



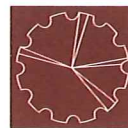
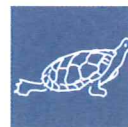
**Evans** Associates  
Environmental Consulting, Incorporated

## WETLAND REPORT

**DATE:** July 7, 2022

**PROPERTY:** Bleustein Property at 1310 Flagler Drive  
Village of Mamaroneck, Westchester County, New York

**REPORT BY:** Evans Associates Environmental Consulting, Inc.



### INTRODUCTION AND SITE DESCRIPTION

Wetlands and site conditions on and adjacent to the above-captioned property were reviewed on June 9, 2022, by a Certified Professional Wetland Scientist and a Certified Professional Soil Scientist of Evans Associates Environmental Consulting, Inc. The subject property is an approximately 0.8-acre residential parcel located immediately adjacent to Long Island Sound. The level parcel is currently developed with a house, driveway, deck, patio, and a concrete basketball court, along with areas of gravel, lawn, and landscaping. A seawall is located along the eastern property boundary. No wetlands are located on or adjacent to the property; the tidal waters are located on the opposite side of the seawall from the residential development. The site soils are mapped as Urban Land-Paxton complex, which are upland soils with developed (impervious) areas.

### REGULATORY JURISDICTIONS

The tidal waters are regulated under the jurisdiction of the Village of Mamaroneck in accordance with Chapter 192 (Freshwater Wetlands) of the Village Code. In addition to regulating the tidal waters, the Village also regulates a 100-foot adjacent area which encompasses over half of the subject parcel. Jurisdiction by the New York State Department of Environmental Conservation (DEC) for tidal waters ends at the seawall;<sup>1</sup> however the Coastal Erosion Hazard Area (CEHA) extends onto the subject property. The tidal waters are also federally regulated by the Army Corps of Engineers (ACOE); there is no adjacent area regulated under federal jurisdiction.

<sup>1</sup> as confirmed by Angela Schimizzi, Marine Biologist - Region 3, Division of Marine Resources, New York State DEC, on June 29, 2022 via email.

162 Falls Road  
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## PHOTOGRAPHS



Seawall and tidal waters (no wetland vegetation), above; on-site area adjacent to seawall, concrete basketball court in foreground, below; both photos facing approximately south, June 6, 2022.

