

PUBLIC COMMENT
HAMPSHIRE COUNTRY CLUB PLANNED RESIDENTIAL DEVELOPMENT
DECEMBER 2017 DEIS -SUBMITTED VIA EMAIL
ADDITIONAL COMMENTS
RECEIVED FEBRUARY 20, 2018
THROUGH
MARCH 12, 2018

61.02 20 2018 Hampshire CC SERTON Public Comment
62.03 02 2018 Hampshire CC HERZOG Public Comment
63.03 05 2018 Hampshire CC GESSLER Public Comment
64.03 12 2018 Hampshire CC COUNTY Comment

Betty-Ann Sherer

From: Doug Serton <douglas.serton@gmail.com>
Sent: Tuesday, February 20, 2018 3:02 PM
To: Betty-Ann Sherer; Greg Cutler; Bob Galvin
Subject: Comments on the proposed Hampshire development project

Follow Up Flag: Follow up
Flag Status: Flagged

Betty-Anne, Greg, Robert: As a resident of Cooper Ave in Orienta, I attended last week's meeting with a great interest in the proposed plan for development at Hampshire. While I could not stay late enough for the public comment portion of the agenda, I did want to raise two points directly.

First, and most importantly as was discussed at the meeting, Cooper Ave is a private road. The work necessary to create an access point described by the current proposal /environmental report would be significantly intrusive to both the lives and private properties of the residents on the street. I concur with the Coalition's assessment that such an idea is unlawful and reckless to propose. It is one of the many reasons acceptance of this proposal should not be considered.

Further to that point of disruption to the neighborhood, what I don't believe was addressed in detail was Old Post Road. One of the benefits and, in some aspect, necessities of our current school footprint/parking limitations is the ability to walk to Central, which dozens of families in Orienta do throughout the year (mine included).

Walking on Old Post Road is already hazardous given the lack of a true sidewalk, multiple blind spots and natural impediments such as leaf and snow piles throughout much of the academic year. To dramatically increase vehicle traffic on this road would create an increase danger to the many school children and local residents that utilize its walking/bike lane.

During the duration of your consideration of this proposal, which I urge you to be swift given the many unlawful elements and downright impractical ideas put forth, please note the above as grounds for rejecting this project.

Respectfully yet passionately,

Doug Serton

Betty-Ann Sherer

From: Jane E Herzog <jeh2@nyu.edu>
Sent: Friday, March 02, 2018 11:36 AM
To: Betty-Ann Sherer
Attachments: IMG_3446.jpg

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Please share this with the Planning Board. It is a photo taken this morning after only a few hours of rain. The water is deep and will result in homeowners being stranded on the golf course where homes were built there. I am strongly against any development in this fragile location.

Dr. Jane E. Herzog
1002 Cove Road



Betty-Ann Sherer

From: Barbara Gessler <forshopdrop@gmail.com>
Sent: Monday, March 05, 2018 11:08 AM
To: Betty-Ann Sherer
Subject: The Buyers of the Hampshire Golf Club should be reminded of their promises:

From the Larchmont Gazette, Judy Silberstein, posted on June 17, 2010

Asked about plans for housing development at Hampshire, Mr. Pfeffer said a lot of people are speculating, but "at the current time" there are no such plans. "We are going to have a great club," he said.



George Latimer
County Executive

County Planning Board

RECEIVED

MAR 12 2018

BUILDING DEPT.

March 12, 2018

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

Subject: **Referral File No. MMV 18-001 – Hampshire Country Club
Subdivision, Site Plan and Special Permit Approvals
Draft Environmental Impact Statement**

Dear Ms. Sherer:

The Westchester County Planning Board has received a draft environmental impact statement (EIS) (dated accepted December 13, 2017), prepared pursuant to the NYS Environmental Quality Review Act, for the above referenced application for a planned residential development (PRD) that is proposed for the 94.5-acre portion of the Hampshire Country Club that is zoned R-20 and is currently a golf course. The applicants propose to construct 105 dwelling units (44 detached single-family dwellings and 61 attached "carriage homes") utilizing the Village's PRD special permit regulations which provide flexibility to cluster the proposed development to preserve 36 acres of open space. The proposed residential units would have access to the surrounding areas via extensions of Cove Road, Eagle Knolls Road and Cooper Avenue. An additional subdivision "Road A" would also be constructed.

The Hampshire Country Club property is comprised of 106.2 acres in both the Village of Mamaroneck and unincorporated Town of Mamaroneck. The proposed development would not occur on the 4.4 acres within the MR District in the Village or on the 7.3 acres within the R-30 District in the Town. In addition to the PRD special permit, the proposal would require subdivision and site plan approvals from the Village Planning Board.

We have reviewed the draft scoping document under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and offer the following comments:

1. Consistency with County Planning Board policies. The County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, generally call for development to be channeled, whenever possible, to centers where infrastructure can support growth, where public transportation can be provided efficiently and where redevelopment can enhance economic vitality. While the proposed development, by placing new homes within a flood-

prone open space area outside of the downtown center, is not consistent with this policy, there are other policies identified in *Westchester 2025* that offer some support to this proposal.

The closing of privately-owned golf courses is a long-term trend that is occurring in Westchester and elsewhere. This trend presents a challenge, since most golf courses have underlying zoning that permit residential development, and when golf courses close they usually present situations where large open spaces can be developed all at once, dramatically changing the character of a local area.

However, the subject proposal appears to be an approach that seeks to retain as much open space as possible to preserve the character that the golf course provided. It is our opinion that the proposed PRD development would be preferable to a conventional subdivision under existing zoning, which would place 105 single-family homes across the entire site in a much more “sprawl”-oriented layout. We also point out in our comments below, that the subject site is within walking distance to a school, a recreational complex, stores and transit stops. Therefore, the existing nearby services have the potential to support additional growth, provided the applicant works towards integrating the development with its surroundings through adequate sidewalks and pedestrian connections.

2. County sewer impacts. The draft EIS contains an adequate discussion of how the application will satisfy the County Department of Environmental Facilities’ policy to require inflow/infiltration (I&I) mitigation to offset projected increase in wastewater flows at a ratio of three for one.

3. Flooding. The property is located in a Special Flood Hazard Area and has been identified by the municipality as an area prone to flooding and documented in the stormwater reconnaissance plan prepared for the watershed under the County Stormwater Management Law. The development, including all fill and any other obstruction within the floodplain, should be designed in accordance with the local floodplain ordinance and applicable guidance from New York State and the Federal Emergency Management Agency. Studies and analyses should use the best available data, including but not limited to, the preliminary flood insurance rate maps released in 2015 and precipitation data included in the NOAA Atlas 14 program. Utilizing the most conservative versions of available data is recommended in order to provide the highest degree of protection from the impacts of flooding, particularly in coastal flood hazard zones with wave action. Particular attention should be paid during the design of the site to ensure that infrastructure and emergency access is protected from flooding and that the project will not create or exacerbate flooding upstream or downstream. Given the location in a flood prone area, particularly in proximity to the coastline, consideration should also be given to increasing the freeboard an additional amount to provide an additional measure of protection against rising sea levels and increased flooding.

4. Pedestrian circulation. The draft EIS states that sidewalks will only be provided along the north side of the extended and rerouted Cove Road. As noted above, the subject site is within walking distance to a school, a recreational complex, stores and transit stops. We recommend the sidewalk network be expanded to include a sufficient pedestrian connection to the Hommocks Middle School and the recreational facilities adjacent to the school, or at least as close as possible to the school as one can be constructed on the project site. We also recommend a sidewalk extending as far as the site


entrance with Cooper Avenue to allow residents to walk to businesses along Boston Post Road as well as to the Bee-Line bus stop located at Richbell Road which provides rush-hour shuttle service to the Larchmont train station. We point out that our review of Google StreetView for the project site area showed pedestrians walking along these neighborhood streets which currently have no sidewalks.

5. Affordable housing. The draft EIS states that the proposed subdivision will contain no affordable units. We encourage the applicant to work with the Village towards incorporating affordable units into this development.

6. Green building technology. We encourage the applicant to include as much green, or sustainable, building technology as possible into the construction of the proposed development.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 
Norma V. Drummond
Acting Commissioner

NVD/LH