PUBLIC COMMENT

HAMPSHIRE COUNTRY CLUB PLANNED RESIDENTAIL DEVELOPMENT DECEMBER 2017 DEIS -SUBMITTED VIA EMAIL

ADDITIONAL COMMENTS

RECEIVED May 14, 2018

THROUGH

May 14, 2018

242 05 14 2018 Hampshire CC LUSK Public Comment	
243 05 14 2018 Hampshire CC KASS Public Comment	
244 05 14 2018 Hampshire CC CECIL Public Comment	
245 05 14 2018 Hampshire CC LASALA Public Comment	
246 05 14 2018 Hampshire CC MEYEROWITZ Public Comment	
247 05 14 2018 Hampshire CC MALONEY Public Comment	
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249 05 14 2018 Hampshire CC GUADAGNOLO Public Comment	
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251 05 14 2018 Hampshire CC GIOVE Public Comment	
252 05 14 2018 Hamnshire CC GII RERT Public Comment	

253 05 14 2018 Hampshire CC SUPPORT PETITION Public Comment

Carter Ledyard & Milburn LLP Memorandum

To: Village of Mamaroneck Planning Board

From: Stephen L. Kass

Karen E. Meara

Cc: Lester D. Steinman

Stuart Mesinger

Subject: Hampshire DEIS, Additional Comment on Alternative G

Date: May 14, 2018

In view of the obvious effort now being made by the Applicant, through its extensive public relations campaign and its communications to the Planning Board prior to the May 9 work session, to solicit support for its condominium proposal, it is important to note that that proposal (Alternative G in the DEIS) relies on an extensive underground garage which is itself illegal under the Village flood plain laws. Those laws require offsets (i.e. hydraulic equivalency) not only for "fill" placed below the base flood elevation, but also for "structures" placed below the base flood elevation. See Section 186-5(A)(3)(c). Since there can be no question that the garage structure, with its proposed elevation of 1.0 feet above mean sea level (see DEIS Figure 4-8), would be a "structure below the base flood elevation" and that it would displace a substantial amount of uncompensated hydrologic storage capacity within this flood plain area, it would be prohibited (absent an unlikely variance) by Section 186-5(A)(3)(c) of the Village Code. In view of the Board's extension of the DEIS comment date until May 14, we would appreciate your adding this comment to the list of DEIS comments as well. Thank you.

From: Jack Lusk <jlusk@harrisrand.com>
Sent: Monday, May 14, 2018 12:16 PM

To: Betty-Ann Sherer

Subject: FW: Hampshire Country Club Development Proposal

Last word on the draft EIS; please note for the record that even though Hampshire's lawyers insist publically that Cove Road and it's extension through Hampshire are public thoroughfares, the Club has placed perfectly nice signs on both Eagle Knolls and Cove that state the road is PRIVATE, and only open to local traffic. In fact, Hampshire has repeatedly supported maintaining the private nature of the road in the past. I guess that is the definition of having it both ways. Sincerely, Jack Lusk (resident 1002 Cove Road.)

Jack Lusk
President and CEO
Harris Rand Lusk
122 East 42nd Street, Suite 3605
New York, NY 10168

Phone: (212) 867-5577, Ext. 201

www.harrisrand.com

Dear Planning Board:

I have been a resident of the Village of Mamaroneck for 32 years. I am strongly opposed to the proposed 105-home development of the Hampshire Golf Course.

The proposed development has many severe problems, any one of which is sufficient to cause the Planning Board to reject it.

- 1. Flooding. Since I have lived here, there have been four major flooding events caused by Nor'easters and hurricanes, as well as rain-based flooding every year. Storm surges from the Sound have come through the Bird Sanctuary behind the Hommocks School and across Hommocks Road completely flooding the golf course. In one such flood, a man driving on the road that cuts across the golf course was swept off the road and drowned. The proposed construction will reduce the capacity of the golf course to contain the floodwater (the "bathtub" effect described in the Planning Board public hearings) and interfere with water flowing out through the drainage system under the Hommocks playing fields. The result will be:
 - a. Life threatening safety risk due to blocked egress for residents on Hommocks Road, Oak Lane, Eagle Knolls Road, the residents of the proposed development, and possibly Cove Road.
 - Flooding of homes on Hommocks Road, Oak Lane, Eagle Knolls Road, as well as those homes on Fairway Green and Cooper Avenue near the golf course.
 - 2. Airborne poisons. Soil sampling done by the developer found arsenic and other dangerous contaminants in the ground of the golf course. Arsenic is highly toxic. Exposure causes vomiting, pain, and cancer. Its release through construction dust and ground water poses a serious health risk to:
 - a. Children and staff at the Hommocks School.
 - b. Residents of surrounding homes and
 - Construction workers and residents of the proposed development itself.
- 3. Traffic congestion and related children safety risks as well as noise and exhaust pollution at the Hommocks School. The intersection of Hommocks Road, Boston Post Road, and Weaver Street is already a major bottleneck. In the mornings, at School dismissal and during workday evenings, traffic backs up from the Post Road up Weaver all the way to Myrtle Avenue. The proposed development will greatly worsen this problem.
 - a. During construction, the developer will bring in: (1) more than 200,000 cubic yards of fill based on the estimates of independent experts; (2) gravel, asphalt and cement for roads and sidewalks; and (3) concrete, lumber, drywall, etc. for 105 homes. There will also be all of the associated construction vehicles (bull dozers.

cement mixers, graders) and cars for hundreds of workers. Construction is expected to last for 5 years.

b. Once construction is complete, the 105 homes with 200-plus cars along with delivery trucks, service vehicles, etc. will add hundreds of trips per day in and out of the development site.

All of this will cause massive traffic jams at the Hommocks/Boston Post Road intersection. In response, much of that traffic will spill out of the only other exit from the site, down Cove Road and Orienta Avenue. In addition, hundreds of school children who walk to Hommocks School will be exposed to risk from construction vehicles and traffic, and the School itself will suffer from greater traffic noise and exhaust fumes.

- 4. Schools over crowding. The addition of 105 homes will add many more children to our schools. After all, our school system is the primary reason people move here. Unfortunately, our schools are already over capacity. A large addition of children will lead to larger class sizes, the reassignment of children among elementary schools, and possibly the need to construct a new school building, an enormous expense.
- 5. Legal liability for the Village. Any injuries or health risks resulting from the development will likely lead to costly lawsuits and possibly enormous liability for the Village. If there is contamination of the School or neighboring homes, there will be safety risk. The cost of remediation will be very high. Arsenic is an element. It does not break down or dissipate over time. The only remediation is by physically removing all of the dust particles on building surfaces, in ventilation systems, and on playing fields. Lawsuits for health and cleanup costs will likely be brought against the Village for approving the project given that it knows that contaminants have been found in the soils.

* * *

For these reasons, the Community is overwhelmingly opposed to the project. This was evident in the overflow crowds at the public hearings. The Planning Board should reject the proposed development.

John Cecil Village Resident

From: Susan LaSala <susan61@mac.com>
Sent: Monday, May 14, 2018 3:27 PM

To: Betty-Ann Sherer

Cc: Mayor Tom Murphy; vafur@vomny.org; Leon Potok; nlucas@vmny.org; 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, Susan LaSala 621 Oakhurst Rd Mamaroneck NY 914-7771266

From: Jean Meyerowitz < jean@thelibos.com>

Sent: Monday, May 14, 2018 3:31 PM

To: Betty-Ann Sherer

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

Subject: Opposition to Hampshire condo development, Hampshire trolling though Facebook

Dear Village of Mamaroneck 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.

I have previously raised objections to the 200 unit proposal, and for the same reasons I stated in my prior email, I believe that permitting the development of a massive condominium project on Delancey Cove would be a terrible decision, which would forever alter our village shoreline and contribute to the overcrowding, and traffic and school congestion in our small village. It would add so much more air, noise and water pollution and threaten the wildlife that reside here and contribute to our already dire flooding problem.

I believe if we continue to allow this kind of development in our Village, it will be less desirable and ultimately greatly harmed. These undeveloped places are vital to the residents' ability to live in peace. It is imperative we don't allow development to encroach on us in this manner.

Finally, I strongly urge you to consider from whom you receive emails in favor of development. My brother took a picture at my home and posted it to Facebook, ever since he reports to me, on a weekly basis and sometimes more, he receives Facebook posts from Hampshire Country Club making all kinds of false claims about the proposed development and about those neighbors in opposition to the club. In sum and substance the club claims that the opposition is dishonest and trying to harm the village.

Thank you for your attention.

Sincerely, Jean Meyerowitz 541 Eagle Knolls Road Larchmont, New York 10538

From: Andrew J. Maloney <AMaloney@kreindler.com>

Sent: Monday, May 14, 2018 3:44 PM

To: Betty-Ann Sherer

Cc: 'Maloney, Tara'; pmaloney@Investcorp.com; Eileen Bosco (emb140@icloud.com);

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.

There are some who believe that the new condo residents will generate more tax revenue for the Village. This is a short term bait and switch argument. The additional residents will *drain* revenue at the end of the day because more Village services will be required for the additional residents. For starters there will be additional students in the overcrowded public schools, additional busing will be needed, additional sewage and policing of an entirely new neighborhood will be needed. The additional traffic in out of both ends of Cove Road will clog quiet streets that have long enjoyed and paid dearly for a quiet neighborhood. The wetlands will be destroyed and the green open space in town will be diminished. The only ones who can possibly favor this will be those who stand to make money off the sale and reckless development of the space.

All of the above will drag property values down in one of the more affluent neighborhoods in the Town and Village. If you think "that's too bad for the rich folks," think again. When property values go down, property taxes go down. When property taxes go down, revenue for the town and village go down just as the population is increasing and requiring more revenue for the additional services.

This is a terribly bad idea.

Sincerely,

Andrew J. Maloney

511 Orienta Ave

Mamaroneck, NY 10543

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From: Donald LaSala <donlasala@icloud.com>

Sent: Monday, May 14, 2018 3:49 PM

To: Betty-Ann Sherer

Cc: Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt

Subject: Opposition to Hampshire condo development

Dear Planning Board of the Village of Mamaroneck,

This letter is to express my opposition to the proposed developments at the Hampshire Golf Club site, in what we long time residents call the Hommocks, a wetlands area with has a Nature trail which my wife and I use for bird-watching all seasons.

As a tax-paying, third generation resident of the Village, I strongly believe that the condominium developments presented as an alternative to the existing proposed housing development would be terrible for the Village, a disaster for the environmental quality /quality of life for current and future generations of near-shore residents. This area has always been prone to seasonal flooding, which is worsening every year as climate change takes its toll on our shore communities.

It should be rejected as a viable alternative, as it will overtax the water/sewer/ road systems and will essentially be a 'boon-doggle' to allow a company profit and pass the social/future costs onto the tax-payers.

You were elected with a mandate, IMO, to protect and enhance the quality of life for residents, their guests and children, not to enrich developers looking for a novel angle to cash in. It is clear to me that those behind these attempted developments have no vision of the former but are dedicated to the latter.

Sincerely yours,

Donald F. LaSala, Jr. 621 Oakhurst Rd. Mamaroneck, NY 10543

From: Charles Guadagnolo <cguadagnolo@mcrtrust.com>

Sent: Monday, May 14, 2018 4:02 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,

Charles Guadagnolo

1030 Old Post Rd. Mamaroneck

From: Daniel Kaplan <dkaplan@dorflaw.com>

Sent: Monday, May 14, 2018 4:11 PM

To: Betty-Ann Sherer; Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith

Waitt

Subject: Proposed Hampshire Development

Dear Planning Board,

My wife and I are long-time residents of Orienta Point. It is inconceivable that the Planning Board will approve the pending DEIS Proposal for construction of more than one hundred homes. There is no way that the Developer can ensure the safety of the people that may buy the homes if they are ever built. Those of us who have lived in the Community for a long time remember the tragedy that occurred when a surge of water took the life of a friend and neighbor on the property. Volunteer firemen have told us that, in an emergency, if there has been a rainstorm within a few days of an emergency, they could not evacuate people living on the property.

There are numerous environmental reasons why the Proposal is unsound. The so-called alternate to the one hundred housing project is an even worse use of the site and should not even be considered.

Respectfully,

Renee and Daniel Kaplan 1065 Seven Oaks Lane Mamaroneck, NY 10543

From: Stephen Giove <SGiove@Shearman.com>

Sent: Monday, May 14, 2018 4:42 PM

To: Betty-Ann Sherer; 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,

Stephen Giove 541 Eagle Knolls Road Larchmont, NY 10538

This communication and any attachments may be privileged or confidential. If you are not the intended recipient, you have received this in error and any review, distribution or copying of this communication is strictly prohibited. In such an event, please notify us immediately by reply email or by phone (collect at 212-848-4000) and immediately delete this message and all attachments.

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MAY 14 2018

February 14, 2018

BUILDING DEPT.

Stuart Gilbert

1050 Nautilus Lane

Mamaroneck, NY 10543

To the Mayor and Board of Trustees of the Village of Mamaroneck-

My wife and I have raised our family in Mamaroneck and have deep roots in the area. But, maintaining a house like ours has become a burden we no longer wish to carry. My wife and I would like to "buy down," put away our snow shovels, remain in Mamaroneck and enjoy our senior years. We have no desire to sever ties with the community, our synagogue and close family friends.

Our goal has always been to find a quality condo or apartment complex with first class amenities. A tennis court outside would be of special importance to me personally. A golf course would be icing on the cake.

The sale of homes like those from my generation would create room for new younger families to move into Mamaroneck with fresh ideas and new energy- a "Win-Win" for all.

I am in favor of the new 55 plus condo community at Hampshire CC. I know many others of my generation have been reluctant to speak publicly but privately say "count me in if approved and built."

Regards,

Stu Gilbert

917 797.4242 cell

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Your Support is Important! Petition

BUILDING DEPT.

The Residences at Hampshire-Proposal 1025 Cove Road Mamaroneck, NY 10543	The Residences at Hampshire Country Club Proposal, which complies with the property's current R-20 zoning, will bring significant economic benefits to Mamaroneck and the region. Assure landowners rights! <u>Help support</u> a development that will bring Jobs, Commerce, and Revenue to Mamaroneck.
Village of Mamaroneck Planning Board Mamaroneck, NY 10543	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. 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.

Date	Printed Name	Address	Email	Signature
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Printed Name	Address	Email	Signature
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Village of Mamaroneck Planning Board Mamaroneck, NY 10543

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Village of Mamaroneck Planning Board Mamaroneck, NY 10543

Date	Printed Name	Address	Email	Signature
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Village of Mamaroneck Planning Board Mamaroneck, NY 10543	We, the undersigned, are concerned citizens who urge our leaders to act now and support this proposal.

Date	Printed Name	Address	Email	Signature
5-13-18	ADRIENTE TROUPE	614 2 St MAMI	<u>K</u>	Oftere Douge

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Village of Mamaroneck Planning Board Mamaroneck, NY 10543 We, the undersigned, are concerned citizens who urge our leaders to act now and support this proposal.

Date	Printed Name	Address	Email	Signature
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Date	Printed Name	Address	Email	Signature
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4/27/18	Marry Pages	330Richelle	mpappas 10 15@ gmail.com	AID
4/17/18	George Roppis	332 Richbellike	pegnase wai-lon	
1/27/18	ULYSSES DAVIS II	95 Augustine Rd.	LISAVISTE COMPLE	

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Village of Mamaroneck Planning Board Mamaroneck, NY 10543

Date	Printed Name	Address	Email	Signature
4/27/18	William Colongle	Harrison NY 1052	Colompelo 23 O) gmail . Com	Weller Colyt
4/27/18	Koura Macciana	215 Jensen Are Mamaroneck, NT 10518	Kmarc 9700	Keri Marcia
4127/18	Jackie Bender	61 myrtle Blud. Larchmont 1041 0538	Jbgrarose Ofmailron	Border
4/27/18	VINCENT AGUALORO	63 my it le Blod Lachment by 10538	Vinnyz685@ Yanzo.com	Jet glila
4/27/18	Kenix GAD	255 Marganede AVE Municipalede MY1254	Kenix 316 0	Kind Ster
4/27/18	ScottColangelo	1065 Seven DAKS LAMENAMATORECK 10	SKIS14718	Scot Page
4/07/18	Mark My	1204 Summer & The		MA Ma.
4/27/18	FRANKKi Capelli	222 Centre Ave	Frankkig'irl@gmail.	om Z
, ,	,	New Rochello NY 10805		

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4/27/18	Joseph Palancia	114 manayoneckay	Jacos 242 Q Hotmyl.	con Millian
4/27/18	Cristina Savone	lole Travers que	Savore13@gmail.co	on Cinitalpee
4/27/18	Danièra Laise	Je Herson Am.		
4-28-18	Mario Grella	Hunter 57	Mgrella 321@gn	Ica. March
4/28/18	Michale Avera	Hunter Sty	michalex093@0	a.com
428/12	Gastrak	RixKI		
4 25/18	Vicente Rejes	CSA Mamoronalh	e Reylop & Quant	Conflict
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Date	Printed Name	Address	Email	Signature
4/27/18	Michael Rives	116 Elliot Ave	Mikerivers 40	MARIA
4/27/18	Charlie Delean	160 Wave-ly Ave	Cisidelean 860	Cambre Miles
4/27/18	Chris Sprague	235 400 25 Purchese	Spragooe hotmailicom	Elover.
4/28/18	Helder Suntis	410 5th Sfred	Heldro Qycholar	The state of the s
4/28/18	Doeng Viapiano	SY2 webster Ave you Roundle	Deenal 685 phacon	NO FILE
4/28/18	MICHAEL Siker		A A LA COLONE COLON A COL	alen
4/2918	Donna Gorman	123 MAMARONEU-	HX.	
5.1.18	Clipa Noth	22 namary	£	LELL

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Date	Printed Name	Address	Email	Signature
5-1-18	Dana Cozunt	POBOX612	dn cozerstal	Manu Cut
S-1-17	Delance Mash	125 MAMARQUECK ALIENUE	1	Pelano Inh
5.7.18	Stephanie Radiquez	509 fayette Ave	structique 2 3298	If he Shilin
5/10/18	Bill COLE	HARRISON		Willer
5/11/18	Maria areale	71 Hiltor and Low Reddle, NO	Debotaranda Con Con	Misters-
Stully	DUMEL Fid	37Mobelle		Ollie.
5/1/18	Louisa Atachido	1015 Calhoun De	و	Louisa Atthor
5 11 18	Michal ARGNolo	1015 Alhoun Am		2

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Date	Printed Name	Address	Email	Signature
5/11/8	Frank Madalest	1514 D Jacs S+	agholide sogne	Ly De
5/1/18	Keith Hagan	4 47 N. Barry Au		
5/4/18	Patricia Donerty	2/5 Jensens AveiAA		
5/4/18	Amy Terpelyh	23 man monce		(11. 12.2) T
5/7/18	Will Lanar	9 Carrol In	willian Lamadage	
5/11/18	THEM DUNG	SO MADUR PD.	4	Oe
5/11/18	Soe Faber	123 Mamartneck Ave		Jalo
5/11/18	BriAN GASSich	123 MAMARONELAV		3 Manh