

**Jonathan Sands  
Deborah Seife  
749 Soundview Drive  
Mamaroneck, NY 10543**

March 25, 2023

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

Re: 921 Soundview Drive

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

We submit this letter so that it will be made part of the proceedings with regard to the development of the property at 921 Soundview Drive.

We have lived on the Otter Creek side of Soundview Drive since 1994. Moving here from Brooklyn we were awed by the nature, beauty and serenity of the Otter Creek Preserve. Since that time our appreciation for this Preserve has only increased, and we cannot imagine living anywhere else.

We have read the public comments submitted by our Soundview Drive neighbors and by the Westchester Land Trust. We are equally concerned about the adverse effects on the Preserve by the proposed development of the property. Rather than repeat everything that has been submitted to the Planning Board, we would like to share some additional thoughts on this project.

We believe that all residents of Soundview Drive would unanimously agree that mosquitoes are the scourge of the neighborhood come Spring and Summer. The combination of a swimming pool (whether salt or freshwater), accumulation of runoff from the proposed structure, and the natural topography of the lot will undoubtedly result in an exponential increase in the number of mosquitoes in the area. The Planning Board must ensure that all necessary steps are taken to minimize the worsening of the mosquito issue. As an aside, as others have noted, there are no swimming pools along Otter Creek and Taylors Lane. Apart from the myriad of environmental concerns raised by having a pool in such close proximity to the Creek, it would be virtually impossible to enjoy a pool once the mosquitoes came out absent a screened pool cage. In short, the environmental impacts on balance greatly outweigh the utility of a pool.

We also believe that the proposed development of the property will result in runoff not only into the Preserve but will also impact the nearby neighbors. As recent events have shown, it does not take much for flooding to impact properties throughout the Village. The Board should insist that

any approved development plans include requirements that runoff from the property should not encroach on the neighboring properties.

Finally, the Board should require that all consultants and contractors involved in the development of this property maintain adequate insurance to cover not only general liability occurrences but also flooding and environmental occurrences to protect not only the privately owned neighboring properties and utilities but Village-owned property as well.

Thank you for your consideration.

Jonathan Sands and Deborah Seife