



Architecture Planning Design

a collaborative network alliance

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

May 31, 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. Wetlands Written Response (previously emailed)

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

**TBLD**

1. The red dotted line labeled "CONSTRUCTION FENCING" intersects the dripline of numerous existing mature trees to remain. In order to clarify areas of no disturbance before construction begins, all construction fencing shall go around the dripline of protected trees. All other labels have been corrected.

[Response:](#)

[The construction fencing location has been revised and adjusted on all sheets for the architectural, landscape and civil drawings.](#)

2. A note has been added to plan, "No trees exist with a 3-6" caliper in the wetland protection area within 25' of project disturbance area.

[Response:](#)

[Per discussions at the May 24<sup>th</sup> Planning Board meeting, the note has been revised to remove the within 25' of project disturbance reference.](#)



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### **Planning Board Requested Items:**

1. Net fill - documents indicate 5 cubic yards - is any of that fill in the buffer  
**Response:**  
The calculations of earthwork indicate 5 cubic yards of excess soil which will be removed from the property by the site contractor, therefore there is no fill in the buffer beyond minimal grade modifications.
2. Conflict between landscaping plan and civil plan with shrub location adjacent to pool  
**Response:**  
The shrub locations have been modified to remove conflict.
3. Protect the Trees @ wetlands - outside of the fence if they are remaining for buffer  
**Response:**  
Tree protection has been added to all large vegetation within the wetlands area acting as buffer. All sheets for the architectural, landscape and civil drawings have been updated.
4. Salt Water / Chlorine factor - Please address what the chlorine level is compared to regular pools, dosing, etc - what is the effect on plant life and on water if it is released and makes it way there, likelihood of it making it to the water  
**Response:**  
Refer to memo issued by Beth Evans
5. DEC jurisdiction email was not uploaded to the portal - only the attachment.  
**Response:**  
For ease of uploading, we are resubmitting the email and attachment as a pdf. Please note the original email was forwarded on April 17<sup>th</sup>.

### **Misc Items:**

1. The Floor Area Ratio has been updated to reflect the 4,392 sf habitable floor area per Gross Floor Area definition of the zoning code. The previous rev 4 submission reflected the habitable sf but did not reflect the FAR revision.  
**Response:**  
All architectural drawings have been updated to include revision bubbles and revision dates.

Commentary was made at the conclusion of the meeting that the applicant had not attempted to compromise with the neighbors. Although we did not meet the requests of the neighbors, we are zoning compliant and appropriate in scale based on thoughtful examination of surrounding context and existing conditions as it relates to residence size, residence massing and exterior deck/terrace/patio size.



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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

Copy: Inez D'Arcangelo