

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

March 20, 2023

**Reference: 921 Soundview Drive can it truly be developed or are the negative impacts to the environment simply too high to overcome?**

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 have very specific insight on the threats the elements and recent storms create so close to the Marshlands.

- Building a house and a pool in the buffer zone of the wetlands is of significant concern. Can the actual negative impacts be truly mitigated?
- We have observed the careful proceedings and thoughtful questions the board has asked of the applicants.
- If there is a property that requires specific plans and not a cookie cutter/ concept approach it is the 921 Soundview lot.
- Indeed, the steepness of the land and the presence of a significant rock-ledge require careful selection of the actual location of the foundation of any new structure.
- the proposed plans have used standard set back measures from street and property lines, maximizing the square footage of the proposed building as if this lot was flat and located in a normal area of the Village of Mamaroneck
- Consequently, the West corner of the contemplated property is located on top of a massive rock-ledge which will certainly create maximum water run-off in the buffer zone of the Wetlands. (Recall the problems incurred during construction on 742 Soundview Drive).
- Finally given the complex nature of building on the 921 lot, if any permit is granted, it should be to the actual owner/builder of the property that would benefit, acknowledge, incorporate all the recommendations carefully made by the planning board. This applicant will have in turn a moral contract with the planning board, the environment, the community to build a house that meets the significant requirements attached to this project.
- Indeed, we are concerned that all the hard work of mitigation will be lost to a random acquirer intent to simply exploit newly granted permission. (Which to be sure should not be given the additional substantial shortcomings of the application noted by my friends and neighbors)

Respectfully yours,

Thierry Hasse