

941 Soundview Drive  
Mamaroneck, New York 10543

January 11, 2023

Village of Mamaroneck Planning Board  
123 Mamaroneck Avenue  
Mamaroneck, New York 10543

Re: 921 Soundview Drive

Dear Mr. O'Rourke and Members of the Village of Mamaroneck Planning Board,

We are writing in reference to tonight's scheduled hearing re 921 Soundview Drive.

We are immediately adjacent neighbors, owners of the parcels labeled 3, 4 and 5 on the attached map. We have never received the notice of tonight's hearing that appears to be required by paragraph 6 of the Notice Requirements in the Planning Board's Application and Instructions for Site Development on the Village's Website and Section 192-8 of the Village Code. Neither Dr. Susan Berenzweig (owner of parcel 2) nor, to the best of our knowledge, Thiery and Clarisse Hasse (owners of parcel 10) have received any such notice.

The application and supporting materials are voluminous and quite complex. It will take some time to review them in order to develop informed comments. However, it does not appear that they were made available on the Village's website until Monday morning, less than 72 hours in advance of tonight's hearing.

We respectfully request that tonight's hearing be adjourned until proper, legal-compliant notice has been provided to all affected property owners.

We further note that the Application Summary Sheet indicates that significant activities with respect to this property have taken place before the Harbor & Coastal Zone Management Commission over the past year. Neither we nor Ms.

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Berenzweig nor, to the best of our knowledge, the Hasses have received any notice as to those proceedings. We question whether, in light of the provisions of Village Code Section 240-21-D, those proceedings were validly conducted.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Freeman", with a long horizontal flourish extending to the right.

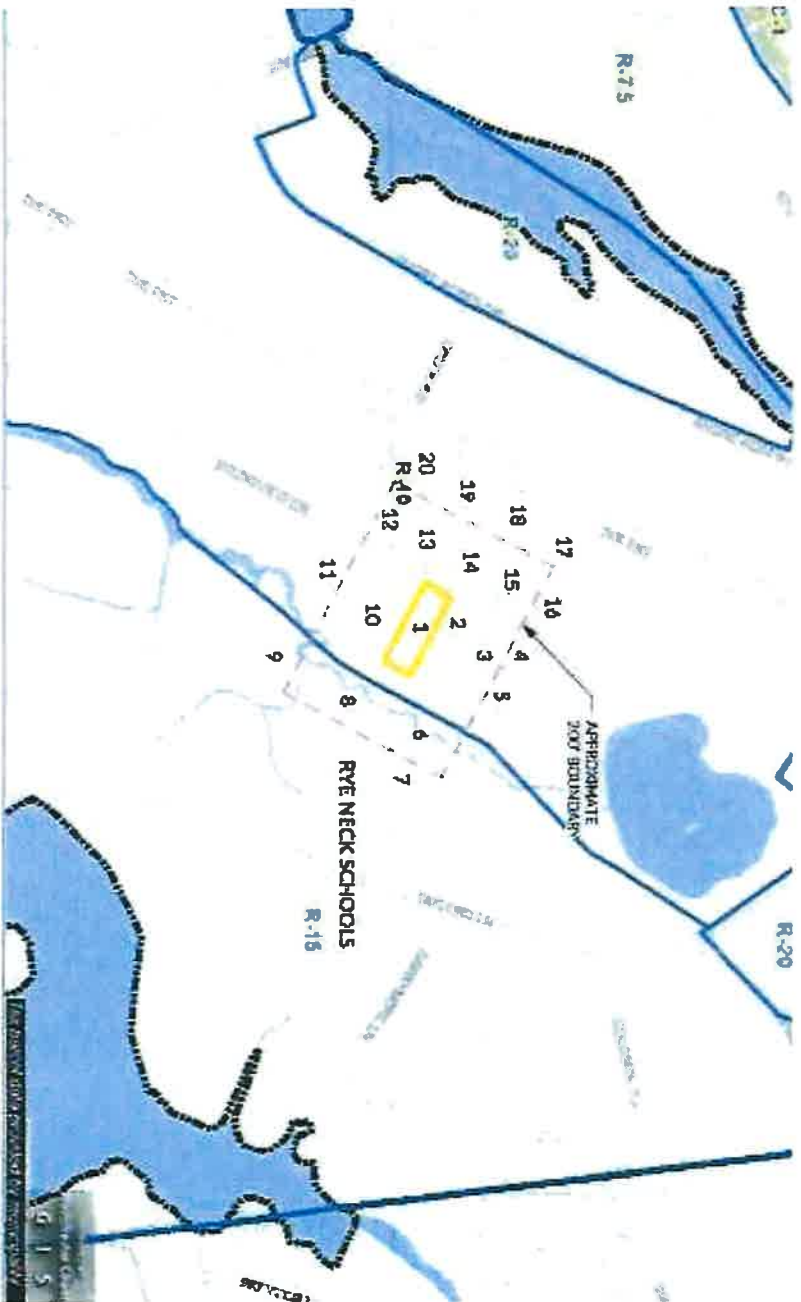
David J. Freeman

A handwritten signature in blue ink, appearing to read "Ellen Freeman", with a long horizontal flourish extending to the right.

Ellen G. Freeman

Cc: Ms. Brittanie O'Neill  
Mr. Jerry Barberio  
Robert B. Spolzino, Esq.  
Dr. Susan Berenzweig  
Mr. Thiery and Ms. Clarisse Hasse  
Mr. Barry and Ms. Barbara Novick  
Ms. Lori Ensinger, Westchester Land Trust

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- 1 MARJORIE W. D'ARCANGELO 154.60-4-21
- 2 SUSAN SMITH BERENZWEIG 154.52-1-47
- 3 DAVID J & ELLEN G FREEMAN 154.52-1-46
- 4 DAVID J & ELLEN G FREEMAN 154.52-1-45
- 5 DAVID J & ELLEN G FREEMAN 154.52-1-43
- 6 NATURE CONSERVANCY - 154.60-1-26
- 7 NY REGIONAL OFFICE
- 8 WESTCHESTER LAND TRUST INC. 155.45-1-45A
- 9 TOWN OF RYE 154.60-1-25
- 10 WESTCHESTER LAND TRUST INC. 154.60-1-53
- 11 THIERY & CLARISE HASSE 154.60-1-22
- 12 ROBERT & EMMANUELLE CHU 154.60-1-23
- 13 PAUL & CHRISTAL LOFREDO 154.60-1-19
- 14 ANND & FRANCO MUGELA 154.60-1-20
- 15 GREENBERG IRREVOCABLE TRUST, 154.52-1-48
- 16 CLAUDE K & PAUL GREENBERG
- 17 936 SOUNDVIEW FAMILY LTD 154.52-1-49
- 18 FEDERIC & BENEDICTE GARNIER 154.52-1-50
- 19 JOACHIM BEER 154.52-1-54
- 20 KINOU & FARZINE MACHEMAN 154.52-1-55
- ERIC & NATALIE MODELL 154.52-1-56
- JAMES BIDEITTI & PATRICIA STRAUS 154.60-1-18



<p>Architecture 2011/12 (12/12)</p> <p>821 SOUNDVIEW DRIVE VILLAGE OF MAMARONECK, NY</p>	TAX MAP	SCALE: 1" = 300'-0"	DATE: 12/28/21	A-0.0
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