

PUBLIC COMMENT
HAMPSHIRE COUNTRY CLUB PLANNED RESIDENTIAL DEVELOPMENT
DECEMBER 2017 DEIS -SUBMITTED VIA EMAIL
ADDITIONAL COMMENTS
RECEIVED FEBRUARY 14, 2018
THROUGH
FEBRUARY 20, 2018

- 50. 02 14 2018 GORDON Hampshire Public Comment
- 51. 02 14 2018 FERNANDEZ Hampshire Public Comment
- 52. 02 14 2018 LARSEN Hampshire Public Comment
- 53. 02 14 2018 ZOLNA Hampshire Public Comment
- 54. 02 14 2018 LUSK Petition submitted at PH Hampshire Public Comment
- 55. 02 14 2018 RYAN Photos submitted at PH Hampshire Public Comment
- 56. 02 14 2018 TOWN of MAMARONECK Hampshire Public Comment
- 57. 02 15 2018 STRAUSS Hampshire Public Comment
- 58. 02 17 2018 AGENDA Commentary HCZMC from CreativeHabitat
- 59. 02 20 2018 DIVNEY Hampshire Public Comment
- 60. 02 20 2018 NYS DOT Hampshire DEIS Comment

Betty-Ann Sherer

From: Jamie Gordon <jbgorienta@yahoo.com>
Sent: Monday, February 12, 2018 6:45 AM
To: Betty-Ann Sherer
Subject: Planning

Request From: Jamie Gordon
Email: jbgorienta@yahoo.com <<mailto:jbgorienta@yahoo.com>>
Source IP: 24.188.167.14

Address: 628 Orienta avenue
City: Mamaroneck
State: New York
Zip: 10543
Phone: 9147772410
Organization:

Approving anything to promote the development of Hampshire would be disastrous on oh so many levels. We moved here for the tranquility of the neighborhood and the lovely open space of Hampshire.

Betty-Ann Sherer

From: Oscar Fernandez <oscarfernandezjr@gmail.com>
Sent: Wednesday, February 14, 2018 5:51 PM
To: Betty-Ann Sherer
Subject: Planning
Attachments: Attach0.html

Follow Up Flag: Follow up
Flag Status: Flagged

Request From: Oscar Fernandez
Email: oscarfernandezjr@gmail.com
Source IP: 70.214.108.48

Address: 114 Sunset Road
City: Mamaroneck
State: NY
Zip: 10543
Phone:
Organization: None

To Whom it May Concern-

This comment is with regard to the zone planning meeting tonight at 7pm on 2/14 on the topic of the Hampshire Club proposal. I would just like to note as a member of the community and resident with 3 school age children that currently the school district has a major challenge in that our school enrollment and space is at capacity. There until these space issues are adequately addressed it is not the right time to approve a proposal for new housing that might bring in a large amount of school age children into the system. We would certainly welcome these students and families once the district has a plan in place to handle the existing space issue and ongoing increased enrollment challenges. I am a concerned parent who is an executive board member of the MAS and HMX PTAs though I do not represent these school bodies as a while I do feel I have a perspective which is shared with many of our district families across the community.

Betty-Ann Sherer

From: Kim Larsen <kimlarsen@mindspring.com>
Sent: Wednesday, February 14, 2018 7:38 PM
To: Betty-Ann Sherer
Subject: Planning Board hearing tonight

Follow Up Flag: Follow up
Flag Status: Flagged

Hello. I am very concerned about Hampshire's proposals to develop their property. I have skimmed the draft EIS and it is full of inaccuracies and false assumptions. I tried to attend this evening's hearing but it was standing room only...outside! Clearly residents are concerned about the negative impacts Hampshire's proposals would have on our community.

In any case, I understand another meeting is scheduled for March 14. This development proposal is a matter of utmost importance. Perhaps the meeting could be held in a larger venue to allow more citizens to express their views. The Emelin, MHS, and Hommocks all have auditoriums that might work.

Thank you.
Kim Larsen
531 Orienta Avenue



Virus-free. www.avast.com

Betty-Ann Sherer

From: Jesse Zolna <jzolna@gmail.com>
Sent: Thursday, February 15, 2018 8:39 AM
To: Betty-Ann Sherer
Subject: Re: Hampshire housing proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you Betty.

I understand the proposal predicts 57 children. That is just not a good projection. People move to our town for the schools. Even if only half the houses are occupied by families (and I would bet it's going to be more than 80%) and they have 2 kids each it'll be more than 100 kids. The projection might be close if it was 105 apartments near the train, but this is not that. It will attract families.

I worry that the developer is presenting untruths to get their proposal approved. I worry even more about whether they are doing same with traffic and environmental impact assessments (which I can not judge).

Please don't let this group, who have no attachment to the community after the units are sold, convince you with misleading or false data.

Wait until the school situation is figured out before we make it worse.

Thank you,
 Jesse

Sent from my mobile: 617.290.5259

On Feb 14, 2018, at 9:48 AM, Betty-Ann Sherer <bsherer@vomny.org> wrote:

Hello,
 Your letter regarding Hampshire Country Club will be distributed to the Planning Board and has been made part of the record.
 Have a pleasant day.

Betty-Ann

Betty-Ann Sherer
 Land Use Coordinator
 Planning, Zoning & HCZMC
 Village Of Mamaroneck
 169 Mt.Pleasant Avenue
 Mamaroneck, NY 10543
 (914)825-8758 * Phone
 (914)777-7792 * Fax

From: Jesse Zolna [<mailto:jzolna@gmail.com>]
Sent: Tuesday, February 13, 2018 2:39 PM
To: Betty-Ann Sherer <bsherer@vomny.org>
Subject: Hampshire housing proposal

Hi, I am writing at this time to beg you NOT to approve the 105 new homes at Hampshire. The entire town has been overdeveloped and this is leading to congestion issues that are altering the town forever. At the heart of my request is not making the current crisis in the Town's elementary schools worse.

Unless there is some way to get the builder to fund space for up to 200 new kids up-front, it is a very bad proposition. Perhaps they could build a school on-site?

Thank you,
Jesse

Jesse S. Zolna, Ph.D.
Mobile: 617.290.5259

Submitted 2/14/18 during
Hampshire Club Mtg. by (54)
Jack Fusk

Cove Road Homeowners Statement
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February 14, 2018

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~~Elizabeth - 10x~~
Name: Ephie Bell
Address: _____

Date: _____

2/7/18

917 Cove Rd.
Mamaronock, N.Y.

Richard Ackerman
Name: Richard Ackerman

Date: _____

2/7/18

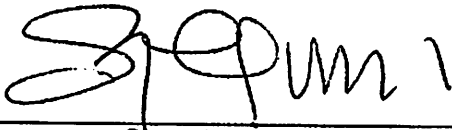
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Mamaronock, N.Y.

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Name: Virginie DUPAQUIER
Address: 742 Cove Road.
MAMARONECK NY.

Date: _____



Name: MARC DUPAQUIER
Address: 742 Cove Rd
MAMARONECK, NY


Date: 02/07/2018

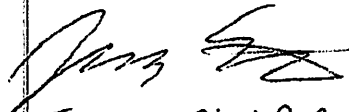
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Jennifer Knick 2-11-18
Home Owners 1070 Cove Rd


JASON SHAPIRO
2/11/18

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Nadia Cordier
Name:
Address: 727 Cove Road

[Signature] 02/14/2018
Date:

LAURENT CORDIER
Name:
Address:

02/14/2018
Date:

[Signature]
727 Cove Rd

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Name: David Wenstrup

Date: February 7, 2018





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Name: Monica Bhardwaj Date: 2/8/18
Address: 1044 Cove Road Mamaroneck
10543


Name: Vikram Bhardwaj Date: 2/18/18
Address: 1044 Cove Road Mamaroneck
10543

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Name: JEFFREY S. CHAPSKI

Address: 911 COVE RD.

Date: FEB 6, 2018

Name: 

Address: 911 Cove Road

Jennifer M. Lee

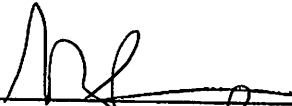
Date: Feb 7, 2018

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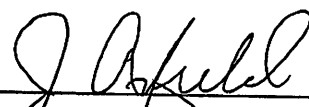
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Name: MELANIE FRISVOLD
Address: 1010 COVE RD MAMARONECK

Date: 2/6/18


Name: JEREMY ARFIELD
Address: 1010 COVE RD

Date: 2/6/18

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Louis Dupere
Name: _____
Address: _____
925 Cove Rd.
Mamaroneck, NY 10543

February 6, 2018
Date: _____

Myriam Dupere
Name: _____
Address: _____
925 Cove Rd
Mamaroneck, NY 10543

February 6th, 2018
Date: _____

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Thomas H. Zenger, III
Name:
Address: 752 Cove Rd

2/6/18
Date:

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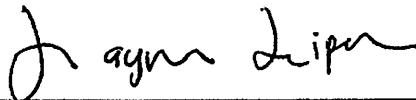
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Name: ROBERT GOODMAN
Address: 1013 COVE RD

Date: 2-6-2018



Name: Jayne Lipman
Address: 1013 COVERLY

Date: 2-6-2018

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Name:

Address:

Date:

Name:

Address:

Date:

722 Cove Road
Mamaroneck, NY 10543

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Submitted to Village of Mamaroneck Planning Board
February 14, 2018

We, homeowners of Cove Road, write to alert the Village Planning Board to a ^{potential} fatal flaw in Hampshire Recreation LLC's ("Hampshire") application to develop portions of the Hampshire Country Club property. Hampshire assumes it may use Cove Road as a means of access to its proposed 105-unit housing development and alternatives. However, as Hampshire's application acknowledges, Cove Road is privately owned, not only by Hampshire, but also by the other property owners along Cove Road. While Hampshire Club members, personnel and vendors have been using portions of Cove Road that are exclusively or partially owned by Cove Road homeowners, they have done so only pursuant to an implied easement or license. It is our understanding that under New York law, an entity like Hampshire that has an easement or license to cross the lands of others to access property for a specific use has no right to unilaterally change the use, particularly where doing so would increase the burden on the burdened properties without their permission. Hampshire has never requested such permission, let alone received it. We the undersigned do not consent to the use of Cove Road as a means of ingress and egress to the proposed new development or its alternatives outlined in the Draft Environmental Impact Statement.

LS

It is our understanding that this issue is not unique to Cove Road, and that the other roads proposed for egress and ingress for the Project (Eagle Knolls Road and Cooper Avenue) are also privately owned. This same ^{potential} flaw may therefore exist with respect to those roads as well.

LS

We think this is a critical issue and should be cleared up now, before the Planning Board and the public waste immense amounts of time on this application. At the very least, the Planning Board should request a written opinion from its counsel on the issue before proceeding further.

Leslie Shiffrin
1031 Cove Rd
Name: Maniamed. NY Date:
Address: 10543

2/12/18

Frank Shiffrin
1031 Cove Rd
Name: Maniamed. NY Date:
Address: 10543

2/12/18

25



2/14/18

Submitted by
Paul Bryan
Darius
Hampshire
PH

3/15/2010 - Hampshire CC

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C 2/12/20

11/11/2020
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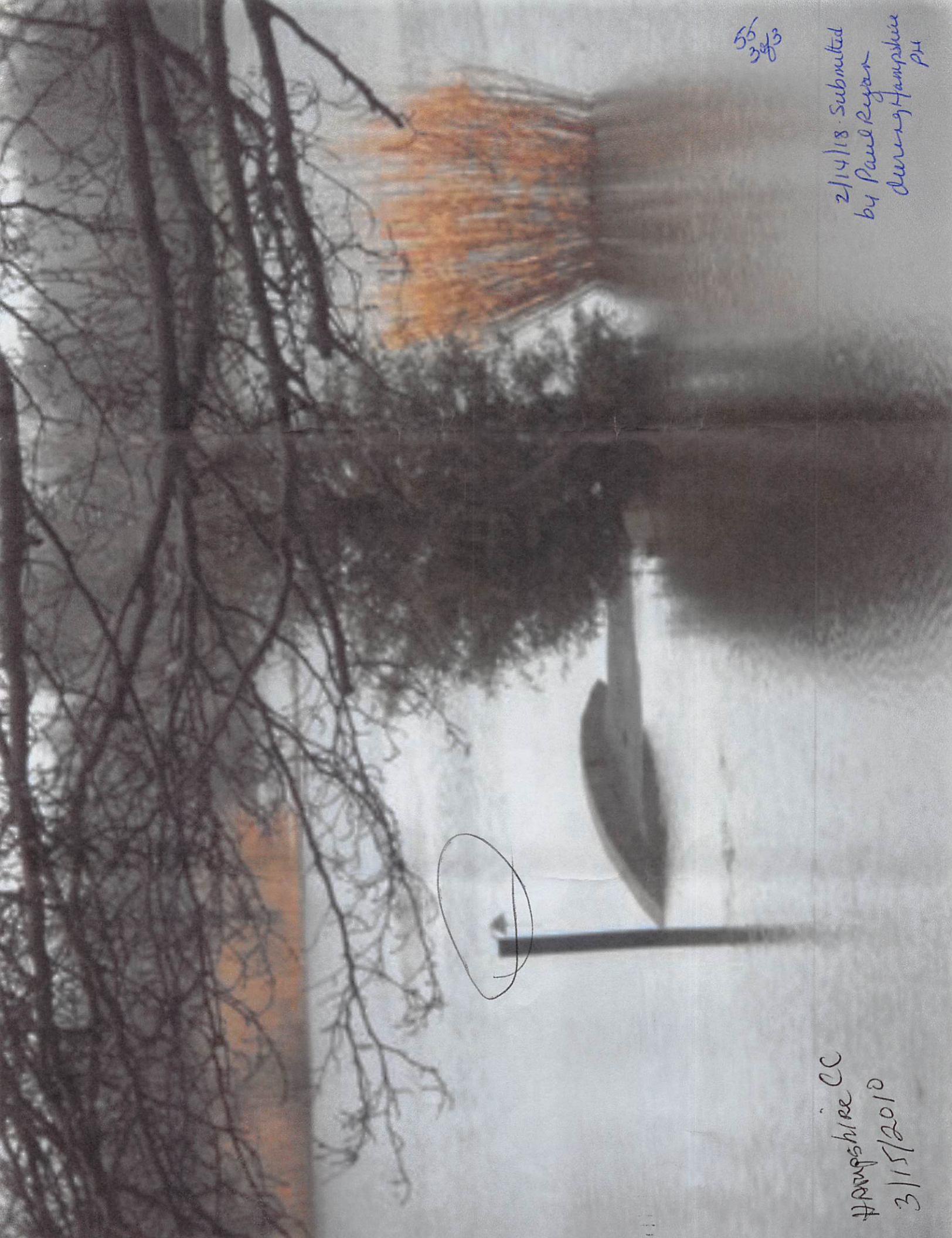
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2/14/18

Submitted by
Paul Ryan during
Hampshire Club AY



3/15/2010 - Hampshire CC (55) 303



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303

2/14/18 - Submitted
by Paul Ryan
during Hampshire
PH

Hampshire CC
3/15/2010



Town of Mamaroneck
Town Center
740 West Boston Post Road, Mamaroneck, NY 10543-3353

OFFICE OF THE TOWN ADMINISTRATOR

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FEB 16 2018

BUILDING DEPT.

TEL: 914/381-7810

FAX: 914/381-7809

townadministrator@townofmamaroneck.org

February 14, 2018

Mr. Robert Yamuder
Village Manager
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, New York 10543

HAND DELIVERED 2-15-18

Re: Comments on the Draft Environmental Impact Statement
Hampshire Country Club Planned Residential Development

Dear Mr. Yamuder:

In November of 2015 the Town of Mamaroneck commented upon the then draft scoping document in connection with the proposed development on the Hampshire Country Club property. (See Attached) At that time the Town submitted comments on the scoping document suggesting evaluation of certain impacts.

The Town has now had the opportunity to review the Draft Environmental Impact Statement. We appreciate the opportunity to comment upon the document. The following are the Town's comments:

1. The Town of Mamaroneck is not listed in the DEIS as an involved or an interested agency which is of some concern due to the proximity of Hampshire Country Club to the Town and the fact that a portion of the club is located in the Town.
2. The proposal does not appear to adequately demonstrate that there will be no flood impact as a result of filling within the flood zone. The document argues that because the flood zone is tidal, there will be no impact, however, the Village Code states that compensation must be provided when filling an area within the floodplain:

Village of Mamaroneck Code Section 186-5.A.(3)(c)

Whenever any portion of a floodplain is authorized for development, the volume of space occupied by the authorized fill or structure below the base flood elevation shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the base flood elevation at or adjacent to the development site. All such excavations shall be constructed to drain freely to the watercourse. No area below the waterline of a pond or other body of water can be credited as a compensating excavation.

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BUILDING DEPT.

The Town does not agree that because the flood zone is tidal there will be no impact. In our comments on the scoping document we pointed out that at the southernmost portion of the Hampshire Property adjacent to Hommocks Road there is a floodgate on the golf course property. The floodgate is controlled by the current owners of the club property. When the floodgate is opened storm water drains from the property through an existing vault located adjacent to Hommocks Road and a storm water drain system underneath the Town's Hommocks Fields. Eventually the storm water drains into what is known as the Little Harbor Sound. The flood gate system is also used at times by the property owner to prevent incoming tidal flow onto the golf course. Therefore at times the natural tidal flow is being interrupted by the use of the floodgate thus impacting the Town. Therefore further analysis should be provided on storm drain pipe sizes and the retention of storm water on the property during both low and high tides during heavy rain events.

3. Does the proposal use FEMA's Advisory Base Flood Elevations that were based on conditions found during Superstorm Sandy? FEMA recently updated the base flood elevation maps and it is unclear from the DEIS whether the revised elevation data has been applied.
4. The quantity of fill material required for this project is massive. The grades are being raised between 9 and 13.4 feet to place the structures above the flood plain. According to the DEIS, *"The Project will require the onsite cut and relocation of approximately 217,490 cubic yards of soil and the fill of 301,594 cubic yards of soil requiring an estimated net soil import of approximately 84,000 cubic yards."* Blasting, chipping and moving this quantity of material is a massive undertaking. Material must be certified as clean fill and its origins documented. Page 2-25 does not state how many truck trips will be required for 84,000 cubic yards, but it does state that they would use 16-yard trucks. This would require 5,250 one way trips or 10,500 round trips on Hommocks Road just for the additional fill material estimated. Without knowing the estimated time frame in which these trips would occur, the potential impact of this number of trips is potentially overwhelming to this area. One must assume that a certain percentage of these trips will coincide with school traffic at the Hommocks School. At school drop off and pickup times the traffic at the intersection of Hommocks Road and Boston Post Road is significant. There are also a large number of school children crossing the streets of this intersection. Consideration must also be given to the impact of this traffic upon the Town's summer camp and pool programs and the many activities on the Hommocks Fields. There is no discussion in the DEIS of alternative routes for this amount of truck traffic. Alternate routes must be developed to ease the burden on Hommocks Road and the Hommocks School.
5. The DEIS states that all construction access will be from Hommocks Road and Eagle Knolls Road. No construction access will be provided from Orienta Avenue or Cooper Avenue. Again, this places an unfair burden on Town roads creating serious traffic issues for the school, Town camp and our

residents. As stated in comment #4 alternative routes for construction traffic must be developed. Regardless of the quantity of construction and truck traffic planned for travel on Hommocks Road, we would anticipate excessive wear and tear on the roadway. The DEIS states that the developer would re-pave Hommocks Road prior to the start of construction and states that the road would be re-inspected after construction. One could interpret this to mean that the potential exists for Hommocks Road not to be repaved after construction if the developer does not believe it is necessary. This is not a sensible solution for the Town and is not acceptable. The Town would require some form of guarantee for the repaving of Hommocks Road.

6. The DEIS does not address where displaced wildlife will go once close to 500 trees are removed and construction begins. The golf course and its open space has provided significant wildlife habitat and is a Critical Environmental Area. The removal of habitat for deer, coyotes and Canada geese will put a greater burden on the Hommocks Conservation Area, our playing fields and resident's back yards.
7. The DEIS does not provide a survey of existing birds, wildlife or plants and the tree removal plan does not specify the species of trees to be removed. This information is critical to determine the impact upon the Town's Hommocks Conservation Area.
8. Page 3F-1 inaccurately states that the project does not discharge to a 303(d)-listed waterbody.
9. While the issue of school enrollment is not specific to the Town of Mamaroneck government, the Town along with the Villages of Larchmont and Mamaroneck have been discussing the recent increase in student enrollment in the Mamaroneck Schools. We have discussed this with the school district in the context of indirect impacts upon the three local governments. The matter of school overcrowding is an important community concern. The methodology used in the DEIS to measure school enrollment impact should be discussed in greater detail with the Mamaroneck School District officials to verify its applicability to this development
10. The Village of Mamaroneck Code provides the following standards to be used in reviewing applications for site development plan approval. This proposal fails to achieve several of these standards by filling the property. Homes should be built on piers with lower levels reserved for storage or parking when constructed in a flood zone and every effort should be made to preserve and protect the flood plain as it is our community's defense against coastal flooding and storm surges.
 - Insofar as practical, minimize degradation of unique or irreplaceable land types and critical areas;

- Preserve the landscape in its natural state, insofar as practicable and environmentally desirable, by minimizing tree and soil removal. If development of the site necessitates the removal of established trees, special attention shall be given to the planting of replacements or to other landscape treatment. Any grade changes shall be in keeping with the general appearance of neighboring developed areas;
- Proposed structures shall be related harmoniously to themselves, the terrain and to existing buildings and roads in the vicinity that have a visual relationship to the proposed structures. The achievement of such harmonious relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings;
- A proposed development shall be designed so as to provide for proper surface water management through a system of controlled drainage that, wherever practicable, preserves existing natural drainage patterns and wetlands and enhances groundwater recharge areas and that protects other properties and existing natural and artificial drainage features from the adverse effects of flooding, erosion and the depositing of silt, gravel or stone. The design shall be in conformance with Chapter 186, Flood Damage Prevention
- The site development proposal generally shall minimize adverse traffic effects on the road networks serving the area in question;
- All entrance and exit driveways to public streets shall be located with due consideration for traffic flow and so as to afford maximum safety to traffic on the public streets.
- Considerate of on-site parking,
- Circulation, and pedestrian safety;
- Property utility services and waste disposal;
- Compliance with noise regulations; and
- Sufficient provision of open and recreational space to meet the needs of residents occupying dwelling units that will be built.

The Town raises these points because, as proposed, this development shall be directly adjoining the Town at its border with the Village on Hommocks Road thereby escalating its impact upon the Town. The Village must consider the more wide-ranging impacts upon a neighboring community and the impact upon the character of that community, in this case the Town. The Village Code as written does a superb job of identifying broad based criteria for site development. The Town asks that this criteria be strictly applied not only to benefit the Village but to consider the broader impact upon the Town and the surrounding environment.

11. Arsenic, lead and pesticide levels were found to be elevated on the property. What impact will this have on air quality during excavation and fill operations if these materials become airborne?

12. Page 3R-3 states that the project will be undertaken in one phase of 24-36 months but other sections state that work will be phased. The document should reconcile the inconsistencies over the phasing schedule. This will prove important in evaluating traffic and construction impacts.

13. With a project cost of \$123,000,000 and the large scale public infrastructure improvements for roads and underground utilities what form of bonding or contingencies are to be in place should a situation develop where there are insufficient funds for the project.

This concludes our comments on the Draft Environmental Impact Statement for the proposed residential development on Hampshire Country Club. Many thanks to the Village for allowing the Town the opportunity to provide these comments. The Town of Mamaroneck and Village of Mamaroneck have historically worked well together on many different projects and issues, so we look forward to continued cooperation on the review of proposed development project. The Town is available at any time to provide additional information and to answer any questions regarding our comments.

Sincerely,



Stephen V. Altieri
Town Administrator

cc: Supervisor Nancy Seligson
Members of the Town Board
Mayor Thomas Murphy
Members of the Village Board
Mr. Gregory Cutler- Village of Mamaroneck
Elizabeth Paul- Town of Mamaroneck



Town of Mamaroneck

Town Center

740 West Boston Post Road, Mamaroneck, NY 10543-3353

OFFICE OF THE TOWN ADMINISTRATOR

TEL: 914/381-7810

FAX: 914/381-7809

townadministrator@townofmamaroneck.org

www.townofmamaroneck.org

November 6, 2015

Ms. Betty-Ann Sherer
Land Use Coordinator
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Delivered by e-mail & Postal Service

Re: Comments on Proposed Scoping Document
Hampshire Country Club Planned Residential Development

Dear Ms. Sherer:

The following comments are submitted by the Town of Mamaroneck in connection with the Draft Scoping Document dated August 25, 2015 for the Hampshire Country Club Residential Development application. The Town is requesting that these additional comments be taken into consideration and made a part of the final scoping document.

III. Existing Environmental Conditions, Anticipated Impacts and Mitigation

C. Wetlands and Water bodies:

1d. The draft scoping document states that a functional analysis of the existing wetland communities should be completed.

The Town suggests that the components of the functional analysis be clarified to include a review of the ecological benefits and how the current wetlands serve as wildlife habitats and how the wetlands impact water quality and biological diversity on the Hampshire Property.

E. Storm Water Management

1a. At the southern end of the Hampshire Property on Hommocks Road, there is a flood gate that is controlled by the current owners of the property. When opened storm water drains the golf course through a vault and piping system that courses underneath the Hommocks Fields owned by the Town of Mamaroneck. The flood gate system is also used at times by the property owner to prevent incoming tidal flow onto the golf course. Storm water carried through this system eventually drains out to Little Harbor and Long Island Sound. The scoping document should acknowledge the existence of these drainage facilities in the pre-development description of existing conditions.



2a Anticipated Impacts – Included in this section of the scoping document should be a complete analysis of the impact of the alternative development schemes upon the drainage facilities described in the existing conditions. The analysis should consider the size of the existing storm drain pipes and their capacity both during normal conditions and during 50 and 100 year storm events. Included should also be the impacts upon Little Harbor for all alternative development schemes. The scoping document should also indicate whether the existing flood gates would remain a component of the storm drainage system in any of the development schemes. If not, what alternative storm drainage facilities would be in place to carry storm water from the property and what are the potential downstream impacts upon the Hommocks Field and Little Harbor

3. Mitigation- What steps would be taken to prevent surcharging of the existing storm drain system and flooding on Hommocks Road and on the Hommocks Fields during 50 and 100 year storm events.

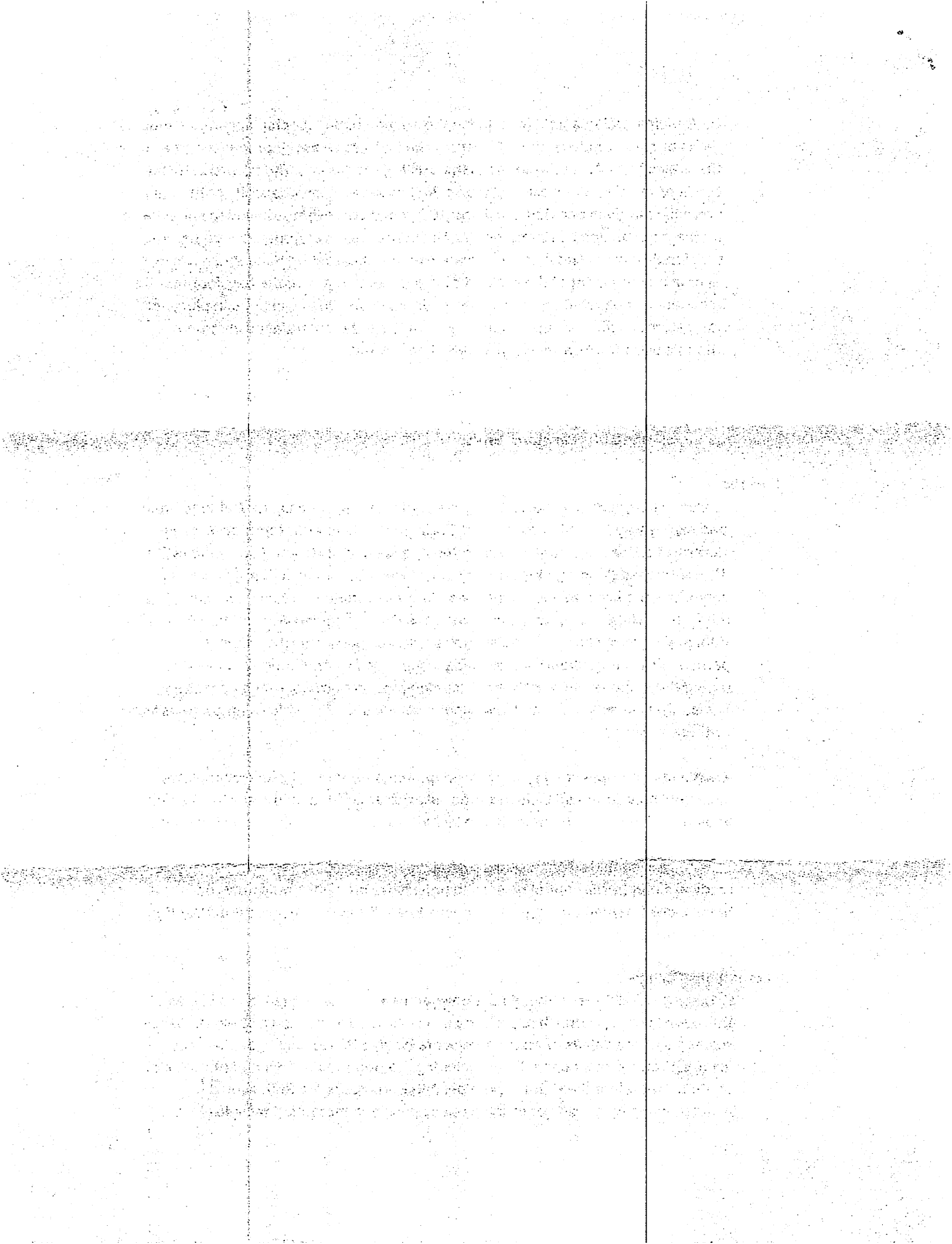
J. Traffic

1. Existing Conditions - The current development proposal calls for traffic to enter and exit by way to the intersection of Eagle Knolls Road and Hommocks Road. Hommocks Road eventually leads to the intersection of Boston Post Road (NY Rte 1), Hommocks Road and Weaver Street (NY Rte 125). In describing the existing conditions the scoping document does not make mention of facilities immediately adjacent to Hommocks Road which includes the Hommocks School, Hommocks Ice Rink and Hommocks Pool. The school is a source of high traffic volumes particularly during school drop off and pickup. Traffic conditions are intensified during those times when the school, ice rink and pool are operating concurrently. The analysis of existing conditions should include current traffic volumes generated by these facilities.

2. Anticipated Impacts – For each development alternative, traffic volumes and capacity analysis should include traffic volumes generated by the school, ice rink and pool. The traffic volumes should include seasonal analysis for the busiest times for each facility and for those times when the three facilities operate concurrently. The analysis should suggest changes that would be necessary to the existing roadways and traffic control devices to provide for efficient traffic flows on Hommocks Road and through Hommocks Road/Weaver Street/Boston Post Road intersection.

K. Community Facilities

1. Existing Conditions - Although the development plan is located in the Village of Mamaroneck. The Hampshire property is also located in the Town of Mamaroneck. Residents of the Village of Mamaroneck are eligible to use, as residents of the Town, all Town recreation facilities including the Hommocks Pool and Hommocks Ice Rink. Therefore the Hommocks Pool and Hommocks Ice Rink should be included in the discussion of existing open space and recreation facilities.



2. Anticipated Impacts – In this discussion, an analysis is to be included on the impacts upon the Hommocks Pool and Hommocks Ice Rink. Specifically, what might be the expected increase in registrations and participation in the use of these facilities.

Thank you for the opportunity to comment upon the draft scoping document and we look forward to our comments be including in the final version of the document. Should there be a need to clarify any of the comments, please do not hesitate to contact my office.

Sincerely



Stephen V. Altieri
Town Administrator

cc: Supervisor Nancy Seligson
Members of the Town Board
Richard Slingerland-Village of Mamaroneck Manager

Betty-Ann Sherer

From: Ilene Strauss <ilenestrauss@gmail.com>
Sent: Thursday, February 15, 2018 9:32 PM
To: Betty-Ann Sherer
Subject: Hampshire Proposal

Dear Planning Board,

Unable to fit in the room to attend last night's Planning Board meeting, I was forced to watch it from home. I am writing to express my disbelief that the Board is even considering approval of the plan presented. As you well know, we are in the midst of an intense debate about overcrowding in our district schools. Three of our four elementary schools are near capacity. Class sizes are large and growing. There is no plan to build a new school, or even build on to an existing school in place. Again this backdrop, the Planning Board appears to be considering a plan that would potentially introduce up to 100 children into the system (let me put a finer point on that: into ONE SCHOOL within the system). What?!

You are representatives of this community. Part of your job is to protect it from overdevelopment. To "plan." This is not planning. Planning does not mean simply increasing tax revenue. It means considering all of the consequences a development will bring. The Hampshire development -- as proposed -- will bring a storm of negative consequences. One of them is continued overcrowding of our schools. Unless you plan to solve that alongside your approval, you need to reject this proposal.

Eventually, I suppose, no one will want to develop in a town with notoriously overcrowded and declining schools. Is that what you're waiting for?

Ilene Strauss

Creative Habitat Corp.

253 Old Tarrytown Road, White Plains, NY 10603
T. 914-948-4389 F. 914-948-4390 www.creativehabitatcorp.com

From: Sven Hoeger, Environmental Consultant to the HCZMC

To: Members of the HCZM Commission

Date: February 17, 2018

RE: Commentary on Agenda topics as highlighted below:

- 1) **1216 Henry Avenue:** No commentary
- 2) **Hampshire Country Club:** I restate my opinion that the current layout of the proposed development renders the environmental significance of the entire property obsolete. In order to continue to serve as significant open space and maintain its character as a "Significant Environmental Area", the development would need to be redesigned to abut existing residential areas and to consolidate all remaining golf course and natural areas into one contiguous and compact mass with immediate connection to the Hommocks Salt Marsh Complex. My January comments remain unchanged. I am attaching to this memo background information on which some of the January commentary is based.
- 3) **532 and 620 West Boston Post Road:** While neither of these building changes directly touches on my expertise, I am faced with very similar issues concerning follow-through on environmental requirements that are issued with permits. I would recommend widening the scope of your discussion to include follow-through review of all conditions attached to your commission's determinations.
- 4) **Discharge into Mamaroneck River:** The photo distributed by Mrs. v Eif unfortunately is not conclusive. I do support the request for an investigation that goes beyond a simple verification of the fact that foam appears on the water's surface. This is a phenomenon that can occur naturally in waters with large amounts of decaying organic matter. But foam can also result from illicit discharges into the River. At the very least, the origin of the foam should be located. If the origin appears to be subject, perhaps a more detailed chemical analysis could be performed.
- 5) **PLL-EE 2017 and Wayfinding Signage:** No commentary.

End of commentary

Attachments:

Hampshire Country Club – DEIS commentary supporting materials (7 pages)

BIRDS OF CONSERVATION CONCERN

WHAT ARE BIRDS OF CONSERVATION CONCERN?

The 1988 amendment to the Fish and Wildlife Conservation Act mandates the U.S. Fish and Wildlife Service (USFWS) to “identify species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become candidates for listing under the Endangered Species Act (ESA) of 1973.” **Birds of Conservation Concern 2008** is the most recent effort to carry out this mandate. Bird species considered for the BCC include:

- nongame birds
- gamebirds without hunting seasons
- subsistence-hunted nongame birds in Alaska
- ESA candidate, proposed, and recently delisted species

The overall goal of the Birds of Conservation Concern is to accurately identify the migratory and non-migratory bird species (beyond those already designated as Federally threatened or endangered) that represent our highest conservation priorities. Bird species considered for inclusion on lists in this report include nongame birds, gamebirds without hunting seasons, subsistence-hunted nongame birds in Alaska; and Endangered Species Act candidate, proposed endangered or threatened, and recently delisted species.

Birds of Conservation Concern 2008 encompasses three distinct geographic scales including at the National level (United States in its entirety, including island "territories" in the Pacific and Caribbean), at the North American Bird Conservation Initiative (NABCI) Bird Conservation Regions (BCRs), and at U.S. Fish and Wildlife Service Regions level. This is primarily derived from assessment scores from three major bird conservation plans: the Partners in Flight North American Landbird Conservation Plan, the United States Shorebird Conservation Plan, and the North American Waterbird Conservation Plan.

The **Birds of Conservation Concern** includes some non-MBTA-protected species because their conservation status and efforts are of concern to the U.S. Fish and Wildlife Service.

MBTA: Migratory Bird Treaty Act

Lead:

Lead poisoning. Lead poisoning is a type of metal poisoning caused by lead in the body. The brain is the most sensitive. Symptoms may include abdominal pain, constipation, headaches, irritability, memory problems, inability to have children, and tingling in the hands and feet.

Arsenic

Arsenic poisoning is a medical condition that occurs due to elevated levels of arsenic in the body.^[4] If exposure occurs over a brief period of time symptoms may include vomiting, abdominal pain, encephalopathy, and watery diarrhea that contains blood.^[1] Long-term exposure can result in thickening of the skin, darker skin, abdominal pain, diarrhea, heart disease, numbness, and cancer.

4,4'-DDD

Dichlorodiphenyldichloroethane (DDD) is an organochlorine insecticide that is slightly irritating to the skin.^[1] DDD is a metabolite of DDT.^[2] DDD is colorless and crystalline;^[3] it is closely related chemically and is similar in properties to DDT, but it is considered to be less toxic to animals than DDT.

DDD is in the “Group B2” classification, meaning that it is a probable human carcinogen. This is based on an increased incidence of lung tumors in male and female mice, liver tumors in male mice, and thyroid tumors in male rats. Further basis is that DDD is so similar to and is a metabolite of DDT, another probable human carcinogen.^[2]

DDD is no longer registered for agricultural use in the United States, but the general population continues to be exposed to it due to its long persistence time. The primary source of exposure is oral ingestion of food.

4,4'-DDE

Dichlorodiphenyldichloroethylene (DDE) is a chemical compound formed by the loss of hydrogen chloride (dehydrohalogenation) from DDT, of which it is one of the more common breakdown products.^[1] Due to DDT's massive prevalence in society and agriculture during the mid 20th century, DDT and DDE are still widely seen in animal tissue samples.^[2] DDE is particularly dangerous because it is fat-soluble like other organochlorines, thus it is rarely excreted from the body and concentrations tend to increase throughout life. The major exception is the excretion of DDE in breast milk, which delivers a substantial portion of the mother's DDE burden to the young animal or child.^[3] Along with accumulation over an organism's life, this stability leads to bioaccumulation in the environment which amplifies DDE's negative effects. DDE has been shown to be toxic to rats at 79.6 mg/kg.^[4] DDE and its parent, DDT, are reproductive toxicants for certain birds species, and major reasons for the decline of the bald eagle,^[5] brown pelican,^[6] peregrine falcon, and osprey.^[7] These compounds cause egg shell thinning in susceptible species, which leads to the birds' crushing their eggs instead of incubating them, due to the latter's lack of resistance.^[8] Birds of prey, waterfowl, and song birds are more susceptible to eggshell thinning than chickens and related species, and **DDE appears to be more potent than DDT**.^[7]

4,4'-DDT

DDT is a persistent organic pollutant that is readily adsorbed to soils and sediments, which can act both as sinks and as long-term sources of exposure affecting organisms.^[13] Depending on conditions, its soil half-life can range from 22 days to 30 years. Routes of loss and degradation include runoff, volatilization, photolysis and aerobic and anaerobic biodegradation. Due to hydrophobic properties, in aquatic ecosystems DDT and its metabolites are absorbed by aquatic organisms and adsorbed on suspended particles, leaving little DDT dissolved in the water. Its breakdown products and metabolites, DDE and DDD, are also persistent and have similar chemical and physical properties.^[11] DDT and its breakdown products are transported from warmer areas to the Arctic by the phenomenon of global distillation, where they then accumulate in the region's food web.^[58]

Because of its lipophilic properties, DDT can bioaccumulate, especially in predatory birds.^[59] DDT is toxic to a wide range of living organisms, including marine animals such as crayfish, daphnids, sea shrimp and many species of fish. DDT, DDE and DDD magnify through the food chain, with apex predators such as raptor birds concentrating more chemicals than other animals in the same environment. They are stored mainly in body fat. DDT and DDE are resistant to metabolism; in humans, their half-lives are 6 and up to 10 years, respectively. DDT is an endocrine disruptor.^{[72][73]} It is considered likely to be a human carcinogen although the majority of studies suggest it is not directly genotoxic.^{[74][75][76]} DDE acts as a weak androgen receptor antagonist, but not as an estrogen.

Aldrin

Aldrin is an organochlorine insecticide that was widely used until the 1990s, when it was banned in most countries. It is a colourless solid. Before the ban, it was heavily used as a pesticide to treat seed and soil. Aldrin and related "cyclodiene" pesticides (a term for pesticides derived from Hexachlorocyclopentadiene) became notorious as persistent organic pollutants.^[3]

Like related polychlorinated pesticides, aldrin is highly lipophilic. Its solubility in water is only 0.027 mg/L, which exacerbates its persistence in the environment. It was banned by the Stockholm Convention on Persistent Organic Pollutants. In the U.S., aldrin was cancelled in 1974.

Aldrin has rat LD₅₀ of 39 to 60 mg/kg (oral in rats). For fish however, it is extremely toxic, with an LC₅₀ of 0.006 – 0.01 for trout and bluegill.^[3]

It is classified as an extremely hazardous substance in the United States as defined in Section 302 of the U.S. Emergency Planning and Community Right-to-Know Act (42 U.S.C. 11002), and is subject to strict reporting requirements by facilities which produce, store, or use it in significant quantities.^[9]

Chlordane

In the United States, chlordane was used for termite-treatment of approximately 30 million homes until banned in 1988.^[4] Chlordane was banned 10 years earlier for food crops like corn and citrus, and on lawns and domestic gardens.^[1]

Being hydrophobic, chlordane adheres to soil particles and enters groundwater only slowly, owing to its low solubility (0.009 ppm). It requires many years to degrade.^[15] Chlordane bioaccumulates in animals.^[16] It is highly toxic to fish, with an LD₅₀ of 0.022–0.095 mg/kg (oral).

Oxychlordane (C₁₀H₄Cl₈O), the primary metabolite of chlordane, and heptachlor epoxide, the primary metabolite of heptachlor, along with the two other main components of the chlordane mixture, *cis*-nonachlor and *trans*-nonachlor, are the main bioaccumulating constituents.^[7] *trans*-Nonachlor is more toxic than technical chlordane and *cis*-nonachlor is less toxic.^[7]

Chlordane and heptachlor are known as persistent organic pollutants (POP), classified among the "dirty dozen" and banned by the 2001 Stockholm Convention on Persistent Organic Pollutants.^[17]

Exposure to chlordane/heptachlor and/or its metabolites (oxychlordane, heptachlor epoxide) are risk factors for type-2 diabetes (reviewed 17 published studies),^[27] for lymphoma (13 studies),^[28] for prostate cancer (8 studies),^[29] for obesity (5 studies),^[30] for testicular cancer (4 studies),^[31] for breast cancer (2 studies),^[32]

Dieldrin

Dieldrin is an organochloride originally produced in 1948 by J. Hyman & Co, Denver, as an insecticide. Dieldrin is closely related to aldrin, which reacts further to form dieldrin. Aldrin is not toxic to insects; it is oxidized in the insect to form dieldrin which is the active compound.

However, it is an extremely persistent organic pollutant; it does not easily break down. Furthermore, it tends to biomagnify as it is passed along the food chain. Long-term exposure has proven toxic to a very wide range of animals including humans, far greater than to the original insect targets. For this reason, it is now banned in most of the world.

It has been linked to health problems such as Parkinson's, breast cancer, and immune, reproductive, and nervous system damage. It is also an endocrine disruptor, acting as an estrogen and antiandrogen, and can adversely affect testicular descent in the fetus if a pregnant woman is exposed to it.^[3]

What is Integrated Pest Management (IPM)?

Integrated pest management, or IPM, is a process you can use to solve pest problems while minimizing risks to people and the environment. IPM can be used to manage all kinds of pests anywhere—in urban, agricultural, and wildland or natural areas.

- **Definition of IPM**

IPM is an ecosystem-based strategy that focuses on long-term prevention of pests or their damage through a combination of techniques such as biological control, habitat manipulation, modification of cultural practices, and use of resistant varieties. Pesticides are used only after monitoring indicates they are needed according to established guidelines, and treatments are made with the goal of removing only the target organism. Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial and nontarget organisms, and the environment.

What is a pest?

Pests are organisms that damage or interfere with desirable plants in our fields and orchards, landscapes, or wildlands, or damage homes or other structures. Pests also include organisms that impact human or animal health. Pests may transmit disease or may be just a nuisance. A pest can be a plant (weed), vertebrate (bird, rodent, or other mammal), invertebrate (insect, tick, mite, or snail), nematode, pathogen (bacteria, virus, or fungus) that causes disease, or other unwanted organism that may harm water quality, animal life, or other parts of the ecosystem.

- **How does IPM work?**

IPM focuses on long-term prevention of pests or their damage by managing the ecosystem

With IPM, you take actions to keep pests from becoming a problem, such as by growing a healthy crop that can withstand pest attacks, using disease-resistant plants, or caulking cracks to keep insects or rodents from entering a building.

Rather than simply eliminating the pests you see right now, using IPM means you'll look at environmental factors that affect the pest and its ability to thrive. Armed with this information, you can create conditions that are unfavorable for the pest.

In IPM, monitoring and correct pest identification help you decide whether management is needed

Monitoring means checking your field, landscape, forest, or building—or other site—to identify which pests are present, how many there are, or what damage they've caused. Correctly identifying the pest is key to knowing whether a pest is likely to become a problem and determining the best management strategy.

After monitoring and considering information about the pest, its biology, and environmental factors, you can decide whether the pest can be tolerated or whether it is a problem that warrants control. If control is needed, this information also helps you select the most effective management methods and the best time to use them.

IPM programs combine management approaches for greater effectiveness

The most effective, long-term way to manage pests is by using a combination of methods that work better together than separately. Approaches for managing pests are often grouped in the following categories.

Biological control

Biological control is the use of *natural enemies*—predators, parasites, pathogens, and competitors—to control pests and their damage. Invertebrates, plant pathogens, nematodes, weeds, and vertebrates have many natural enemies.

Cultural controls

Cultural controls are practices that reduce pest establishment, reproduction, dispersal, and survival. For example, changing irrigation practices can reduce pest problems, since too much water can increase root disease and weeds.

Mechanical and physical controls

Mechanical and physical controls kill a pest directly, block pests out, or make the environment unsuitable for it. Traps for rodents are examples of mechanical control. Physical controls include mulches for weed management, steam sterilization of the soil for disease management, or barriers such as screens to keep birds or insects out.

Chemical control

Chemical control is the use of pesticides. In IPM, pesticides are used only when needed and in combination with other approaches for more effective, long-term control. Pesticides are selected and applied in a way that minimizes their possible harm to people, nontarget organisms, and the environment. With IPM you'll use the most selective pesticide that will do the job and be the safest for other organisms and for air, soil, and water quality; use pesticides in bait stations rather than sprays; or spot-spray a few weeds instead of an entire area.

IPM is based on scientific research

Hear UC IPM scientist Pete Goodell talk about the scientific basis for IPM. (7 min)

- IPM programs

These IPM principles and practices are combined to create *IPM programs*. While each situation is different, six major components are common to all IPM programs:

1. Pest identification
2. Monitoring and assessing pest numbers and damage
3. Guidelines for when management action is needed
4. Preventing pest problems
5. Using a combination of biological, cultural, physical/mechanical and chemical management tools
6. After action is taken, assessing the effect of pest management

Betty-Ann Sherer

From: Anna Divney <annadivney@gmail.com>
Sent: Tuesday, February 20, 2018 11:20 AM
To: Betty-Ann Sherer
Cc: mdivney@hotmail.com
Subject: Hampshire Development Concerns

Dear Planning Board,

We are writing to express concern over the planned Hampshire Development. As you are aware, the Mamaroneck Union Free School District (MUFSD) is in the midst of an overcrowding crisis. Based on the developer's projections for this project alone, there could be anywhere from 20-93 children added to the district. We are concerned that these projections are flawed and are gross underestimates of the projected number of school-age children added to the district for three reasons:

1. The developer's projections are based on "residential multipliers" published in 2006, over a decade ago, and were likely based on demographics and statistics in the several years before that (e.g. 2000-2004).
2. These "residential multipliers" were based on population density in New York State as a whole (in early 2000), when we know that residential density is greater in the New York city area than the rest of New York State.
3. These projections are based on the number and type of units the developers are planning, but do not take into account the fact that young families will likely move into the homes that "empty-nesters" will move out of and into these units.

As the MUFSD Superintendent and the Board of Education has made the community aware, the MUFSD physical plant is at the tipping point of not being able to accommodate students zoned for the district. This development is not occurring in isolation, there are several recently completed, near completion and planned development projects that will add students to the district, regardless of whether they are *intended* for families or not.

We urge the board to:

1. Require the developers to update their school-age children added projections based on more recent "residential multipliers" that are specific to the New York City area and that also take into account the number of students added via home-turnover from empty-nesters to young families. We need more accurate projections.
2. Require all new developments to contribute to expanding the school system's capacity.

These developments not only stress our school system, but our municipal infrastructure as well. As such, we should, as a community, require the developers to contribute to mitigating these stressors rather than add to them.

Thank you for your time and tireless work.

Anna and Mike Divney

11 Parkway St. Larchmont

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Anna Divney

annadivney@gmail.com



**Department of
Transportation**

60
ANDREW M. CUOMO
Governor

PAUL A. KARAS
Acting Commissioner

LANCE MacMILLAN, P.E.
Acting Regional Director

February 9, 2018

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

RECEIVED

FEB 20 2018

BUILDING DEPT.

**Re: NYSDOT SEQR #15-175
Hampshire Country Club
1025 Cove Rd., Mamaroneck
Westchester County**

Dear Ms. Sherer:

The New York State Department of Transportation (NYSDOT) is in receipt of a DEIS and a Notice of a SEQR Hearing dated December 20, 2017.

We remain concerned about additional traffic entering the already congested Boston Post Rd (US Route 1) and eventually Weaver St. (NYS Route 125) without any mitigations proposed here.

Please note that any work within the NYSDOT Right-of-Way requires a Highway Work Permit (HWP). A detailed engineering review is necessary and required for issuance of a HWP.

Thank you for your interest in highway safety.

Very truly yours,

Mary McCullough
SEQRA – HWP Unit

cc: Permit Field Engineer, Residency 8-8
Westchester County Planning