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August 24, 2022

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**BY HAND DELIVERY  
AND EMAIL**

Chair Kathleen Savolt  
and Members of the Planning Board  
Village of Mamaroneck  
169 Mt. Pleasant Avenue  
Mamaroneck, NY 10543

Re: Wetlands Permit & Site Plan Applications  
David & Bonnie Bleustein  
Premises: 1310 Flagler Drive, Village of Mamaroneck, New York  
Village of Mamaroneck Parcel ID: 9-105-11

Dear Chair Savolt and Members of the Planning Board:

On behalf of our clients, David & Bonnie Bleustein ("the Applicants"), the owners of property located at 1310 Flagler Drive in the Village of Mamaroneck, New York (the "Premises"), we respectfully submit the enclosed wetlands and site plan applications and supporting materials in furtherance of the proposed reconstruction of the existing single-family home and replacement of existing accessory improvements (the "Project").

**The Premises**

The approximately 0.8-acre Premises is located immediately adjacent to Long Island Sound within the Edgewater Point community. The property is currently improved with a single-family home, pool, seawall and accessory improvements. The Premises is classified in the R-20 (One-Family Residence) Zoning District<sup>1</sup> where one-family dwellings are principally permitted.

The Premises is located within the VE Flood Zone with base flood elevations ("BFE") of 14 and 17 and the eastern area of the property along Long Island Sound is located within the New York State Department of Environmental Conservation Coastal Erosion Hazard Area ("CEHA"). There are no tidal wetlands or DEC-regulated tidal wetland buffer areas onsite. See Exhibits F & G- Wetland Report & DEC Correspondence. The majority of the Premises is located within the Village-regulated 100-foot wetland adjacent area.

<sup>1</sup> Village of Mamaroneck Zoning Code Section 342-21(A).

The Proposed Reconstruction and Reduction in Impervious Surface within the Wetlands Buffer

The Applicants propose to demolish the existing 1-story home constructed in approximately 1961 and construct a new 2-story single family home within the same location as the existing home. Notably, the Project will reduce the total impervious coverage on the Premises by approximately 37% (from 19,734 square feet to 12,536 square feet).

The Applicants are also proposing partial removal and replacement of the existing patio and driveway, which will result in removal of impervious coverage area located within the CEHA. The Project will remove portions of the existing concrete basketball court and concrete patio that are also located within the 100-foot wetland adjacent area and the CEHA. See Exhibit H - DEC Joint Application.

In fact, the Applicants are proposing to significantly decrease the impervious coverage in the CEHA by almost 90% (from 5,132 square feet to 521 square feet). See Sheet C-3 of the Civil Engineering Plans prepared by Hudson Engineering & Consulting P.C., dated July 15, 2022. In addition, the Project will decrease impervious surface coverage within the 100-foot wetland adjacent area by approximately 6,678 square feet. See Sheet C-3 of the Civil Engineering Plans.

Further, the Applicants are proposing to add wetland buffer plantings that will provide considerable benefits to the adjacent tidal wetlands and onsite habitat. In total, approximately 5,098 square feet of trees, shrubs and perennial species will be added to the property, along with approximately 1,580 square feet of new lawn in areas that are currently covered with impervious surface.

Additionally, new stormwater management infrastructure is proposed where none currently exists onsite. The Project will incorporate a rain garden in the backyard to collect and treat runoff from a portion of the roof of the house and the patio adjacent to the pool.

While the Premises is located within the VE flood zone, the Project will not adversely impact flood volume storage or flooding conditions in the area. As demonstrated in the enclosed Flood Storage Analysis Plan, prepared by Hudson Engineering & Consulting P.C. and dated July 15, 2022, the Project will increase the flood volume storage on the Premises. The proposed replacement home will fully comply with all applicable Village and FEMA residential construction standards for structures in VE flood zones and as such, the first-floor elevation of the home will be located at elevation 19.

The proposed removal of impervious coverage, installation of landscaping and stormwater management measures will be a marked improvement from existing conditions on the property. As such, it is respectfully submitted that the Project will provide considerable benefits to the tidal wetlands and wetlands adjacent area.

### Environmental Review

It is respectfully submitted that the proposed single-family home, reconstruction of the pool, patio and driveway, and stormwater and landscaping improvements constitute actions exempt from the New York State Environmental Quality Review Act ("SEQRA"), because they are Type II Actions. See 6 NYCRR § 617.5(C)(1); (2); (6); (8); (11); and (12). Notwithstanding, we have included a Short Environmental Assessment Form ("EAF") with this Application as **Exhibit D**.

### Materials Enclosed

In support of this Application, enclosed please find one (1) copy and an electronic version of the following materials:

- Exhibit A: Site Plan and Wetlands Application Forms;
- Exhibit B: Building Permit Application;
- Exhibit C: Floodplain Development Permit Application;
- Exhibit D: Short Environmental Assessment Form;
- Exhibit E: Aerial Images and Photographs of the Premises;
- Exhibit F: Wetlands Report prepared by Evans Associates Environmental Consulting, Inc., dated July 7, 2022;
- Exhibit G: DEC wetlands jurisdiction determination (email from Angela Schimizzi, NYSDEC, dated June 29, 2022);
- Exhibit H: NYSDEC Joint Application for proposed improvement and disturbance within the CEHA;
- Exhibit I: New York Office of Parks, Recreation and Historic Preservation Finding of No Effect, dated June 16, 2022;
- Exhibit J: Deed for 1310 Flagler Drive (Control No. 612983560); and
- Exhibit K: Property owner's map and property owner's list within 100 feet of the Premises (Wetlands Permit) and property owner's list within 200 feet of the Premises (Site Plan).

Also enclosed please find one (1) set of:

- Architectural drawings prepared by Keller/Eaton Architects P.C., dated December 1, 2021 and revised through July 15, 2022;
- Landscape Architect drawings prepared by Louis Fusco Landscape Architects, dated July 15, 2022 and revised through August 22, 2022;
- Civil engineering drawings prepared by Hudson Engineering & Consulting P.C., dated July 15, 2022;
- Stormwater Pollution Prevention Plan & Drainage Analysis prepared by Hudson Engineering & Consulting P.C., dated August 24, 2022;





- Flood Storage Analysis Plan prepared by Hudson Engineering & Consulting P.C., dated July 15, 2022; and
- Survey prepared by Richard A. Spinelli, dated September 10, 2021 and updated July 25, 2022.

In furtherance of this Application, also enclosed are the following three (3) checks payable to the Village of Mamaroneck:

- \$12,000 representing the Stormwater Pollution Prevention Plan and Site Plan Escrow Deposits;
- \$250 representing the Wetlands Permit Application Fee; and
- \$300 representing the Site Plan Application Fee.

The Applicants request that this matter be placed on the Planning Board's September 14<sup>th</sup> meeting agenda for review and consideration of the site plan and wetlands permit applications and for referral to the Harbor Coastal Zone Management Commission ("HCZMC") for a consistency determination. Should the Planning Board or Village Staff have any questions in the interim, please feel free to contact the undersigned. Thank you in advance for your consideration.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Kristen Motel", is written over a horizontal line.

Kristen Motel

Enclosures

cc: Dennis Droган, Assistant Building Inspector  
Ashley Ley, AKRF, Village Planning Consultant  
Terresa Bakner, Planning Board Attorney  
Keller/Eaton Architects P.C.  
Louis Fusco Landscape Architects  
Evans Associates Environmental Consulting, Inc.  
Hudson Engineering & Consulting P.C.  
Client  
Anthony B. Gioffre III