

**Barbara Novick
955 Soundview Drive
Mamaroneck, NY 10543**

March 27, 2023

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

Subject: 921 Soundview Drive, Mamaroneck | *Follow-up*

Dear Members of the Planning Board,

Thank you for taking the time to understand this project. As you saw in your site visit, this is a unique property with a number of important challenges. The proximity to the wetland, the slope of the lot, the presence of rock ledge, and the need to cut so many mature trees all contribute to the complexity of developing this property.

The Applicant seems to be focused on maximizing the sale proceeds of the lot by representing to potential buyers that a 6200 sq ft home with a pool can be built here. The Applicant represents that a modern house is 'expected' to have a pool and their experts presented a number of 'comparables' to justify that theory. I respectfully disagree. Shore Acres has about 200 homes that are eligible to join the Shore Acres Point Corporation (SAPC), a nearby neighborhood association with a pool, a beach, boat docks, moorings, a club house and social activities. Less than 10% of the homes in Shore Acres have a private pool. In the years we have lived here, many houses have turned over, sometimes more than once. The lack of a pool may not appeal to all buyers, but clearly, there is a strong market for houses without pools, especially given the neighborhood pool is available. The Applicant's comparables included houses on Taylors Lane and Shore Road, both of which are not located in Shore Acres and whose residents are not eligible to join SAPC.

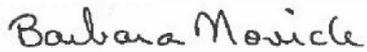
Noticeably, there are NO POOLS ALONG OTTER CREEK. Approving a pool for 921 Soundview would create a precedent that might encourage more pool applications in the future. Otter Creek is a Critical Environmental Area (CEA). The comparables suggested by the Applicant were not adjacent to a CEA — some were on lots across the street and some were on Mamaroneck Harbor or Long Island Sound. These are not environmentally comparable to 921 Soundview Drive. The whole point of a CEA designation is to ensure that the environment is protected. Placing a pool in the buffer zone of the wetland with a drainage plan that involves discharging pool water into Otter Creek does not meet a reasonable standard for a CEA.

The slope of the lot presents a number of development challenges, especially given that the lower part is wetland or buffer zone of wetland. The first is how to access the house given setback requirements and the drop off from the road. The developer will either need to add significant amounts of fill to regrade the slope, or the driveway and entrance

will need to be a raised platform to bridge from the street to the house. In addition, the plan calls for the removal of many trees. These trees and their root systems stabilize the soil on this slope. The developer will need a plan for immediately stabilizing the soil as trees are being removed. Otherwise, a rainstorm during construction will result in erosion of the slope and will wash the mud down the hill into Otter Creek.

While the Applicant suggested that people are objecting to 'change', in doing so the Applicant is completely ignoring the specifics of this project. The Applicant has not met the standard of 'necessary and reasonable' with the proposed house and pool on this environmentally sensitive lot. A house with a smaller footprint and without a pool could be designed to fit the lot with less disturbance to the ecosystem. Per the Applicant's own words, that approach has not been considered during the design process. I'd like to suggest that it is time for the Applicant and their experts to consider alternate approaches that are in keeping with the location.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Novick".

Barbara Novick