

Brittanie O'Neill

From: Janelle Robbins <janelle@westchesterlandtrust.org>
Sent: Wednesday, February 8, 2023 10:16 AM
To: PlanningBoard
Cc: Brittanie O'Neill; Kara Hartigan Whelan
Subject: 921 Soundview Drive Comments
Attachments: WLT Letter - 2023-02-08 .pdf

Good morning Chairman O'Rourke and Members Goldstein, Chinn, Litman, and Bintzer,

Attached please find a comment letter from Westchester Land Trust regarding the proposed single-family residence at 921 Soundview Drive.

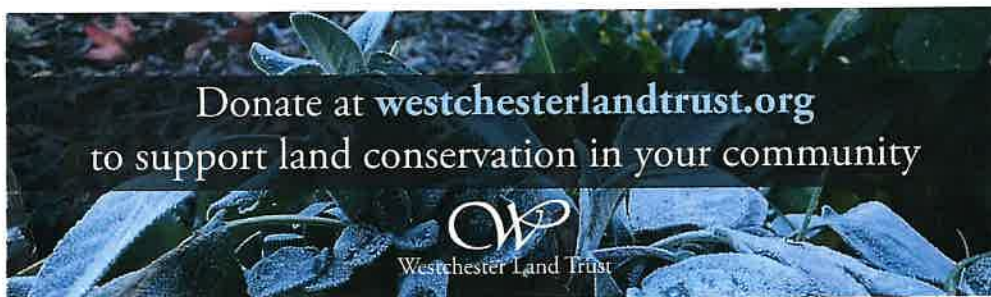
Westchester Land Trust's Otter Creek Preserve is adjacent to the proposed project. Otter Creek Preserve is the largest privately-held tidal wetland in the county, and we are proud to have it open for the community's benefit.

While we appreciate the improvements made to the original site plan, there are still others that could lessen the ecological impact to the wetland buffer, wetland, Otter Creek, and our Preserve.

If you have any questions at all, please do not hesitate to reach out.

Thank you for your time,
Janelle Robbins

Janelle Robbins (she/her)
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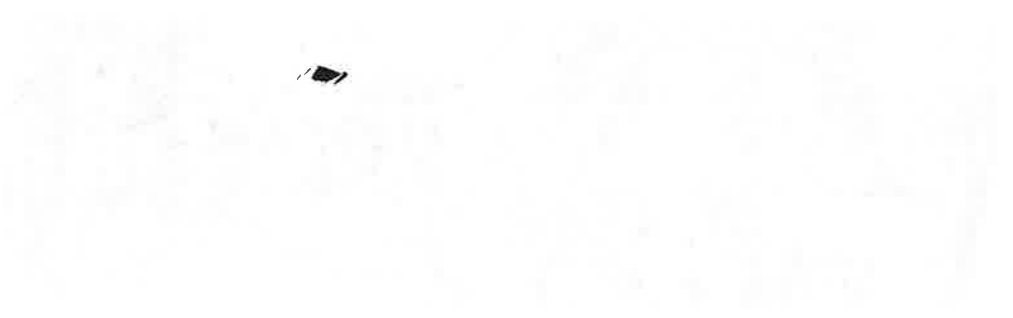
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Westchester Land Trust



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February 8, 2023

Mr. Seamus O'Rourke
Members of the Village of Mamaroneck Planning Board
Village Hall
169 Mount Pleasant Avenue
Mamaroneck, New York 10543

Re: 921 Soundview Drive Site Plan Review and Wetlands Permit Application

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

Westchester Land Trust's Otter Creek Preserve (the "Preserve") is adjacent to the proposed single-family residential development. The Preserve is the largest privately-owned tidal wetland designated and protected as a nature sanctuary in Westchester County for the benefit of the public. Since taking ownership of the Preserve in 2014, Westchester Land Trust has allocated significant financial resources and devoted thousands of hours of staff and volunteer time into restoring the Preserve's habitat, including removing invasive vines and planting hundreds of native trees and shrubs.

Development within the Otter Creek watershed will have a negative impact on the habitat and water quality of the Creek, the Preserve, the function of the wetlands downstream from the proposed development, and water quality of Long Island Sound.

Additionally, the proposed development is adjacent to a Critical Environmental Area.

Westchester Land Trust last wrote to the Planning Board regarding the site plan and wetlands application in 2022.

We appreciate the advances made in the site plan documents by the applicant's architects and engineers since our last comment letter. However, several ecological concerns remain:

- The proposed residence is almost entirely within the 100-foot wetland buffer. Wetland buffers exist to protect wetlands from thermal impacts, decrease runoff velocity, provide opportunities to settle sediment and contaminants, and promote edge habitat. Development within a buffer degrades its ability to protect the wetland.
 - The design should incorporate measures to decrease impervious surface to lessen the environmental impact of development within the wetland buffer. This may include the use of permeable pavement or grassed pavers for the driveway and other green infrastructure practices.



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- There is no attempt to mitigate the disturbance of the wetland buffer. Other communities in Westchester County require mitigation when there is a significant disturbance of the wetland buffer.
- Curbs and catch basins act as funnels and traps for amphibians that are habituated to crossing territory to access wetland buffers, wetlands, marshes, streams, and vernal pools. Cape Cod-style curbs should be used whenever possible to allow for amphibians and other wildlife to move into and through the wetland buffer and wetland.
- The letter from Water Concepts is not binding. We request that the pool design follow all the recommendations made in the Water Concepts letter to minimize further impacts to the wetland buffer, wetland, and Otter Creek; discharging pool water to the wetland buffer is unacceptable.
- The stormwater management system located within the wetland buffer is insufficient to protect the wetland buffer, wetland, and downstream Otter creek watershed.
 - Hydrodynamic separators entrap amphibians and are not appropriate for use in wetland buffers and wetlands.
 - The system is designed with an overflow for storm events in excess of the 1-year storm. Given the increasing frequency and intensity of storm events and the proximal location to a flood plain, this storage volume is insufficient to adequately protect downstream habitat.

Thank you for the opportunity to provide this comment letter, entered into the public record.

Sincerely,



Janelle H. Robbins, LEED AP
Vice President of Conservation