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January 27, 2020

BY HAND DELIVERY & ELECTRONIC SUBMISSION

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

Re: Elisabeth & William Fedyna
Supplemental Materials
Harbor & Coastal Zone Management Commission Application
Consistency Review of Wetlands Permit Application
Premises: 1165 Greacen Point Road, Village of Mamaroneck, New York
(Parcel ID: 9-65 -75)

Dear Chairman Burt and Members of the Harbor & Coastal Zone Management Commission:

This letter and enclosed materials are respectfully submitted on behalf Elisabeth and William Fedyna (the “Applicants”), the owners of residential property located at 1165 Greacen Point Road in the Village of Mamaroneck, New York (the “Premises”), in furtherance of the proposed reconstruction of a single-family home, garage and driveway (the “Project”).¹

This submission responds to comments made by Commissioners at the January 20, 2021, Harbor & Coastal Zone Management Commission (“HCZMC”) meeting regarding the Project’s consistency with the Village of Mamaroneck Local Waterfront Revitalization Plan (“LWRP”).

Westchester County Department of Health Approval

As the Commission is aware, the Applicants are in the process of obtaining Westchester County Department of Health (“DOH”) approval of the replacement septic system. For your reference, below is a timeline summarizing the DOH’s review of this Project:

July 6, 2020	Initial site evaluation application submitted to the DOH.
August 6, 2020	JMC, PLLC performed test pits under DOH supervision.
October 21, 2020	On-Site Wastewater Treatment (“OWTS”) plans submitted to the DOH.
November 6, 2020	Revised architectural floor plans submitted to the DOH.
November 20, 2020	DOH comments on the proposed OWTS were received.

¹ The Applicants submitted an application for Consistency Review related to the pending wetlands permit application on April 3, 2020.



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January 21, 2021 Amended OWTS plans addressing November 20, 2020,
comments submitted to the DOH.

Proposed Stormwater Management

The enclosed materials and the Applicants' prior submissions² demonstrate that the proposed stormwater management system will reduce runoff during storm events and minimize erosion. Notably, no stormwater management system currently exists at the Premises and the Applicants proposal will markedly improve filtration and reduce runoff.

In response to questions from the Commissioners related to the proposed stormwater management system design, enclosed please find one (1) hard copy and an electronic copy of the following materials:

- Exhibit A: Kellard Sessions Consulting, P.C. Review Memorandum dated November 16, 2020;
- Exhibit B: JMC, PLLC Memorandum dated December 29, 2020 responding to comments from Kellard Sessions Consulting, P.C.'s November 16, 2020, Review Memorandum; and
- Exhibit C: Memorandum summarizing SWPPP revisions, prepared by JMC, PLLC, dated January 25, 2020.

Also enclosed please find copies of the following:

- Redlined copy of the Stormwater Pollution Prevention Plan, prepared by JMC, PLLC, dated June 8, 2020 and last updated December 29, 2020.

We look forward to appearing before the HCZMC on February 17th. Should the HCZMC or Village Staff have any questions or comments in the interim, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Very truly yours,

Kristen Motel
Enclosures

cc: Amber Nowak, Assistant Village Planner
Steven Gates, AKRF, Inc., Village Planner
Charles Gottlieb, Esq., HCZMC Attorney
Frank Tavalacci, Building Inspector
JMC, PLLC
Beth Evans, Evans Associates Environmental Consulting, Inc.
Anthony B. Gioffre III, Esq.
Client

² See April 3, 2020; July 1, 2020; September 2, 2020; November 4, 2020 and December 30, 2020 submissions to the HCZMC.