

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

254 05 14 2018 Hampshire CC TRAFFIC COMMISSION Public Comment

255 05 14 2018 Hampshire CC HOFSTETTER Public Comment

256 05 14 2018 Hampshire CC LIBO Public Comment

257 05 14 2018 Hampshire CC KIM Public Comment

258 05 14 2018 Hampshire CC MISSE Public Comment

259 05 14 2018 Hampshire CC CORDERO FAGE Public Comment

260 04 11 2018 FELSHER SANDY photos submitted at meeting

261 04 11 2018 FELSHER OTHER RAIN STORM 2015 AND 2016 photos submitted at meeting

262 04 11 2018 FELSHER DECEMBER 1993 NOR EASTER photos submitted at meeting

263 04 11 2018 FELSHER MARCH 2 1918 NOR EASTER photos submitted at meeting

Betty-Ann Sherer

From: Abby Roberts <abbyroberts46@gmail.com>
Sent: Monday, May 14, 2018 5:42 PM
To: Betty-Ann Sherer
Cc: Mayor and Board; Elena Decunzo; Sally Roberts; Kelly Wenstrup
Subject: Re: Traffic Commission recommendations to the Planning Board re: the Draft Environmental Impact Statement ("DEIS") for the Hampshire Country Club Planned Residential Development

Follow Up Flag: Follow up
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Hi Betty-Ann

I wanted to follow up briefly on Hampshire's comments in the last public hearing regarding the the comments the Village of Traffic Commission submitted on the DEIS (in email below). In the public meeting, Hampshire gave verbal assurances that Cooper Avenue would only be used for emergency access and not as a two-way road.

One quick point on this:

I can only discuss in my personal capacity as the Village Traffic Commission did not officially vote on this, but there is concern that once the Cooper Road access point is built, it will be easy to turn it back into a one or two way road for the development, as originally envisioned by Hampshire (relevant excerpt from DEIS executive summary below) and as Old Boston Post Road is currently used by the rest of Orienta. Should that happen, there's no guarantee that the developer will then install appropriate sidewalks and other traffic safety measures along Cooper and Old Boston Post Road, as recommended by the Traffic Commission and various other commenting parties.

One thought would be to ask Hampshire to sign a provision that says that if, at any point in the future, Cooper is turned into a one or two way road for use by the development, Hampshire would be required to install a sidewalk from Cooper Avenue to the Old Boston Post Road / Boston Post Road intersection.

Thanks in advance,

From the executive version of the DEIS:

Cooper Avenue, which currently extends from Old Boston Post Road to its terminus at the driveway to an existing golf course maintenance facility, will be extended into the Project Site and will intersect with Cove Road. **This roadway extension is currently envisioned to be a two-way, full access road for development residents to provide access to Boston Post Road (US Route 1) via Old Boston Post Road as well as a road for emergency access.** Improvements to Cooper Road will be required to widen the existing roadway to accommodate the increased two-way traffic. A new internal roadway, "Road A", will intersect with Cove Road and terminate in a cul-de-sac.

On Thu, Mar 29, 2018 at 9:30 PM Abby Roberts <abbyroberts46@gmail.com> wrote:
Hi Betty-Ann,

The Traffic Commission held a special meeting tonight to discuss the Hampshire DEIS. Elena took minutes, but given the timing issues of the April 11 hearing I wanted to pass on our recommendations to the Planning Board as soon as possible.

Traffic Commission Recommendations to the Planning Board:

1. **Comprehensive Plan Update.** We recommend that any development of this size and scope be considered in conjunction with the Comprehensive Plan Update plus new chapter on sustainability and mobility that's in progress, particularly considering the Village of Mamaroneck's goal and prioritization of more complete streets, walkability and bicycling.
2. **Old Post Road Sidewalk.** We recommend that since the plan shows Cooper Avenue as being an egress and ingress to the development, resulting in more traffic on Old Post Road, that to protect the pedestrians and bicyclists on Old Post Road a sidewalk from 1015 Old Post Road to Boston Post Road be installed and better protection for the pedestrian and bicycle lane that is perpendicular to Cooper Avenue be provided.
3. **Hommocks school safety.** We recommend that Hampshire provide more data on the volume, noise and safety of large truck and construction vehicle traffic driving down Hommocks' Road by the middle school during the school day.
4. **Hommocks Construction Truck hours.** We recommend that Hampshire revisit the hours it proposes to drive construction trucks down Hommocks' Road by the middle school, given the hours proposed are during prime school travel hours and the middle school students are unattended.
5. **Traffic data review.** We recommend the traffic data sets be revisited during greater time, school and seasonal windows, when the data may be greater than currently reflected in the report which looks at one-hour windows during March, which is not prime walking / biking time for residents.
6. **Old Post / Boston Post Intersection Traffic.** We recommend that Hampshire provide a solution to the increase of traffic at the intersection of Old Post and Boston Post road during the 7:30-8:00am timeframe, and inability of the traffic to clear the traffic light as a result of additional traffic from using Cooper Avenue as an egress / ingress by the Development.
7. **Sight Lines / Cooper turn on blind curve.** We recommend Hampshire revisit the sight lines and trees analysis in the context of increased collisions. For example, even if Hampshire cuts back the bushes to the right side of Cooper onto Old Post Road as proposed, the curvature to the right is still blind and could increase traffic collisions.
8. **Emergency vehicle road access.** We recommend Hampshire explain how they would enforce and widen privately-held streets for sufficient emergency access and egress and ingress, and without resident agreement. For example, we believe Cooper would have to be widened for emergency vehicle specified use.
9. **Private Road Cost to Village.** We recommend the planning board take into consideration that private streets historically have caused access, safety and traffic issues that have resulted in unexpected costs and other burdens to the Village and surrounding communities.

10. **Event Parking.** We recommend Hampshire provide a more specific analysis of expected resident and non-resident event parking following the planned decrease in golf course size and renewed focus on events as a source of income.

Betty-Ann Sherer

From: John Hofstetter <johnmhofstetter@yahoo.com>
Sent: Monday, May 14, 2018 6:13 PM
To: Betty-Ann Sherer; Ingemar Sjunneberg; Lou Mendes; Richard Litman; Kathleen Savolt
Cc: Victor Tafur; Mayor Tom Murphy; Nora Lucas; Leon Potok; Keith Waitt
Subject: Hampshire Country Club Condo Development

Follow Up Flag: Follow up
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Dear Planning Board -

What is the community benefit of this project?

Years of construction, traffic, noise, less open space, a small nine hole golf non-contiguous golf course no golfer in their right mind would play coupled with the added benefit of spreading emergency service workers ever thinner in the event of flood/hurricane and less of a flood plain for run off in a critical environmental area.

It is my understanding that in order to apply for a subdivision of a property and the creation of a Planned Residential Development in the Village of Mamaroneck there needs to be a calculation of the number of lots that the property can be subdivided and can legally be built upon as the property stands now. After that calculation is made and only after that calculation is made can, the lots can be amalgamated as part of a cluster development in exchange for providing something of benefit to the community. (Other than being cheaper for the developer this current project as proposed does nothing for the community.)

So first we need to calculate how many buildable lots are currently in the Hampshire development area given environmental and geographic considerations. The majority of the property is a flood plain with certain very limited areas that are elevated on buildable knolls. Most of the property on it's very face would not be buildable in it's current state for safety reasons.

The property is currently zoned R20 which requires a minimum of 100 feet of street frontage on a public street for a subdivision to be legal. Given that virtually none of the property is located adjacent to a public street none the applicants claims and calculations as to the number of "allowable" lots are accurate. The property in question is not adjacent to Hommocks Road as that is the Town of Mamaroneck and subject to Town Zoning. The applicant has no "as of right ability" to develop more than a handful of homes (maybe none) on the property - if their current lots adjoin a public street, which it appears is almost non-existent as Cove Road, Eagle Knolls are for the most part private roads.

Secondly - the Village is under no obligation and is not required to accept road/streets from a developer that would allow street frontage and a more dense development (le more lots) than they would be currently entitled to build upon.

In the current environment where there is concern about schools being overcrowded, we are at a tipping point. We have seen a lot of new construction with in the Mamaroneck school district. This new development could be and probably will be the tipping point to where we need to build new

schools, a very expensive proposition - One that would grossly outweigh any minimal tax base increase this project would provide.. Historically a developers assumptions have been drastically under played in relation to the number of people who will have school-aged children moving in to their homes. With a lot more still to come online in the near future it will be a growing problem. Also if concern is the fact that nearly every new construction building in the Village Of Mamaroneck has had to come back before this Board or the Zoning board for variances, special permits, changes of use or deviations in some way. Something is amiss with all of the new construction has to come back before you with revisions.

I encourage you to reject this application and let the developer step forward with an appropriate project, or for that matter continue to operate as a golf club.

Sincerely,

John M Hofstetter 914-584-1845 johnmhofstetter@yahoo.com

Betty-Ann Sherer

From: Ethan Libo <ethanlibo@gmail.com>
Sent: Monday, May 14, 2018 6:27 PM
To: Betty-Ann Sherer
Subject: Opposition to Hampshire condo development

Follow Up Flag: Follow up
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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,

Ethan Libo, 541 Eagle Knolls Road Larchmont, NY 10538

Betty-Ann Sherer

From: Danny Kim <info@theresidencesathampshire.com>
Sent: Monday, May 14, 2018 8:23 PM
To: Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt; Betty-Ann Sherer
Subject: I support The Residences at Hampshire Proposal

Follow Up Flag: Follow up
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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,

Danny Kim
138 Friendship Ct
Zip Code: 10603
Email: dannyckim1@gmail.com

Submitted from: 67.82.205.218
ID#: 78

Betty-Ann Sherer

From: Gersende MISSE <gersendemisse@yahoo.fr>
Sent: Monday, May 14, 2018 9:42 PM
To: Betty-Ann Sherer
Cc: vafur@vomny.org; Nora Lucas; Leon Potok
Subject: Opposition to Hampshire condo development

Follow Up Flag: Follow up
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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,

Gersende Missé

615 Forest Av

Mamaroneck

Sent from my iPhone

Betty-Ann Sherer

From: Andrea Cordero Fage <talktome_cordero@hotmail.com>
Sent: Monday, May 14, 2018 11:29 PM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; vafur@vomny.org; Nora Lucas; Leon Potok; Keith Waitt; Lisa Boillot; gregory.fage@hotmail.com
Subject: Opposition to Hampshire condo development

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of the Village of Mamaroneck Planning Board,

I am a resident of the Village, and I strongly oppose the plans for the development of the Hampshire Country Club. 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. It would have a highly negative impact on the environment, worsen the overcrowding problem in schools, cause significantly more traffic that would be more dangerous for the neighboring school and its students, present flooding issues, etc., to name a few.

The developers are clearly not concerned with the best interests of the village and its residents, only how to get the best return for capital and make a profit.

Please allow us to maintain the beauty and integrity of our village and deny this applicant.

Sincerely,

Andrea Fage, 10-year resident



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