

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

- 38. 02 14 2018 ANONYMOUS Hampshire Public Comment
- 39. 02 14 2018 MENELL Hampshire Public Comment
- 40. 02 14 2018 KURTIS Hampshire Public Comment
- 41. 02 14 2018 DEC Hampshire Public Comment
- 42. 02 14 2018 KESSLER Hampshire Public Comment
- 43. 02 14 2018 RUNCIE and SIROTA Hampshire Public Comment
- 44. 02 14 2018 KESSLER Hampshire Public Comment
- 45. 02 14 2018 SECKER WALKER Hampshire Public Comment
- 46. 02 14 2018 SANDLER Hampshire Public Comment
- 47. 02 14 2018 SCHAFLEER Hampshire Public Comment
- 48. 02 14 2018 FINSTAD Hampshire Public Comment
- 49. 02 14 2018 SERTEL Hampshire Public Comment

From:
Sent: Wednesday, February 14, 2018 11:52 AM
To: Betty-Ann Sherer; PlanningBoard
Subject: For meeting tonight with Hampshire.

Please keep my name anonymous

Dear Planning Board Members,

I write as a local resident and former member of Hampshire Country Club. In recent weeks, I have received several emails from the club describing their development plans, currently before you. The emails indicate that the club will be developed either by home construction on the golf course (shrinking the course from 18 to 9 holes) or their preferred plan of building over one hundred condominiums atop the current clubhouse. Either development would dramatically change the nature of the club and its neighborhood. The club's communication indicates that you must choose either Plan A or Plan B.

My inquiry into the facts behind the emails revealed that Hampshire is misleading us. There is no "A or B" choice before you. Instead – and I urge you to take this course – you may determine that the club's current use should be preserved. There is no requirement that you grant an applicant's requests, particularly requests that require the dramatic changes Hampshire's development would require.

Hampshire's misleading emails have caused confusion and pitted neighbors against each other. We should be better than this. Please deny Hampshire's request to develop either the golf course or the clubhouse.

Thank you!
A concerned resident.

Betty-Ann Sherer

From: Robert Menell <rmenell@gmail.com>
Sent: Wednesday, February 14, 2018 12:25 PM
To: Betty-Ann Sherer
Subject: Meeting Tonight regarding the Hampshire CC Proposal for Development/Condos
Attachments: Condo - Village Letter - 02-14-2018.docx

Dear Ms. Sherer,

I have attached a letter regarding the above in the hopes it will help the Village of Mamaroneck make the right decision.

The development of the Condos attached to the current clubhouse at HCC make the most sense in many ways. I hope the Village listens carefully and uses their best judgement going forward.

Thank you very much for giving this your attention.

Sincerely,
Robert A. Menell

From: Todd Kurtis <toddkurtis@gmail.com>
Sent: Wednesday, February 14, 2018 12:27 PM
To: Betty-Ann Sherer
Subject: Hampshire condos

Good afternoon,

I was fortunate enough to be AT&T the Hampshire club last week and spoke with the team that was proposing the condo vs homes idea. I was very excited and pleased to hear that the condo plan is the way they want to go. With schools overcrowding and the few children Hampshire condos would bring, I and others were very pleased with this option.

As a member of the community as well as Hampshire, I am more than thrilled to see this project start. On social media, there is ALOT of misinformation out there and I hope you can clear it up. I fully support this project and feel it will have fit the town greatly. I am looking forward to more meetings and hope fully a decision that will minimize the disruption to the community as well as the club. Thanks for all your efforts. Todd Kurtis

Todd Kurtis
toddkurtis@gmail.com

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 | F: (845) 255-4659
www.dec.ny.gov



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Department of
Environmental
Conservation

February 14, 2018

Ms. Betty-Ann Sherer
Land Use Coordinator
Village of Mamaroneck Planning Department
169 Mt. Pleasant Avenue
Mamaroneck, NY 10543

RE: Hampshire Country Club Planned Residential Development
Village of Mamaroneck, Westchester County
Comments on Draft Environmental Impact Statement
CH#: 7242

Dear Ms. Sherer:

Department of Environmental Conservation (DEC) staff have reviewed the Draft Environmental Impact Statement (DEIS) for Hampshire Country Club Planned Residential Development. The project consists of constructing 105 single-family units on 94.5-acres, comprising 44 single-family residences and 61 semi-detached carriage residences, reducing the existing golf course from 18-holes to 9-holes, and preserving 36 acres for open space.

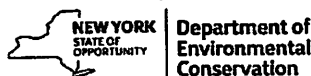
DEC PERMITS AND JURISDICTION

The following comments are offered, with reference to articles of the Environmental Conservation Law.

Article 25, Tidal Wetlands

DEC regulates tidal wetlands and the adjacent area, the upland surrounding the wetlands. The extent of the tidal wetland adjacent area can be constricted by several factors:

- The seaward edge of the closest lawfully and presently existing (i.e. as of August 20, 1977), functional and substantial fabricated structure generally parallel to the wetland boundary and 100 feet of greater in length;
- The elevation contour of 10 feet above mean sea level, as shown on the most recent United States geological survey topographical map prior to the effective date of the regulations (August 20, 1977); and
- The crest of a bluff or cliff, where the 10-foot contour crosses the bluff or cliff.



Department of
Environmental
Conservation

Re: Hampshire Country Club Planning Residential Development
Village of Mamaroneck, Westchester County
Comments on Draft Environmental Impact Statement

Hommocks Road, Cove Road, and Eagle Knolls Road can be considered a substantial fabricated structure limiting the tidal wetland adjacent area. But the area which is southeast of Eagle Knolls Road and within 300 feet of the regulated wetland, in Delancey Cove, is regulated adjacent area.

The Grading and Utility Plan, Exhibit 3F-1, shows a "proposed 4' x 10' channel improvement" within 170 feet of the wetland with no apparent barrier. This appears to be modification of an existing structure and a regulated activity.

The tidal wetlands regulations include as a regulated activity any "new discharge of any pollutant requiring a SPDES permit." This includes new discharges under the SPDES General Permit for Stormwater Discharges from Construction Activity - GP-0-15-002. As this will proposal will include new impervious surfaces and it appears that there will be an increase in discharge, it appears that a tidal wetland permit for new discharge of stormwater is required.

However, Exhibit 2-14a shows plantings within the DEC-regulated tidal wetland adjacent area. Establishing plantings in the tidal wetlands adjacent area, is categorized as a "use not requiring a permit" pursuant to the regulations §661.5(9). Please note that DEC recommends the use of native species suitable for the area of proposed planting. The introduction of any plant listed in 6 NYCRR Part 575, Prohibited and Regulated Invasive Species, is prohibited.

Please note that the pond may be under the regulation of the Army Corps of Engineers and if excavation is required to establish wetland plantings, a Corps permit pursuant to Section 404 of the Clean Water Act may be required. If so, a Section 401 Water Quality Certification would be required from DEC.

Article 11, Title 5, Endangered and Threatened Species

Section 3.K.1.b. does not mention the SEQR Lead Agency coordination letter, CH# 5963, from DEC to the Village of Mamaroneck Planning Board, regarding State-listed threatened and endangered species. The letter notes that this project is in close proximity to occurrences of breeding marsh birds, king rail (*Rallus elegans*) and least bittern (*Ixobrychus exilis*). However, DEC has determined that this project will have no impact on these species and no further reviewing is necessary at this time.

Article 19, Air Resources

Section 3.S, Air Quality, states that some buildings "may require emergency generators, boilers, or other fuel burning sources" and that applications would be submitted for the "appropriate NYSDEC air permits under the Division of Air Resources (DAR)." Please note that applications for Air Registrations should be submitted to the NYSDEC Division of Air Resources. If the emissions exceed the registration thresholds and an Air State Facility Permit is required, the application must be submitted to the Regional Permit Administrator, not directly to DAR. Application for Air Resource permits must be made simultaneously with Tidal Wetlands application, if applicable. Please contact the Air Resource staff with questions on regulation at (845) 256-3185.

Re: Hampshire Country Club Planning Residential Development
Village of Mamaroneck, Westchester County
Comments on Draft Environmental Impact Statement

Article 15, Title 15, Water Withdrawal

According to the section H, Water Supply, the facility has two existing wells which provide irrigation water for the golf course. No information is provided on the capacity of these wells. If the total pump capacity of the wells exceeds 100,000 gallons per day, then a Water Withdrawal permit is required pursuant to Article 15, Title 15 of the Environmental Conservation Law. Please provide the pump capacity of the existing wells. Please note that this regulated is based on the physical capacity of the existing pumps, not on the amount of water actually being withdrawn nor the calculated safe yield. Please note that if these wells have sufficient capacity, submission of an application for permit should be made as soon as possible and can be independent of any applications needed for this development.

State Pollutant Discharge Elimination System (SPDES) Stormwater – Construction
DEIS Section 2.E.1.k. does not mention the need for a SPDES General Permit for Stormwater Discharges from Construction Activity.

DEIS Section 3.F.1.c. only notes the need to prepare and submit a SWPPP to the Village of Mamaroneck. However, as stated in Table 1.1, the project requires a SPDES permit from DEC. The project sponsor must submit a Notice of Intent to the DEC along with the MS4 Acceptance Form and the SWPPP.

If there are any questions, please feel free to contact me at 845-256-3050 or by email at sarah.pawliczak@dec.ny.gov.

Sincerely,



Sarah Pawliczak
Division of Environmental Permits

cc: Heather Gierloff, NYSDEC Division of Marine Resources
Katherine Pijanowski, USACE

Betty-Ann Sherer

From: Kessler, Randall <Randall.Kessler@gsocap.com>
Sent: Wednesday, February 14, 2018 12:46 PM
To: Betty-Ann Sherer
Cc: akessler416@gmail.com
Subject: Hampshire Development

Good afternoon,

We are Larchmont residents writing in strong opposition to the proposed Hampshire development. As you know, we are currently dealing with an overcrowding situation in the Mamaroneck school district, and are nearly out of space in 3 of our 4 elementary schools (even before the completion of several large new apartment projects currently under construction). We am concerned that this new project would dramatically exacerbate this shortage.

First, we believe the estimates of 57 incremental school age children for 105 housing units are dramatically underestimated. As of the 2015 census data, our district had 2.7 people per house, would suggest at least 0.7 kids / house or 73.5 students. Our school populations have only increased since then, suggesting even this may be low. I also worry that this type of community (close to water, schools, recreation) will draw even higher rates of large families and dramatically impact the school system. Who would sign up for Mamaroneck's high school taxes if you're not planning to use the school?

I also find the assumption that these students would be spread evenly across K-12 laughable. You should get the data from our community's realtors, but it would seem that most new families move with younger children, not middle and high school aged kids, further overloading our elementary schools.

Importantly, with elementary schools at capacity, the incremental cost to educate a student is not the right measure of impact – it should include the capital cost to build new space to accommodate these students. On that basis, it is likely that that there 50+++ kids may be the straw that breaks the camel's back for the need of new educational space, which would cost millions of dollars. Perhaps it would be fair to have the development commit funds towards building a new school or donate some land on which we can build?

Finally – I do worry about how the design and density of this neighborhood will impact the feel of our community. I grew up in suburban Boca Raton, FL and the dense combination of town houses and McMansions (all with 2 car garages) being proposed reminds me of the worst parts of our homogenized "gated communities". I'd love to see a more pedestrian friendly vision (1 car garages, bus service to town and schools), lower density and more "variety" of the homes. (Not to mention that most people who need 2 cars... HAVE KIDS – see issues above)!

Thanks for your consideration!

Regards,
 Randy and Amy Kessler

Randall Kessler
 Managing Director, Performing Credit

GSO Capital Partners
 345 Park Avenue, New York, NY 10154
 T 212-503-2192
Randall.Kessler@gsocap.com

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Betty-Ann Sherer

From: Catriona Runcie <cat.runcie@gmail.com>
Sent: Wednesday, February 14, 2018 12:48 PM
To: Betty-Ann Sherer
Subject: Hampshire Country Club Development Proposal

I am writing as a resident of Orienta and as a Mamaroneck School District parent to say that I am opposed to both proposals currently being presented by the Hampshire owners.

There can be no doubt that a huge development that adds 100+ new families in that area will change the character of the neighborhood and cause traffic congestion that will increase the risk of pedestrians being hit traversing our largely sidewalk-free streets. Children walk to and from three schools along roads leading into and through Hampshire, residents stroll, jog and cycle in this neighborhood habitually. Unless the Village proposes to build wide, easily traversable sidewalks throughout, allowing this development poses an unacceptable risk.

But the bigger issue is the burden this will place on our school system. It is madness to add so many new families to the district when we are in the midst of an overcrowding crisis. Meetings are currently underway to try to figure out how we can accommodate the children already here! Indeed, what is needed right now is a ***moratorium*** on new development that creates additional housing until the schools can handle an influx of new students. Please consider this.

Yours truly,

Catriona Runcie & Dimitri Sirota
1 Pirates Cove
917-975-2202

Betty-Ann Sherer

From: Kessler, Randall <Randall.Kessler@gsocap.com>
Sent: Wednesday, February 14, 2018 12:59 PM
To: Betty-Ann Sherer
Subject: RE: Hampshire Development

I would also urge you to reconsider the plan to build smaller condos (particularly age restricted condos) as a way to shore up our tax base without overloading our schools!

Thanks again
 Randy

Randall Kessler
 Managing Director, Performing Credit

GSO Capital Partners
 345 Park Avenue, New York, NY 10154
 T 212-503 -2192
Randall.Kessler@gsocap.com

From: Kessler, Randall
Sent: Wednesday, February 14, 2018 12:46 PM
To: 'Bsherer@vomny.org'
Cc: akessler416@gmail.com
Subject: Hampshire Development

Good afternoon,

We are Larchmont residents writing in strong opposition to the proposed Hampshire development. As you know, we are currently dealing with an overcrowding situation in the Mamaroneck school district, and are nearly out of space in 3 of our 4 elementary schools (even before the completion of several large new apartment projects currently under construction). We are concerned that this new project would dramatically exacerbate this shortage.

First, we believe the estimates of 57 incremental school age children for 105 housing units are dramatically underestimated. As of the 2015 census data, our district had 2.7 people per house, would suggest at least 0.7 kids / house or 73.5 students. Our school populations have only increased since then, suggesting even this may be low. I also worry that this type of community (close to water, schools, recreation) will draw even higher rates of large families and dramatically impact the school system. Who would sign up for Mamaroneck's high school taxes if you're not planning to use the school?

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Finally – I do worry about how the design and density of this neighborhood will impact the feel of our community. I grew up in suburban Boca Raton, FL and the dense combination of town houses and McMansions (all with 2 car garages) being proposed reminds me of the worst parts of our homogenized “gated communities”. I’d love to see a more pedestrian friendly vision (1 car garages, bus service to town and schools), lower density and more “variety” of the homes. (Not to mention that most people who need 2 cars... HAVE KIDS – see issues above)!

Thanks for your consideration!

Regards,
Randy and Amy Kessler

Randall Kessler
Managing Director, Performing Credit

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T 212-503 -2192
Randall.Kessler@gsocap.com

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Betty-Ann Sherer

From: Tom Secker-Walker <tomseckerwalker@gmail.com>
Sent: Wednesday, February 14, 2018 1:28 PM
To: Betty-Ann Sherer
Subject: Hampshire Country Club Development proposals

Dear Sir,

I hope that you are well and preparations for this evenings Planning meeting to discuss the development proposals for the Hampshire Club are going smoothly.

I am writing to you to register my opinions regarding this proposal as I will only be able to attend in person for the first hour (as it is Valentine's Day). I am a member of the Hampshire Club and also live in Orienta - so I have a very keen interest in the decisions that you are about to undertake.

I would like to strongly urge the Village Planing team to reconsider the original Condominium plan that was originally submitted in 2014. This plan would mean the rezoning of the club but I think the benefits will far outweigh the negatives.

This area is so attractive and a great place to live which is , in part, due to the golf course. This is a real benefit to the community with residents (both for and against the current plans) regularly using the space for exercising, dog walking and easy access to Hommocks School. The condo plan would ensure that approximately 102 acres are kept intact (out of the current 106 acres) and the 18 hole course will remain. I also understand that the developers have committed to putting the remaining 102 acres in a trust to ensure that the course / park land remaining in perpetuity after that. Other benefits of this plan are:

- The Golf Course continues to operate as a 18-hole Course
- Potentially low impact on the School System, 0-20 Students as the majority of the condo's would be bought by 'empty nesters' rather than families. This is a massive issue at the moment so anything the Town / Village can do to minimize significant impact is critical!
- Massive benefit to the school system - taxes \$1,473,689, cost to school \$317,860 = net gain for school of \$1,155, 829.
- A Net taxes increase of \$2,631,134
- Introduction of the development does not Impact the flood elevation of the adjacent neighborhood, multiple means of egress have been included.

The proposal for the 105 residential houses and carriage houses, whilst more lucrative for Mamaroneck, will have a much greater negative impact to the area.

- Loss of half the Gold Course therefore making it 9 hole course
- Huge disruption to the area for a least 4 years with large amounts of infill (which I am sure will impact the local ecosystem).
- Impact on the already over burdened School system as these house will primarily attract families. Projections are between 50 and 60 (although I think this is a little light).

I understand that both development will have very little impact on other utility services for Mamaroneck with and independent sewer line being put in as well as private refuse collection.

In closing, I feel that the current 105 house development would destroy this beautiful part of Mamaroneck. It will mean the Hampshire Country Club could only offer a 9 hole course which I personally feel would lead to the eventual closure of the Club. No one would benefit from this scenario. The Town would lose valuable revenue (from the numerous events held there), the community would lose a fabulous area of parkland and, most significantly, there would be the possibility of further development by someone else (as this is a prime area of real estate).

I would urge you to seriously consider the condo proposals as the best alternative to the current plan.

Your sincerely,

Tom Secker-Walker

Betty-Ann Sherer

From: Neil Sandler <neilsandler@gmail.com>
Sent: Wednesday, February 14, 2018 1:44 PM
To: Betty-Ann Sherer
Subject: Public hearing on Hampshire Country Club

Dear Planning Board Members,

Thank you for the opportunity to address the Board as I am unable to make the meeting tonight. I have been a resident of Mamaroneck for 29 years. Living in Orienta during that time, I am acutely aware of the issues presented by this proposal for what could be the largest construction project in Mamaroneck history. While prudent development can be a significant positive to a community by providing much needed housing for families and older residents, the benefits of property taxes and general business activities would be grossly outweighed by the burden to the entire Mamaroneck community.

To suggest that the only options are the two involving substantial development may be a case the owners make to their investors and fellow professionals. However, we as a community do not have to accept these two options. Just as the prior owners had to decide, there is always the option to run it as was originally intended, or to sell the property to another owner. If this comes at a loss, this is not the responsibility of the Village of Mamaroneck. Our Village is not obligated to help the investors turn a profit.

First, the professional institutional investors of Hampshire were quite disingenuous in their original purchase of the property. They widely advertised they would continue to run the property as a golf club. Given their financial sophistication, they knew all too well that the club could not support the status quo and could only turn a profit on their investment through the development of the course into residential housing. There were no other bidders for the property who sought to exclusively continue golf operations.

Second, this is hardly the first plan the investment group has presented, so at this point, the motive to maximize profit with little regard to the impacts on the community is quite obvious.

Third, the burden to the rest of the community is quite substantial.

- a. As we all know, the flooding on the golf course can be catastrophic. During a strong storm several years ago, a resident lost his life on the course during a storm surge. Given the obvious effects of climate change and rising ocean levels, we will continue to see stronger storms with dangerous consequences on this property.
- b. The Mamaroneck School system is already moving students from various schools to address severe overcrowding. Additional residential property will certainly bring more school children to the currently overburdened classrooms.
- c. As we know from other development projects including the proposed expansion of Westchester Day school several years ago, several well regarded traffic studies clearly demonstrated a dangerously overcrowded traffic situation given the existing road and intersection designs around Orienta and Boston Post Road. This project would bring in far more vehicles than the WDS plan creating not only over crowded roads but also a more dangerous situation for drivers and pedestrians in the area.
- d. Roads. The road system in our village is worse than some 3rd world countries with economic output less than that of Westchester. Traffic from 300 additional vehicles would only perpetuate this state of disrepair.
- e. Village Services. It is unlikely the Village could accommodate the additional burdens placed on the Police, Fire, Ambulance, and Public Works without significant investment in infrastructure, vehicles, and personnel.

I urge you to vote against accepting these plans to develop Hampshire.

Sincerely,

Betty-Ann Sherer

From: Schafler, Seth B. <SSchafler@proskauer.com>
Sent: Wednesday, February 14, 2018 3:27 PM
To: Betty-Ann Sherer
Cc: 'dsmith@hampshireclub.com'
Subject: Tonight's Meeting of the Planning Board

To whom this may concern:

Unfortunately I am unable to attend the meeting tonight, but I write in support of the condo plan.

I am a member of the Hampshire and love the golf course. I live at 22 Rockridge Road, and my backyard abuts the 16th fairway. I think it would be a terrible thing for this property not to continue to operate as an 18-hole course. It would negatively impact me as well as many others who enjoy recreational use of the course, and would diminish open space. The condo development would be highly attractive to members of our community looking for alternative living arrangements. The alternative of building homes on the golf course and downgrading the course to 9 holes would have far greater impact on our school system and destroy a precious community asset.

As I have been saying for many years now, this matter should be worked out on the basis of the condo plan. I encourage you to take a productive role in that process.

Thank you for your consideration.

Seth B. Schafler
 Member of the Firm

[Proskauer](#)
 Eleven Times Square
 New York, NY 10036-8299
 d 212.969.3660
 f 212.969.2900
sschafler@proskauer.com

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Betty-Ann Sherer

From: May Finstad <may_finstad@yahoo.ca>
Sent: Wednesday, February 14, 2018 3:41 PM
To: Betty-Ann Sherer
Subject: Hampshire Country Club (HCC) / Condo Development

Ms. Sherer,

We are writing in support of the proposed condo development on the Hampshire Country Club land. My husband, David, is a current member of HCC and for him it is important that the Club continue to operate as an 18 hole course. Clearly, the condo development (vs. single family homes) would seem to preserve the greatest land space.

As a Larchmont family currently embroiled in the school district's enrollment issues, we would support development that minimizes the impact to classroom size. If the target audience for the proposed condo development is for residents 50+, then the choice is obvious.

To summarize, we believe that the condo option is best for the community because:

- environmentally, it would result in the least amount of disruption to the land and maintain the golf course with 18 holes
- it would add 20 or less new students to the school system
- it would allow the club to prosper, and
- it will add incremental tax revenue

Thank you for your time.

Best regards,
David and May Finstad

Betty-Ann Sherer

From: julie sertel <juliesertel@gmail.com>
Sent: Wednesday, February 14, 2018 4:12 PM
To: Betty-Ann Sherer
Subject: orienta development

As a Orienta resident I am writing to register my extreme concern for the current development plans being considered for the Hampshire Golf Course.

I urge the planning board to turn down all current proposals and explore smaller scale development which I believe would be much more suited to the character of our community.

Thank you.
Julie Sertel
6 Indian Cove Rd
Mamaroneck, NY 10543