

PUBLIC COMMENT
HAMPSHIRE COUNTRY CLUB PLANNED RESIDENTAIL DEVELOPMENT
DECEMBER 2017 DEIS -SUBMITTED VIA EMAIL
ADDITIONAL COMMENTS
RECEIVED APRIL 2, 2018
THROUGH
APRIL 6, 2018

74 04 04 2018 Hampshire CC SEVANS Public Comment

75 04 02 2018 Hampshire CC WESCHLER Public Comment

76 04 02 2018 Hampshire CC MEYEROWITZ Public Comment

77 04 08 2018 Hampshire CC CUTLER Public Comment

78 04 09 2018 Hampshire CC ROTH Public Comment

79 04 09 2018 Hampshire CC SKLAR Public Comment

80 04 09 2018 Hampshire CC TLARSEN Public Comment

81 04 10 2018 Hampshire CC KLARSEN Public Comment

Betty-Ann Sherer

From: sarah evans <sarahswims35@gmail.com>
Sent: Wednesday, April 04, 2018 2:24 PM
To: Betty-Ann Sherer
Subject: Hampshire

The flooding which has killed people and not been preventable in anyway is the reason 105 units can not be built safely- storms, and hurricanes have repeatably turned the golf course into a lake. The flooding will only get worse.Do NOT approve the plan for the safety of the projects.There is NO engineer who can create a safe space out of the land, despite what they may say-

Sarah Robbins Evans

Betty-Ann Sherer

From: mweschler <mweschler@optonline.net>
Sent: Monday, April 02, 2018 10:58 AM
To: Betty-Ann Sherer
Subject: Hampshire development--please share with the Board of Trustees

As a lifelong resident of this community, current Mamaroneck Village resident, and real estate agent for 30 years, I must write to state how unacceptable it would be to allow the current proposal that Hampshire is offering to become reality. Despite their propaganda about how wonderful this would be for the schools and the community, in reality it would put undue stress on the school system, not to mention the increase in already impossible traffic around the Hommocks School. Anyone who has been in the area at times of school opening and dismissal knows this to be true.

In addition, the golf course abuts Long Island Sound. No matter what they do, the Sound will still flood during storms. I have lived here long enough to remember a man being swept from his car and drowning not far from the existing clubhouse as he tried to make his way home during a northeaster. Creating impervious surfaces by building on the property will only exacerbate the flooding issues which are inevitable. There is the undeniable issue of arsenic in the soil which will become a serious environmental issue once the soil is dug up. In addition, if development is allowed here, there will be other clubs in the area that will want the same treatment which would be a disaster.

I am sorry that this developer bought this property with the idea of making a fortune by building one hundred plus homes. But the reality is, it should remain open, beautiful space. Please don't sacrifice the well being of this community by giving in to a developer who made a big mistake.

Thank You

Marjorie Weschler

Betty-Ann Sherer

From: Jean Meyerowitz <jean@thelibos.com>
Sent: Saturday, April 07, 2018 11:57 AM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt
Subject: Hampshire Proposed Development

Dear VOM Planning Board,

We live at 541 Eagle Knolls Road, adjacent to Hampshire Country Club, and have owned our home since 1999. We attended the March Planning Board hearing and planned to attend the continued hearing to voice our opposition, but we will be out of town for the later scheduled April date.

Let us just say that we believe it would be a dereliction of your duties to allow the proposed 105 - home Hampshire plan to move forward, for ALL of the reasons stated by the experts who spoke in opposition to the proposed development at the last meeting. The glaring reasons to reject this proposal, include the toxins buried in the soil that will be released into our air and onto our schools' fields and playgrounds, the need for a "causeway" to allow everyone to exit the area because of the flooding issues, and the high volume vehicular and truck traffic, as well as the increased pressure on our already overburdened schools. It seems irresponsible of these developers to suggest that our community will benefit from this proposal, as they have been doing in a dishonest Facebook and e-mail campaign seeking support for their proposal. We are all too aware of what happens once the developers get paid and the troubled site is left to the new homeowners and municipalities to deal with the issues that remain.

The developers' suggestion that we should embrace a different proposal that disturbs the shoreline by the clubhouse, is disingenuous and flawed. The flooding alone makes their plans untenable. We watch the course flood constantly, and redesigning flood planes so that the existing adjacent properties experience even worse flooding is unacceptable.

In addition to all of the above, the most important reason we can give to urge you to reject Hampshire's proposals is that once we take away what little open spaces communities like our have, we can NEVER get it back! You are charged with the task of balancing progress v. preservation. In the long run, preserving our coastal area, for all of the residents, human, avian and animal alike will make progress. Just last winter, a bald eagle took up residence on the golf course for several months.

If you were to allow our last open space to be developed, our community would be much less desirable in the long run. We have the benefit of watching people from our own and surrounding communities enjoy our neighborhood all through the year, it's amazing how many people walk, jog and ride their bikes on a daily basis past our house. It is a gem that communities like us should protect and covet.

Thank you for your time and attention to this matter.

Jean Meyerowitz and Steve Giove

Betty-Ann Sherer

From: Nova Cutler <nova.cutler@gmail.com>
Sent: Sunday, April 08, 2018 9:59 PM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt
Subject: Opposition to the Hampshire building plan

Dear Planning Board and Board of Trustees, My name is Nova Cutler. I have lived in the Village with my husband and 3 children for over 8 years. It is such a special place to call home.

I would like to let you know that I whole heartily oppose Hampshire's proposal to build 105 homes. There are so many reasons that this does not make sense to our community. I will highlight 3 reasons that resonate most with me.

- 1) Environment- The dangerous levels of arsenic and lead contamination could have severe effects on our community. It is frightening that we could release these pollutants in digging and cutting. Our community is one that loves the outdoors...it is part of what makes us the "Friendly" Village...we cannot risk it.
- 2) Traffic- This corridor of Boston Post Road, with our Middle School, High School and Central school serves THOUSANDS of families each day. There is already traffic. We would be overwhelmed if this goes through.
- 3) Overcrowding of our schools- I know that Hampshire states they will be raising tax revenue for the schools...what they don't state is that their estimates of how many kids will enter our schools is very low and unrealistic. Regardless of the revenue, our schools are already trying to deal with the increased population with very limited space.

Thank you so much for considering my thoughts.

It is comforting to know we have a Village Planning Board and Board of Trustees that listen to the residents of our beautiful Village.

Regards,
Nova Cutler

Betty-Ann Sherer

From: Edie Roth <edieroth@gmail.com>
Sent: Monday, April 09, 2018 10:47 AM
To: Betty-Ann Sherer; Mayor Tom Murphy; Nora Lucas; lpotok@vomny.com; Keith Waitt; Victor Tafur
Subject: Hampshire Development-Opposed

All,

I am opposed to the proposed development of Hampshire Golf Club, whether single family homes or condominium complex. Both proposals are too big, environmentally unsound, detrimental to the schools and appearing unsafe. The research used by the developer appears incorrect or superficial at best.

Edie Roth
507 Claflin Avenue
Mamaroneck, NY 10543
914-980-2879

Sent from my iPhone- please forgive typos

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Betty-Ann Sherer

From: Stephanie Sklar <stephaniejillsklar@gmail.com>
Sent: Monday, April 09, 2018 12:40 PM
To: Betty-Ann Sherer; Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt
Subject: Proposed Hampshire Development-- OPPOSED

I am a member of the Mamaroneck community and am very concerned about the proposed development plan for Hampshire golf course.

I walk with my children and dog to Central school and back every day- roughly 2 miles. I am extremely familiar with all the routes going into the proposed development and out. I am very worried that during the suggested 5 year construction period there will significant construction traffic – all directed right around the Hommocks School, and the already overtaxed intersection at Weaver and BPR.

The middle school is a hub of activity for the community with throngs of children walking to and from school. It pains me to think of the hazardous material that will be brought in large construction trucks with massive amounts of fill being delivered as our kids are milling about, walking, playing sports, and enjoying their school.

The disruption to their lives will be evident for 5 years! All of these vehicles, many of which will have to be idling as lines of trucks wait to proceed, will create heavy vehicle exhaust pollution and noise and distraction (and impact the quality of the roads) around the School. None of these impacts is evaluated in the DEIS. Those trucks will create pollution and noise distraction.

I am categorically opposed to this development. There a variety of reasons my family is not backing the development but the possible negative health effects on our children's lives is paramount for me.

-Stephanie Sklar

Stephanie Sklar
NEW Email: stephaniejillsklar@gmail.com

Betty-Ann Sherer

From: Todd Larsen <tlarsen@gmail.com>
Sent: Monday, April 09, 2018 10:23 PM
To: Betty-Ann Sherer
Cc: Keith Waitt; Leon Potok; Nora Lucas; Victor Tafur; Mayor Tom Murphy
Subject: Concerns about the Hampshire project

Dear Planning Board,

I am a long-time taxpaying resident of Mamaroneck Village and I am writing to add my concerns the large number of voices opposed to the Hampshire development plan as currently proposed.

The plan appears to have many components that are problematic, and the proposal as submitted is as disingenuous as they come. Clearly they are trying to sell the town a bill of goods, and we as residents will be left footing the costs. You, as our elected officials designated to protect and nurture this village, are the last line of defense.

Rather than go through all the many issues as I am sure others will speak to them, I will focus on one major issue - Building on a flood plain. Please consider the following:

- The land they want to build on is at or below sea level in many places. And not just a little bit. Below is a photo of the scene out my window during a flood. Water covered a major portion of the property. It does so regularly.
- They propose to bring in tons of fill – but that only raises more questions
 - Developer fill is almost never pure. Who will be responsible for the quality? They will be heavily incentivized to cut corners, and when the next flood washes all the pollutants across everyone else's property, the Mamaroneck Love Canal will be an interesting story. Will you all be willing to be quoted for the story?
 - Their plans call for enough fill to get about 6 inches above the 100 year flood levels. How accurate have those 100 year flood projections. We've already had two in less than twenty years.
 - When the fill causes the water to go onto other's property and cause damage that wouldn't have occurred otherwise, who is responsible?
- They have been disingenuous on this issue from the beginning. They originally claimed in their first plan, that they would build a gate to prevent flooding at the source where water first enters the property. After their "magic gate" was shamed into being clearly flawed, they have shifted their rhetoric to containment of the water and building above it, but the water needs to go somewhere and they have no credibility on the topic. They will say anything to get something built. It was their experts that proposed the "magic gate."
- The idea that the Village would allow a developer to build 100 homes in a flood zone makes me believe the Village will have zero power to ever stop anything. Unlimited projects that come after will have less impact than this, and they would all say, "but you let Hampshire build 100 homes on a flood plain." What will your answer be to them?

Even the Hampshire team knows this a bad idea. They said so very clearly to the attendees of any open house a few months back when they showed the plans. They (Dan Pfeiffer) basically said they were only doing this because they couldn't get the plan that makes sense built. So this is a grand bargaining chip in a poker game. Please, on behalf of your voting and tax paying constituents, please call their bluff and do not allow them to proceed with such a ridiculous plan that everyone knows makes no sense. They can then come back to the table and work out something that does. They paid a tiny price for the land because it is a Flood Plain. Don't let them bluff you – our leaders – into a bad decision. You would just enrich out of town investors to the detriment of your constituents.

Sincerely,

Todd Larsen
531 Orienta Avenue



Betty-Ann Sherer

From: Kim Larsen <kimlarsen@mindspring.com>
Sent: Tuesday, April 10, 2018 8:22 AM
To: Betty-Ann Sherer
Cc: Mayor Tom Murphy; Victor Tafur; Nora Lucas; Leon Potok; Keith Waitt
Subject: Opposition to Hampshire proposal(s)

To Planning Board and Board of Trustees:

I am writing to encourage you to deny Hampshire's request to construct a 105-home development (or the 125-unit condo complex) on the golf course property. Their DEIS is outrageously flawed. I'll just outline my two main concerns:

- 1) **Alteration and environmental contamination of a flood plain.** From my house I witness how Hampshire functions as a flood basin. After any significant rain, the golf course floods dramatically and then, over the course of any number of days, slowly trickles out to the Sound. Disrupting that ecosystem by blasting hilltops and bringing in dirty fill is irresponsible at best and possibly criminal. There is no way to know exactly how the dramatic alteration to the Hampshire landscape will impact drainage. Hampshire "experts" are tasked with getting this proposal approved. It is clear that they will say virtually anything to accomplish this. But, as many communities learned from Hurricane Sandy, Mother Nature always wins. I believe Hampshire's proposed development would create a whole host of new flooding challenges.
- 2) **Increase in traffic through Orienta and the Boston Post Road corridor.** A dramatic increase in the number of households in the Hampshire area is problematic. The roads in and out of the area are narrow, as they should be through residential areas with schools nearby. But they will easily become jammed. 312 households use Orienta Avenue as the primary route home (I just did a mailing with the USPS, another 313 households primarily use Rushmore), plus the Westchester Day School families. Adding over 100 residences (30% more housing) to Hampshire clearly will increase traffic through the Orienta community dramatically. Further, the increase in traffic related to a Hampshire development would dump out onto the Boston Post Road - either at Hommocks, Old Post Road, or Orienta Avenue. In that corridor we have THREE district schools with hundreds of students biking and walking to and from school each day. As chairperson of the Larchmont/Mamaroneck Safe Routes to School Committee, I spent over 8 years working to get the NYS DOT to institute a school speed zone in front of Mamaroneck High School. The State recognized that this is a busy commercial corridor and pedestrians and cyclists need protection. We should not jeopardize their safety by increasing traffic in this dangerous area.

I have many other concerns but I'm sure you'll be hearing from other community members who will cover them. Unfortunately, I cannot attend the public hearing on April 11. As a member of the Town of Mamaroneck's traffic committee, I have to attend the traffic meeting that night. I am a civic-minded, involved member of the community. While I live adjacent to Hampshire, my concerns are for our community as a whole. The impacts of this flawed proposal would negatively alter our community forever. Thank you for your consideration.

Best regards,
Kim Larsen
531 Orienta Avenue



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