

Mr. Seamus O'Rourke, Chair, and Members of the Village of Mamaroneck Planning Board
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, NY 10543

April 24, 2023

FAR (living area) computation clearly demonstrates that the proposed development is not appropriate for a lot situated in the Wetland buffer area.

Dear Chair O'Rourke and Members of the Planning Board,

My wife Clarisse and myself, Thierry Hasse, have lived at 911 Soundview Drive for the last 14 years. Our house and the 921-lot used to be a single property. We submitted a letter to the planning board in March 2023 explaining our concern with the proposed application.

We reiterate our view that to truly understand the environmental impact of a proposed construction actual architectural plans should be submitted and not a "concept house" to be refined later.

The latest submission of "Neighborhood comparison chart" is instructive and highlights what we all suspected: the proposed house on 921 Soundview is simply too big for a location so close to the Wetlands.

Their FAR to living area ratio of **19.10% drastically exceeds the** ratio of the properties in the vicinity of the 921-lot bordering the Wetlands.

- 941 Soundview drive FAR to living area ratio of 9.94%
- 911 Soundview drive FAR to living area ratio of 10.0%
- 955 Soundview drive FAR to living area ratio of 11.5%

(Obviously only property with **direct access to the Wetlands** are relevant in this comparison)

Common sense tells us that the establishment of the buffer zone was intended to ensure any development would be limited in scope to mitigate the negative impacts on the environment.

This is especially true given the steepness of the lot and the presence of significant rock-ledges throughout the entire property all the way down to the Wetlands.

Respectfully yours,

Thierry Hasse