

## Woodrina Harris

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**From:** Brittanie O'Neill  
**Sent:** Wednesday, March 22, 2023 10:59 AM  
**To:** Woodrina Harris  
**Subject:** FW: 921 Soundview Drive - Site Plan and Wetland Review Application

**Brittanie O'Neill**  
Land Use Board Secretary



**Village of Mamaroneck**

**From:** Mirari Barriola <mirari.barriola@traxys.com>  
**Sent:** Tuesday, March 21, 2023 12:15 PM  
**To:** Orourke, Seamus <sorourke@vomny.net>; Goldstein, Cindy <cgoldstein@vomny.net>; Mallory Chinn <mchinn@vomny.net>; Litman, Richard <rlitman@vomny.net>; Bill Bintzer <bbintzer@vomny.net>; Brittanie O'Neill <boneill@vomny.org>  
**Subject:** 921 Soundview Drive - Site Plan and Wetland Review Application

To the Planning Board,

I am a Mamaroneck resident living in the immediate vicinity of Otter Creek and write in relation to the proposal to build a new single-family residence and pool at 921 Soundview Drive and the meeting scheduled for March 22, 2023 to review this application.

The proposed property is in or adjacent to a critical environmental area as well as a Significant Fish and Wildlife Habitat as identified by the New York State Department of Environmental Conservation pursuant to 19 NYCRR 602.5.

However, Coastal Assessment Form (Question A.1 "*significant fish and wildlife habitat*") appears to have been answered in the negative, with the Applicant stating that the proposed property is not a significant fish and wildlife habitat. This would seem to be an incorrect statement. The applicant should thus be given the opportunity to remedy this matter and submit a correct application before review.

Moreover, the Mamaroneck Building Permit Application for this property shows that the question "*Is this project within the fresh water wetland or buffer?*" is answered in the affirmative, with the Applicant stating that the project is within the fresh water wetland or buffer. This is also consistent with the National Wetlands Inventory map. New York code ("User Guidelines") requires a permit from ACOE for building or disturbance (regulated activity) in Adjacent Areas to Freshwater Wetlands. From available records, no such permit appears to have been obtained. The applicant should thus be required to obtain such permit and submit a complete application before review.

In addition, the Building Determination letter of the Village of Mamaroneck appears to be incomplete in part, as the question of whether approval is required for "Construction that may affect the environment" (Chapter 240 Section 5) is left unanswered. This question must be answered for the Building Determination Letter not to be incomplete.

Trust these and any other errors and omissions will be addressed before the scheduled meeting so as to comply with the Town of Mamaroneck Environmental Quality Review Law as adopted pursuant to the Municipal Home Rule Law, Article 8 (SEQRA) of the New York Environmental Conservation Law (providing for environmental quality review of actions which may have significant effect on the environment) and Part 617, the rules and regulations set forth in 6 NYCRR 617 to incorporate environmental factors in the existing planning and decision making processes of the Town, by identifying actions that may have a significant effect on the environment and by requiring that any action found to have such an effect will be carried out in a manner that will minimize the possible harmful effect.

Respectfully,  
Mirari Barriola

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