

ORIENTA POINT ASSOCIATION

Mamaroneck, New York

March 26, 2013

Dear Mayor Rosenblum, Deputy Mayor Santoro, and Trustees:

We write on behalf of the Orienta Point Association (OPA), representing approximately 630 homes in Orienta, in opposition to the proposed development at Hampshire Country Club by its owner New World Realty Advisors ("New World"). **We respectfully request that you – our elected representatives – consider the views and best interests of your constituents, and decline to consider New World's request for rezoning of the Hampshire property. The only way to act in the best interests of your community and your constituents is to decline to consider this request at the outset and avoid the financial and bureaucratic inefficiencies and conflicts, and likely subsequent expensive and administratively burdensome litigation, associated with a longer review.** Our understanding is that such a decision to decline to consider the rezoning request would mean that Hampshire would have no basis on which to initiate costly and time-consuming litigation.

As background, New World presented its development plans for Hampshire at a February OPA meeting. **Following this presentation, the sentiments of OPA members in attendance were clear: the overwhelming view of the individuals at the meeting opposed the proposed development.** Therefore, based on this meeting alone, the sentiments of a substantial percentage of Village residents are opposed to the Hampshire proposal. We continue to receive feedback from neighbors about their concerns regarding the proposal.

OPA members' concerns are those articulated in Village residents' letters to you and as can be seen on the website of Mamaroneck Coastal Environment Coalition website, including:

- ⌚ Rezoning: Long-term and new Orienta residents purchased their homes in reliance on the surrounding neighborhood and the zoning in place at the time the purchase was made. Revising the zoning in a residential neighborhood to permit a structure that we are told would be eight times the size of the existing clubhouse and larger than the entire Boston Post Road building of Mamaroneck High School would radically change the neighborhood we all chose to call home. In addition, this proposal would set a precedent for similar issues in other areas of the Village, potentially radically changing other Village neighborhoods as well. Once any rezoning decision is made, it will be more difficult for the Village to explain its basis for denying other similar requests anywhere else in the Village.
- ⌚ Environment: The proposal would greatly impact the nature and environment in and around Hampshire (a Critical Environmental Area), Delancey Cove, Hommocks and all of Orienta. Increased traffic, noise, and light pollution would impact wildlife and residents' enjoyment of the natural surroundings. As with the rezoning issue, once any decision is made by the Village to disregard its natural, coastal and environmental assets in and around the Hampshire

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property, it will be more difficult for the Village to explain its basis for taking such assets into account in other decisions relating to Mamaroneck Harbor and other areas of the Village. We firmly believe this proposal violates the Village's Master Plan.

- ⌚ Flooding: Adding a large apartment style building for 125 large luxury residences, digging to create an underground parking lot for 250 cars, retaining the existing parking lot, relocating existing and/or building new roads and regrading the property to accommodate this large-scale, high-density development would significantly aggravate flooding conditions. Moreover, it would put first responders and Village residents and their homes at risk during future flooding.
- ⌚ Traffic: Traffic on the narrow roads entering Hampshire (used by many cyclists and pedestrians as well as cars) and on Orienta Avenue would greatly increase, and could result in dangerous conditions in Orienta and around Hommocks Middle School, Boston Post Road and Weaver Street.
- ⌚ Infrastructure: The Orienta peninsula is not equipped to accommodate such high-density development, which would result in an approximately 20 percent increase in Orienta residences. The Village and other government entities and utilities would need to plan to improve its infrastructure (e.g., public road maintenance, stormdrain systems, electrical systems, gas lines, water mains, first responders, school crossing guards, etc.) in response to increased use. Moreover, permitting such development in this instance could very likely result in even more such proposals on other Orienta properties (and limited grounds on which to object to these proposals), further exacerbating the issue.
- ⌚ Financial: The proposed condominium development would be taxed at a lower rate than the single-family homes permitted by current zoning. Why would the Village agree to rezone under such circumstances? In addition, the developer's claims of tax revenue increase did not factor increased Village costs for services the Village will provide to the development and infrastructure repairs. Their failure to account for these costs is misleading and exemplifies why the developer's proposal must be viewed critically. Finally, any increase in tax revenue also would be off-set by the potential decrease in tax revenues from the decreased property value of other Orienta homes as a result of the new high-density housing.
- ⌚ Future Uncertainty: Many of Hampshire's promises are rested on assumptions regarding flooding patterns, the real estate market and its hypothetical future condominium owners' ability to continue to maintain the club and the various infrastructure Hampshire proposes (e.g., flood gates). The developers have stated that in order for the golf club to survive, it requires the added membership fees of the proposed condominiums' owners, however, the developers also have stated that these owners would not be required to purchase club memberships and have not advised how they would ensure that the golf course remains viable, increasing the financial risk or even bankruptcy during and/or after construction. Moreover, Hampshire had no response when asked how the future condominium owners would be committed in perpetuity

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Mamaroneck, New York

to any promises Hampshire's investors make today. Without further explanation, Hampshire's commitments are short-term and have no continuing obligation.

Finally, as you consider this issue, we respectfully ask that you please remember these points:

- ⌚ We elected you as our representatives to act in the Village's best interests, and thoughtfully consider and represent Village residents' views as to what interests are best. This is one instance where the Village's best interests *and* its residents' views are aligned.
- ⌚ The Hampshire developers are experienced real estate investors with millions of dollars to gain. They purchased Hampshire with full knowledge of its zoning restrictions, and, despite such knowledge, are choosing to move forward with this proposal, believing that these restrictions should not apply to them. They should not be permitted to profit on their bet that our Village would ignore our current laws and Comprehensive Plan and permit their desired rezoning.

We are grateful for your service on our behalf as our elected representatives and respectfully request you to: (1) think critically regarding the developer's proposal; and (2) represent the views and the best interests of the Village. It is clear to us that following these steps will lead you to unanimously decline to consider Hampshire's request for rezoning.

Respectfully,

Board of Directors, Orienta Point Association