



Architecture Planning Design

a collaborative network alliance

Central Studio 100 White Plains Road, Tarrytown, New York 10591

May 10, 2023

Attn: Chairman O'Rourke and members of the Board
Village of Mamaroneck Planning Board

RE: 921 Soundview Drive

Dear Chairman O'Rourke and Board Members,

Please find attached the following items:

1. Revised Architectural Package
2. Revised Tree Preservation Plan
3. Revised Landscape Plan
4. Pool Consultant letter
5. Background documentation for previously submitted Neighborhood comparison Chart

Below are our responses to the open items in the memo from TBLD.

TBLD

1. The Tree Replacement Plan has been correctly renamed Tree Preservation Plan (L_). Regarding tree protection fencing, there are still multiple contradictory labels on this Plan. The red dotted line labeled "TREE PROTECTION/CONSTRUCTION FENCING" is not located around the drip line of multiple mature trees, a surveyor's tree icon (not a drip line) is labeled "NOTE: ALL TREES ON PROPERTY LOCATED WITHIN 25' OF WORK AREA TO RECEIVE INDIVIDUAL TREE PROTECTION AS PER DETAIL ON SHEET L1". (This label is on sheet L1_. And a label on a different tree states "TREE PROTECTION TO MIN. BE INSTALLED TO PROP. LINE" (stet).

Response:

[The tree preservation plan has been renamed.](#)

2. The ASNI Tree Care Industry Standards have been added to L1. Soil stockpiles have been relocated and are no longer within the drip lines of trees, as shown on C-103 revision date of March 8, 2023

Response:

[No Action Necessary](#)

3. The Tree Protection Standard has been added to Construction Details sheet C-111, revision date of March 19, 2023.

Response:

[No Action Necessary](#)

4. 4/21/23: It is worth noting that no trees are being removed from designated wetlands. Yet, in the Village of Mamaroneck Local Law 5, Chapter 192 states that the following trees are protected:
(B) A tree with a DBH of three inches or more located in a wetland or **wetland adjacent** area

Though wetland is defined in §192-2 of the Law, there is no definition for wetland adjacent.

Response:

The site was visited again to review the impact this may have on our project. There were no trees of 3-6" caliper found. A note has been added to the Tree Preservation Plan (L1).

Planning Board Requested Items:

1. A request was made to update all drawings to include revision bubbles and date issued for revisions made in the planning board review process.
Response:
All architectural drawings have been updated to include revision bubbles and revision dates.
2. Chlorinated water discussions occurred at the last meeting, and it was requested that our pool consultant provide information as it relates to the chlorine levels in a saltwater pool.
Response:
Please see attached letter from the pool consultant.
3. Numerous comments were made that the assessment data that was requested at the March meeting was not accurate.
Response:
As indicated at the meeting, all of the information provided in the neighborhood comparison chart was based on the Village of Mamaroneck Assessment records. The background supporting materials are being submitted with this package.
4. Discussions occurred over the past few meetings about the impact the pool would have on the view from Otter Creek and setting a precedent for pools to be sought along Otter Creek.
Response:
We conducted view test via drone technology from Otter Creek as if an individual may be canoeing or kayaking the creek. We are submitting a rendering of the proposed view with our pool and residence inserted into the original still photo as well as video (links below) of the existing view from Otter Creek. A hybrid of not removing the existing trees/screening (incorporating the natural wetlands vegetation) and installing additional landscape buffer adjacent to the pool results in no visual impact from Otter Creek of the proposed pool.

<https://youtu.be/1vuXcXhdt34>

<https://youtu.be/BFW8vRfoctO>



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In addition, a letter is submitted from the applicant's attorney, Adam Wekstein, indicating that there will be no precedent set by approving the proposed pool as part of our application.

5. Discussions occurred regarding the owner's position on reducing the footprint/size of the proposed residence and deck.

Response:

Upon reflection of the drone footage obtained to demonstrate the views from Otter Creek, partnered with the previous comparison of the lots/residences in the neighborhood, we have maintained the proposed size of the residence and deck, which aligns with the structures along Otter Creek.

6. The board requested verification that the pool position has not been altered since the HCZMC approval.

Response:

Upon review of our progress drawings, the pool location was maintained through the entire planning board approvals process and has not deviated from the position since it was placed in that location for the October submission to the HCZMC for the November HCZMC meeting. At the HCZMC meeting of 12/21/2022, the proposed project was determined to be consistent with the LWRP with the pool in the location as noted above.

We look forward to continuing the discussions with the Planning Board on our application in a few weeks.

If you have any questions, please do not hesitate to contact us. Thank you!

Best,



Jaclyn A. Tyler, AIA, LEED AP bd+c
Principal – Nexus Creative

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