renee Crabtree'  
**Subject:** Opposition to Hampshire condo development

I am a resident of the Village.

Regarding Hampshire, is there an option available, for the Village, maybe in joint venture with Village of Larchmont and Town of Mamaroneck and with county/ state/fed conservation funding support, to purchase the property so it remains green space for the residence to enjoy similar to the Rye golf course?

In my view this would be best option as it eliminates any increase in population density which at this point is chocking our schools, playing fields and roads.

Best regards

Mike Allen

Michael Allen  
930 Greacen Lane  
Mamaroneck NY  
10543  
H 914 698 0866  
W 212 590 2950  
C 646 894 7151

## Betty-Ann Sherer

---

**From:** Sally Roberts  
**Sent:** Monday, May 14, 2018 10:04 AM  
**To:** Mayor and Board; Robert Yamuder; Agostino Fusco; Daniel Sarnoff; Betty-Ann Sherer; Greg Cutler  
**Subject:** FW: Planning  
**Attachments:** Attach0.html  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Terry Grant <tegrant@embarqmail.com>  
**Sent:** Sunday, May 13, 2018 3:55 PM  
**To:** Sally Roberts <sroberts@vomny.org>  
**Subject:** Planning

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:** Renee Crabtree <renee.crabtree79@gmail.com>  
**Sent:** Monday, May 14, 2018 10:59 AM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor Tom Murphy; Nora Lucas; Leon Potok; Keith Waitt; Victor Tafur  
**Subject:** Opposition to Hampshire condo development and proposed housing development

I am a resident of the Village. I believe that the condominium development and the proposed housing development would be terrible for the Village given the over-crowding of our schools and roads and the environmental impact of the housing development, which would require tons of soil/landfill, upsetting the wetlands adjoining the golf course.

Sincerely,

Renee Crabtree  
930 Greacen Lane,  
Mamaroneck, NY  
10543

## Betty-Ann Sherer

---

**From:** John Cecil <jcecil@eagleknollscapital.com>  
**Sent:** Monday, May 14, 2018 11:10 AM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt  
**Subject:** Oppose Hampshire Condominium Development  
  
**Importance:** High

Dear Planning Board:

I am a long-term resident of the village. I strongly oppose the development of the large condominium complex on the Hampshire property that the real-estate developer is proposing as an alternative to its 105-home development.

Oriente is now a beautiful residential part of our Village. The proposed five-story, 125-unit condominium with a 200-plus parking garage is totally out of character with the area. One of the responsibilities of the Planning Board is to preserve what makes our Village and its various neighborhoods attractive for our residents. This project is clearly not suitable for this location.

Such an enormous project would also result in years of construction traffic and noise. It would result in ongoing congestion on the roads leading in and out of the area. And it would permanently diminish the value of homes in the vicinity.

For all these reasons, the Planning Board should not recommend that the property be rezoned to permit the construction of the condominium.

John Cecil  
Village Resident

**Betty-Ann Sherer**

---

**From:** Jack Lusk <jlusk@harrisrand.com>  
**Sent:** Monday, May 14, 2018 11:29 AM  
**To:** Betty-Ann Sherer  
**Subject:** Hampshire Country Club Development Proposal

Dear Planning Board,

I attended the Planning Board meeting last Wednesday. Let me start by saying that I am most appreciative of the attention and overall effort that the Board gives to its work. At the same time, I was very surprised and concerned to hear Acting Chairman Sjunneemark's remarks regarding recently received comments supporting the condominium alternative plan. He stated that based on his review of the comments received over the prior 12 days, 64% (based on a total of 14 comments) were in favor of the condo development.

Ms. Savolt then correctly noted that virtually all of those (all but 1 in fact) were form letters prepared by and sent through the Hampshire website. I reviewed the full packet of comments made during that period (which were available at the meeting). Not only was the actual number quite low (8), only one of those letters was from an independent Village resident. Of the 8 letters, 7 were form letters from the Hampshire website, 4 of which were from people outside of the Village of Mamaroneck, 1 was from Mr. Rob Sutton, who gave his address at 1025 Cove Road, which means he works for and is an employee of the Club, and 1 was from Andres Bermudez-Hallstrom, who no longer lives in the Village. The one letter not on the Hampshire form was from a person residing outside the Village.

Mr. Sjunneemark seemed to give the same weight to these letters from non-residents, including form letters provided through the developer's website (because, as he said, someone took a minute or two to go the Hampshire website link and push the send button), as to individual and thoughtfully drafted letters of deep concern submitted by committed Village residents. If Mr. Sjunneemark was actually influenced (public comments aside,) by a small number of mostly form letters over a short (12-day) period, from people outside of our Village, is disappointing and very disturbing.

I sincerely hope the Planning Board is more careful in its consideration regarding Hampshire than those remarks would indicate. It is surely telling that the Club is trying to lobby for an alternative plan while pushing forward with what appears to be an unbuildable proposal for new homes.

Sincerely, Jack Lusk (Resident of 1002 Cove Road)

Jack Lusk  
President and CEO  
Harris Rand Lusk  
122 East 42<sup>nd</sup> Street, Suite 3605  
New York, NY 10168  
Phone: (212) 867-5577, Ext. 201  
[www.harrisrand.com](http://www.harrisrand.com)

**Betty-Ann Sherer**

---

**From:** Arnaud Goullin <agoullin@hotmail.com>  
**Sent:** Monday, May 14, 2018 11:42 AM  
**To:** Betty-Ann Sherer  
**Cc:** Mayor Tom Murphy; Nora Lucas; potok@vomny.org; Keith Waitt; Victor Tafur  
**Subject:** Opposition to Hampshire condo development

We are residents of the Village. We 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,

Patricia and Arnaud GOULLIN

1025 nine acres lane

Mamaroneck



**Betty-Ann Sherer**

---

**From:** Susan Feitler <susanfeitler@gmail.com>  
**Sent:** Monday, May 14, 2018 12:06 PM  
**To:** Betty-Ann Sherer  
**Cc:** 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,

Susan Feitler  
433 Claflin Avenue, Mamaroneck, NY