

November 2, 2020

Mr. Thomas Burt, Chairman  
Harbor and Coastal Zone Management Commission  
Village of Mamaroneck  
169 Mt. Pleasant Avenue  
Mamaroneck, NY 10543



**RE: Update of Impact Assessment  
Fedyna Property, 1165 Greacen Point Road, Village of Mamaroneck**

Dear Chairman Burt and Members of the Commission:

I have reviewed the most recently revised plans for the redevelopment of this site prepared by JMC and dated October 30, 2020. Several measures have been taken to minimize or avoid potential impacts to the tidal wetland buffer. Specifically, the size of the garage has been reduced, and the garage has been moved forward on the lot. The driveway has been shortened, and is now completely outside of the wetland buffer. In addition, retaining walls have been added to the plan to reduce the amount of fill that is required on the site.

No changes were made to the previously submitted wetland restoration / mitigation proposal, and it remains my professional opinion that there will be no adverse impact to the regulated wetlands on this site.

I look forward to discussing this application with you at the November 18, 2020 meeting.

Sincerely,  
**EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC.**

Beth Evans, PWS  
Principal



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