



Site Planning  
Civil Engineering  
Landscape Architecture  
Land Surveying  
Transportation Engineering

Environmental Studies  
Entitlements  
Construction Services  
3D Visualization  
Laser Scanning

## MEMORANDUM

DATE: 12/29/2020

TO: Chairman Thomas Burt  
Commissioners of the Harbor Coastal Zone Management Commission

FROM: Mr. Richard P. Cordone, JMC

RE: JMC Project 18100  
1165 Greacen Point Road  
Village of Mamaroneck, NY

SUBJECT: LWRP Policy 17

LWRP Policy 17 reads:

*Whenever possible, use non structural measures to minimize damage to natural resources and property from flooding and erosion.*

With regard to Erosion, the applicant is proposing relatively flat areas with no steep slopes, stabilization from turf and lawn areas as well as erosion resistant wetland plantings such as Salt Meadow (*Spartina Patens*) and Marsh Elder (*IVA Frutescens*) as well as maintaining the existing saltgrasses on site.

Non structural measures include elevated structures, and building codes.

Regarding flooding the proposed home will be elevated above the 100 year BFE with a foundation and appropriate sized floodways in accordance with ASCE 24-05 "Flood Resistant Design and Construction" to eliminate any hydrostatic pressure designed by a licensed structural engineer in the State of New York.

Stormwater management has been designed to minimize erosion and reduce rain runoff. Impervious areas have been minimized and there will be no increase in post construction runoff.

There are no levees, dams, floodwalls/seawalls breakwaters or other structural measures proposed.

The development of the site will pose no adverse impacts to the community. There will be no uncontrolled erosion, no increase in flood elevations, no deflected waves and no altered hydrology.

p:\2018\18100\admin\mehczmc lwrp policy 17 12-29-2020.docx

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC

120 BEDFORD ROAD | ARMONK, NY 10504 | 914.273.5225 | MAIL@JMCPLLC.COM | JMCPLLC.COM