

Mr. Seamus O'Rourke
Chair, VOM Planning Board
169 Mt. Pleasant Avenue
Mamaroneck NY 10543

20 January 2023

Dear Mr. O'Rourke,

I am writing on behalf of the Shore Acres Property Owners Association (SAPOA) about the proposed new construction at 921 Soundview Drive.

As you undoubtedly know, Shore Acres is located adjacent to the Otter Creek Preserve, which contributes much to our quality of life as a waterfront community tied closely to the natural landscape. We are particularly aware of the sensitive ecological health of the Preserve, with a rare joining of freshwater and saltwater wetlands. Most wetlands of this type in Westchester have been lost to development. We hope to see Otter Creek protected against a similar fate.

We have seen plans for the 921 Soundview development showing a pool and part of a building well within the wetlands buffer zone. We are concerned about the environmental risk the plans suggest, particularly because high winds and intense storms may damage these structures and affect the wetlands and its buffer. We strongly believe that new construction should be allowed only above the buffer zone.

We are also concerned by the Applicant's stated plan to remove nine of the large trees, most of them greater than the 8" dbh threshold for protected trees in the Village. The root systems of these trees, including those that are decayed, have an important function in stabilizing the soil and preventing erosion into the wetlands and creek. In fact, the Village threshold for protected trees in a wetlands or wetlands adjacent area is 3" dbh to protect from such erosion.

SAPOA would like to invite the members of the Planning Board to visit this location. It would be much easier for members to understand the property's relationship to Otter Creek after seeing it.

Thank you for your attention.

Sincerely yours,

Beverley Sherrid
President, SAPOA
625 The Parkway
Mamaroneck, NY 10543
mrs.sherrid@gmail.com