



February 22, 2023

Village of Mamaroneck:
Building Department
Planning Department
Harbor & Coastal Zone Management Commission
Planning Board

RE: BEACH POINT CLUB
900 Rushmore Avenue
Mamaroneck, NY 10543
County of Westchester, State of New York

**NEW ADA ENTRANCE TO MARINA and
CONTINUATION OF RECONFIGURATION PERIMETER a/k/a
PERIMETER PERMIT**

Dear Regulatory Agencies:

As the General Manager of Beach Point Club, and in response to the comments in the Kellard Sessions and AKRF memos, both dated February 17, 2023, as well as a recent Beach Point Board meeting, I am providing additional information on the pending applications and respectfully requesting two minor amendments to allow for the addition of two electric vehicle charging stations and a fixed jib crane.

To respond to the consultant comments and implement these minor changes, we are attaching one hard copy and one electronic copy of:

- a) An amended Project Description;
- b) Amended Drawing V-01 – VICINITY MAP, DRAWING INDEX BASED UPON AND NOTES
- c) Amended Drawing D-04 - PROPOSED ACCESS SITE PLAN
- d) Amended Drawing D-05 - PROPOSED ACCESS SITE PLAN (ENLARGED);
- e) Amended Drawing D-10 – EROSION CONTROL DETAILS;
- f) Additional Drawing: D-11 – PROPOSED JIB CRANE & CHARGING STATION

EXAMPLES

- g) Additional Drawing: D-11A – PROPOSED JIB CRANE DETAILS;
- h) Additional Drawing: D-11B – PROPOSED UTILITY TRENCH DETAILS;
- i) Additional Drawing: D-11C – PROPOSED BOLLARD & CHARGING STATION DETAILS
- j) An Amended Stormwater Letter from Engineer

Also being provide are the:

- k) Flood Development Permit Application Package
- l) Harbor & Coastal Zone Management Application Package
- m) Board of Architectural Review Application Package

In support of AKRF's suggestion of addressing SEQR, the previously approved tennis application and this application fully disclosed the two Projects, including in the EAFs, and are both are believed to be Type II actions and do not trigger any thresholds preventing the applications to be considered separately.

The drawings have been amplified to address the comments of Kellard Sessions as well to provide for the two minor additions and related modifications, such as the specific path of the new utility trench.

Beach Point's Board has recently changed, and the proposed modifications are requested since we are going through the approval process and the changes will add to the long-term environmental enhancement and functionality of the Club.

The jib crane will replace the large mobile crane that has been used for the hauling and launching of boats, thus eliminating diesel emissions and operating noise. The charging stations will provide the ability to charge the growing number of electric cars. The replacement of the existing water line to the marina simply makes sense since the new electric line is needed and the new water line can be located in the same new trench.

These changes do not affect the applications pending before the Army Corps of Engineers, NYS Department of State, NYS Department of Environmental Conservation and NYS Office of General Services.

We look forward to your review, responding to any questions you may have, and, hopefully, the quick approval of the project.

Sincerely,

Randall Ruder
General Manager