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Seamus O'Rourke, Chair and Members  
Cindy Goldstein, Mallory Chinn, Richard Litman, William Bintzer  
Planning Board Village of Mamaroneck  
169 Mt Pleasant Avenue (Third Floor)  
Mamaroneck, NY 10543

January 9, 2023

To the Planning Board,

I am writing in order to bring an issue to your attention regarding an issue that will be before you in your next meeting January 11. The proposal for building a 5 bedroom home on the property 921 Soundview Drive has elements of importance to myself and my neighbors. I would like to draw your attention to a few issues in particular.

The issue is water runoff into the Marsh/Long Island Sound and protection of wetland buffer. This property is adjacent to my property, but more importantly, borders Otter Creek Preserve, managed by Westchester Land Trust, as well as a small portion with the Nature Conservancy. The present plans include an in ground swimming pool as well as extensive stormwater piping system that is proposed for "attenuation of the post-development 25-year, 24 hour storm event." Please refer to the photos, which show the flooded areas on 911 Soundview Drive twice in the past decade (that I was able to record—there were others I'm sure). Please note that the lines for the wetland buffers on the maps submitted in the proposal imply that the wet area is way below the line, whereas these photos show that the actual area of this property impacted by flooding is much more extensive and extends far into the buffer and past even the property lines. In other words, in reality the wetland extends further into the property than indicated and the buffers are too conservative.

The plans as presented have a pool within the 100' buffer. I think a pool would be extremely damaging to the marsh with its chemicals. There are many other negative impacts I can imagine from an in ground pool in this area. In fact, no homes on the marsh side of Soundview have in ground pools.

In addition, there is extensive rock outcropping on this property. I wonder if any of the calculations for water absorption have taken this into consideration. I know they did a "Perc test", but where on the property was this done? Some areas of my property are so close to the rocks that I cannot even dig more than five or 6 inches when I'm planting.

Finally, the Otter Creek is a very delicate habitat for animals and birds. In the past few months there have been several sightings of bald eagles, great horned owls and foxes—in addition to the usual array of wildlife. I defer to the professionals at Westchester Land Trust on this.

Respectfully

Susan Berenzweig

January 17, 2022--showing flooding past the fence bordering the marsh in adjacent property







August 2011—flooded marsh on adjacent property.

