



Architecture Planning Design

a collaborative network alliance

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

May 23, 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,

We want to thank the Board for its thorough review of the application for the above referenced property. We would like to respond to the board comments from its discussion of our application at the end of the April 26th Planning Board Meeting. Below are comments that were made at the meeting (indicated in italics) and our response to them (indicated in blue).

It is not unique to develop within the wetlands buffer in Mamaroneck – People have pools, proposal is zoning compliant, stringent conditions are consistent with best practices presented. While it's not unique to develop with a pool – a pool along Otter Creek is unique.

- While no pools exist along the easterly border of Otter Creek Soundview Dr properties, pools do exist within the Otter Creek drainage shed in Mamaroneck. Furthermore, the nineteen existing residences along Soundview Dr abutting Otter Creek reflect wide ranges of manicured disturbance within and beyond wetlands buffers with little to no visual buffering from Otter Creek viewsheds and equate or exceed a similar disturbance as the proposed pool footprint.
- The proposed application incorporates mitigation features addressing both storm water runoff and visual viewsheds from Otter Creek. Introduction of new sensitive and native landscape plantings will enhance wildlife habitat as compared to the more manicured suburban lawns of adjacent properties.
- Assessing the pool as a completely unique residential feature creates an artificial and baseless distinction between it and all other potentially desired residential living features including, but not limited to, decks, terraces, BBQ areas, Koi Ponds/water features, lawn sport/sport courts, pergolas, sheds, shade structures, one car garage vs two cars or more, etc. Isolating a pool as a unique desire in this specific context feels particularly filtered as it relates to broader notions of residential living features.

Concern raised about viewing the pool from Otter Creek.

- Aesthetically, as noted above, the pool and terrace area grade relationship to Otter Creek in conjunction with existing vegetation and new landscape plant materials being proposed will conceal the pool area from the Otter Creek



viewshed. (Refer to rendering on sheet A-8 from Otter Creek submitted in May 10, 2023 submission package)

Comments that the Pool would need to be so particular and precise to this location for potential approval to occur.

- A letter submitted by the office of Hocherman Tortorella & Wekstein LLP dated May 10, 2023 outlines the requirements that would need to be met to bind the board to approve future applications for pools.

A comment was raised regarding overdevelopment on the lot given the proportion of wetlands on the property.

- While reducing the lot size is not required by zoning regulations for portions of the lot designated as wetlands, our team performed the exercise to address the notion that we are overdeveloping the lot.
 - The coverage calculation is as follows:
 $22,999 \text{ lot sf} - 1,184 \text{ sf of wetlands} = 21,815 \text{ sf}$
 $3,665 \text{ sf of building} / 21,815 \text{ sf} = 16.8\% \text{ coverage} < 35\% \text{ permitted}$
 - The FAR calculation is as follows:
 $22,999 \text{ lot sf} - 1,184 \text{ sf of wetlands} = 21,815 \text{ sf}$
 $4,392 \text{ sf of building} / 21,815 \text{ sf} = .0201\% \text{ FAR} < 0.270 \text{ permitted}$

Comments were raised regarding the constructability of the lot given the topographic conditions.

- As per the attached appendix B, the topographic conditions at 921 Soundview are similar to those of many of the other nineteen properties along the Otter Creek with access from Soundview Drive. There are no unique construction challenges; the site topography does not present unique challenges for excavation foundation design and construction.

Comments were raised regarding the Size of the residence.

- Zoning metrics establish residence size. As a compliant residence is proposed, revisiting or attempting to reassess the proposed house square footage is with prototypical municipal land use review processes. Introducing dialog and negative commentary related to a zoning compliant house in the context of this application would be capricious and arbitrary towards impeding the lawful development of the parcel. The owner should be permitted to realize the value of the lot owned by the family since 1967.

Comment was made regarding a California ban on salt water pools adjacent to Rivers.

- Commentary stating California has banned saltwater pools adjacent to wetlands was taken out of context. Specifically, a cache of environmental laws in

California beginning in 2005 further clarified that emptying saltwater pools into municipal sewer or storm water systems and Freshwater Wetlands was prohibited. The laws addressed both saltwater pools and residential home water treatment methods which utilize salination processes discharging into municipal sanitary or storm water drainage systems or draining into Freshwater Wetland bodies.

In addition, it was requested that the applicant team submit a written response to the criteria the board is using to access the application. Please find below the criteria stipulated in Section 192 of the Village of Mamaroneck Code noted in italics. We have provided responses (indicated in blue) to all criteria demonstrating that we have supported the proposed use at 921 Soundview in a manner in which it is consistent with the regulations.

D.

In granting, denying or conditioning any permit, the Agency shall consider the effect of the proposed activity with reference to the public health and welfare, fishing, flood, hurricane and storm dangers and protection or enhancement of the several functions of the wetlands and the benefits derived therefrom which are set forth in § 24-0105 of the State Environmental Conservation Law.

- As noted, no DEC regulated wetlands exist on the Property.
- The proposed residence and spool will not have a negative effect on the public health and welfare, fishing, flood, hurricane and storm dangers and protection.
- Protecting the existing vegetation adjacent to Otter Creek and introducing new proposed vegetation will enhance the wetlands environment for the existing wildlife.
- Please see a full discussion of this criterion below and additional supporting documentation referenced for consistency with section 24-0105 of the State Environmental Conservation Law.

(1)

No permit shall be issued by the Agency pursuant to this chapter unless the Agency shall find that:

(a)

The proposed regulated activity is consistent with the policy of this chapter to preserve, protect and conserve wetlands and the benefits derived therefrom, to prevent the despoliation and destruction of wetlands and to regulate the development of such wetlands in order to secure the natural benefits of wetlands consistent with the general welfare and beneficial economic, social and agricultural development of the Village of Mamaroneck.

- At the HCZMC meeting of 12/21/2022, the proposed project was determined to be consistent with the LWRP with the spool as part of the application.

- The applicant has submitted documentation including professional testimony by Wetlands Specialist, Beth Evans, that the natural benefits of the wetlands will not be impacted by the proposed residence or pool. These items include the following:
 - Letters prepared by pool consultant, Groupworks LLC dated June 17, 2022 & May 9, 2023
 - Letter dated November 3, 2022 prepared by Beth Evans
 - Beth Evans oral hearing testimony at multiple meetings, the latest meeting on record of April 26, 2023.

(b)

The proposed regulated activity is consistent with the land use regulations applicable in the Village of Mamaroneck pursuant to § 24-0903 of Article 24 of the State Environmental Conservation Law.

- NYS DEC regulated wetlands maps designate the Otter Creek area adjacent to the subject parcel as 'Estuarine and Marine Wetland' and not a Freshwater Wetland.
- As no DEC regulated wetlands or adjacent area is being disturbed this criterion is not applicable.
- At the HCZMC meeting of 12/21/2022, the proposed project was determined to be consistent with the LWRP with the spool as part of the application.

(c)

The proposed regulated activity is compatible with the public health and welfare.

- The proposed residence and spool are compatible with the public health and welfare. The proposals will not impact public health and welfare on a private residential site
- The proposed residence and spool will enhance the protection of the wetlands by implementing a more advanced drainage system than existing systems in the area, particularly the lack of system at 921 Soundview. Currently, untreated water flows from Soundview Drive, down the vacant lot and into the Wetlands. The new drainage system will assist with filtering any road maintenance chemicals and debris.

(d)

The proposed regulated activity is reasonable and necessary.

- The proposed activity is reasonable as it presents no additional impacts on Otter Creek than that of the large gathering areas in the backyards of the other properties adjacent to Otter Creek.
- The photometrics plan submitted demonstrates that there will be no spillover of light adjacent to Otter Creek or the wetlands adjacent to the creek.
- The owners incorporated the spool concept in the application based on a failed sale of the lot to a family desiring a pool. As a result of the family losing interest in the property, the owner's experience demonstrates that it is, in fact, reasonable and necessary to keep the property interest as wide as possible – casting a wide net, for a conducive sale of the property.
- Very stringent scrutiny as to whether a common residential recreation feature meeting zoning and building code regulations is 'necessary' opens unfortunate new territory in land use assessment and regulation. Attempting to define 'necessary' in such a fashion would extend it to many discretionary features or design accessories such as one/two/three car garages, home offices, garden features such as pergolas, shade structures, koi ponds, decks, terraces, sheds, lawn/exterior sport court or other exterior recreational features, etc.
- The Covid pandemic provided watershed moments towards defining fresh perspective on residential living. Clearly work/study/play from home took on new meanings and metrics. New home construction programming reflects new realities, desires and market expectations. The standard home program of prior decades or even five years ago does not reflect current standard home spatial and design features.
- As a matter of statutory interpretation, to ascertain the meaning of the word "necessary" it must be considered in context. It is a word susceptible to various meanings. For example, it may mean absolute physical necessity or inevitability or refer to that which is only convenient, useful, suitable proper or conducive to the end sought. If in applying the Wetlands Ordinance your Board were to view it as the former, absolute physical necessity, then many of the improvements that would normally be considered to be a reasonable component of residential development – e.g., decks, patios, lawns and garages – could never be authorized within even a wetland buffer. Of course, here, the word necessary must also be read in conjunction with the word "reasonable" which accompanies it.

(e)

There is no reasonable alternative for the proposed regulated activity on a site which is not a wetland or adjacent area.

- The Shore Acres Point Club pool is the alternative that has been discussed throughout the process for a potential resident at 921 Soundview. Please note that this pool is located on a site which is located in tidal wetlands, so it should not be considered as an alternative on site which is not a wetland or adjacent area.
- In addition, as prior testimony has indicated, the pool located at Shore Point Acres club will not be an acceptable alternative for individuals who are not comfortable using a community pool as a result of religious reasons, comfort levels due to Covid-19 or therapy purposes and many other scenarios. Limiting individuals to only have the option of a community pool would present a discriminatory burden to certain individuals/families who may be interested in the property. Leaving no reasonable alternative other than joining Shore Point Acres Club equates to community land use standards requiring membership to a private pool club.
- The proposed spool is minimal (11'-4" x 25'-4") and is intended to be used as a therapeutic or lap type use.

(2)

The applicant shall have the burden of demonstrating that the proposed regulated activity will be in accord with the standards set forth in this section.

- The applicant has provided numerous documents throughout the process demonstrating the proposed residence and spool are in accord with the standards. These documents are listed in the attached appendix A.
- The Village of Mamaroneck consultants under both HCZMC and PB approval processes requested further details/information for the spool. The information was provided and demonstrated that the spool would not have a negative impact on the Wetlands to the satisfaction of the Consultants and for the HCZMC to make a consistency determination.
- The Village of Mamaroneck's consultants have recommended that the board consider approving the project inferring that the documentation submitted throughout the approval process has demonstrated that the proposed activity is in accord with the standards set forth in this section.

E.

Duly filed written notice by the state or any agency or subdivision thereof to the Agency that the state or any such agency or subdivision is in the process of acquiring the affected wetland on which a proposed regulated activity would be located by negotiation or condemnation shall be sufficient basis for denial of a permit for such regulated activity. Such notice may be provided at any time prior to the Agency's decision to issue or deny a permit for the regulated activity.

- NYS DEC has indicated that it does not have any jurisdiction over the project at 921 Soundview. Therefore, this item is not applicable to the application.

Of note, NYS DEC regulated wetlands maps designate the Otter Creek area adjacent to the subject parcel as 'Estuarine and Marine Wetland' and not a Freshwater Wetland. We have provided responses to each of the below statements and findings for Freshwater Wetlands.

§ 24-0105. Statement of findings. [New York State Environmental Conservation Code]

- 1. The freshwater wetlands of the State of New York are invaluable resources for flood protection, wildlife habitat, open space, climate change mitigation through the accumulation and storage of large amounts of carbon, and water resources.*
 - No documentation is needed to be submitted for this item.
- 2. Considerable acreage of freshwater wetlands in the state of New York has been lost, despoiled or impaired by unregulated draining, dredging, filling, excavating, building, pollution or other activities inconsistent with the natural uses of such areas. Freshwater wetlands are in jeopardy of being lost, despoiled or impaired by such activities and because of the recent curtailment of federal wetland protections.*
 - The proposed use, as indicated above, has been found to be consistent with the LWRP and does not include any of the mentioned acts within the wetlands.
- 3. Recurrent flooding aggravated or caused by the loss of freshwater wetlands has serious effects upon natural ecosystems and communities. The increasing severity and duration of storm-related flooding due to climate change, which has caused billions of dollars of property damage across the state, makes protection of all freshwater wetlands in the state of vital importance.*
 - The proposed use will not increase storm-related flooding. The project maintains a 50' buffer (including the spool) from the flagged wetlands. The wetlands were reflagged/reviewed by Beth Evans on January 5, 2021 and incorporated into the property survey prepared by Spinelli Surveying (refer to green dashed line on A14). The flagged wetlands reflect a significantly more conservative setback profile than current NYS DEC mapping (refer to green solid hatch on A14).

- As depicted in A-14, the existing surrounding neighborhood adjacent to Otter Creek, reflects a range of encroachments. Eleven of the nineteen developed properties have encroachments within the 100' buffer of the NYS DEC mapped Wetlands. Nine of the nineteen developed properties have encroachments within 50' of the NYS DEC mapped Wetlands. The graphic demonstrates many of the encroachments are significantly greater than the proposed use at 921 Soundview which sites all development beyond the 100' buffer as defined on the NYS DEC Map overlay.
4. *Freshwater wetlands conservation is a matter of state concern since a wetland in one region is affected by acts on rivers, streams and wetlands of other regions.*
 - No documentation is needed to be submitted for this item.
 5. *The natural systems affecting freshwater wetlands overlap many localities. While many local governments individually have enacted ordinances to conserve freshwater wetlands and to reduce flood hazards and losses, effective freshwater wetlands management requires uniformity in laws to eliminate inconsistent or conflicting local laws. One locality alone lacks adequate jurisdiction to protect itself from misuse or neglect of adjacent localities.*
 - No documentation is needed to be submitted for this item.
 6. *Freshwater wetlands are an integral part of the unique scenic, aesthetic, wildlife, recreational, open space, ecological and natural resources of the Adirondack park and are recognized and protected by the Adirondack park agency act. The act provides a mechanism for the regulation of Adirondack wetlands by the Adirondack park agency and local governments which is consistent with both the state interest in the preservation and development of the park area and the state policy to preserve, protect and conserve freshwater wetlands expressed in this article.*
 - The proposed use if not located within the Adirondack Park, therefore, no documentation is needed to be submitted for this item.
 7. *Any loss of freshwater wetlands deprives the people of the state of some or all of the many and multiple benefits to be derived from wetlands, to wit:*
 - (a) *flood and storm control by the hydrologic absorption and storage capacity of freshwater wetlands;*
 - It has been demonstrated that the proposed use will not impact the existing Wetlands. Therefore, the existing conditions of the wetlands will not be altered and the improvements will not impact the wetlands current mitigation pattern of flood and storm control.
 - (b) *wildlife habitat by providing breeding, nesting and feeding grounds and cover for many forms of wildlife, wildfowl and shorebirds, including migratory wildfowl and*

rare, endangered or threatened species, fish, reptiles and amphibians, insects and other invertebrates;

- In addition to leaving existing vegetation at the rear of the pool intact, the proposal includes introducing additional native plantings enhancing the environment for wildlife including the following:
 - Tiarella: is an early season pollinator.
 - Blue Lobelia: attracts beneficial bees and caterpillars
 - Blue Flag Iris: stabilizes and reduces erosion, attracts butterflies, hummingbirds and beneficial bee species.
 - Joe Pye Weed: source of nectar for many butterflies.
 - Marsh Marigold: good for filtering pollutants
 - Button Bush: pollinator shrub that attracts bees and hummingbirds and seed pods are a source of food for birds.
 - Amelanchier: a food source for butterflies and birds.
 - Inkberry: flowers attract bees that help with honey production and provides important winter cover for birds.

(c) protection of subsurface water resources and provision for valuable watersheds and recharging ground water supplies;

- The proposed use has no impact on the subsurface water resources. The proposed drainage will enhance the conditions adjacent to Otter Creek at 921 Soundview.

(d) recreation by providing areas for hunting, fishing, boating, hiking, bird watching, photography, camping and other uses;

- The property itself is private and is not and never has been open to the public for such activities.
- The proposed project protects the existing conditions of Otter Creek providing opportunity for bird watching and photography toward 921 Soundview from Otter Creek in contrast to many of the properties along Otter Creek which do not provide natural photography opportunities. (Refer to documentation provided of the adjacent neighbors as part of the 04.12.23 submission and the drone footage submitted as part of the 05.10.23 submission.)
- While existence of a pool in this neighborhood may be statistically unique, its visual impacts are neutral or non-existent – the pool cannot be viewed from Otter Creek.

(e) pollution treatment by serving as biological and chemical oxidation basins and carbon sinks;

- The hybrid of the proposed stormwater management system and introduction of new native plantings on site, treat water before it enters into Otter Creek, providing pollution treatment as opposed to the current unfiltered runoff.

- (f) *erosion control by serving as sedimentation areas and filtering basins, absorbing silt and organic matter and protecting channels and harbors;*
- Throughout the approvals process the erosion control as well as the proposed drainage have been revised and advanced in a manner that is satisfactory to the Village of Mamaroneck Consultants.
 - As requested by the Planning Board and individuals during the Public Hearing, the proposal has been revised to protect additional trees on site in order for the existing root systems to contribute toward preserving and assisting with erosion control on the site.
 - Introducing Blue Flag Iris stabilizes the land and reduces erosion.
- (g) *education and scientific research by providing readily accessible outdoor bio-physical laboratories, living classrooms and vast training and education resources;*
- The property itself is private and is not and has never been available for such activities.
 - The area of Otter Creek has not been used as an outdoor bio-physical laboratory, living classroom or as a training/education resource. If Otter Creek were used for education purposes, our proposal would not interfere.
- (h) *open space and aesthetic appreciation by providing often the only remaining open areas along crowded river fronts and coastal Great Lakes regions;*
- The proposed project does not crowd Otter Creek, in fact the immediate adjacent area is proposed to remain in it's current state.
- (i) *sources of nutrients in freshwater food cycles and nursery grounds and sanctuaries for freshwater fish;*
- The hybrid of the proposed system and introduction of new native plantings on site, treat water before it enters into Otter Creek, providing opportunity to enhance the nutrients as opposed to the current runoff which does not have any filtering properties. The PH of the groundwater will be more balanced after being filtered by both systems benefiting the plant and animal life.
- (j) *preservation of plant species that are rare, endangered or threatened, or exploitably vulnerable as defined in section 9-1503 of this chapter; and*
- The owner has agreed to preserve the existing vegetation at the rear of the property in contrast to the existing conditions of the neighborhood where the developed parcels have not preserved vegetation adjacent to the wetlands. (Refer to documentation provided of the adjacent neighbor development as part of the 04.12.23 submission and the drone footage submitted as part of the 05.10.23 submission.)
- (k) *preservation of communities of plants and animals that are deemed by the commissioner to be rare in the state or in a region of the state.*

- This item is not applicable to the proposed application in regards to livestock, or cut timber and agricultural production.

8. *Regulation of freshwater wetlands, in accordance with the agricultural exemption established in title seven hereof, is consistent with the legitimate interests of farmers and other landowners to graze and water livestock, make reasonable use of water resources, harvest natural products of the wetlands, selectively cut timber and otherwise engage in the use of land for agricultural production.*

- This item is not applicable to the proposed application in regards to livestock, or cut timber and agricultural production.

In order for the above regulations to be effective, all properties adjacent to Otter Creek should be held to the same standards. In addition to our proposed work, we hope the neighbors along Otter Creek will consider introducing similar mitigation features.

We look forward to continuing the discussions with the Planning Board on our application at Wednesday's meeting.

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



APPENDIX A – SUPPORTING DOCUMENTS

<u>Description</u>	<u>Upload Date</u>	<u>Type</u>
921 Soundview Drive Mamaroneck Application Summary Sheet	1/20/2022	Backup Material
921 Soundview Drive AKRF Memo 1-20-22	1/20/2022	Backup Material
921 Soundview Drive KS Memo 1-21-22	1/24/2022	Backup Material
921 Soundview Drive Architectural Drawings 12-29-21	1/24/2022	Backup Material
921 Soundview Drive Building Determination Letter	1/24/2022	Backup Material
921 Soundview Drive Building Permit Application	1/24/2022	Backup Material
921 Soundview Drive Engineering Plans 12-29-21	1/24/2022	Backup Material
921 Soundview Drive Owner Authorization	1/24/2022	Backup Material
921 Soundview Drive PB Application	1/24/2022	Backup Material
929 Soundview Drive Short EAF	1/24/2022	Backup Material
921 Soundview Drive SWPPP Report 12-29-21	1/24/2022	Backup Material
921 Soundview Drive Wetlands Application	1/24/2022	Backup Material
921 Soundview Drive Survey	1/31/2022	Survey
921 Soundview Drive Architectural Plans Revised	12/28/2022	Backup Material
921 Soundview Drive Evans Memo 7-19-22	12/28/2022	Backup Material
921 Soundview Drive Evans Memo 11-03-22	12/28/2022	Backup Material
921 Soundview Drive Nexus Memo 12-21-22	12/28/2022	Backup Material
921 Soundview Drive Revised Site Plan 12-18-22	12/28/2022	Backup Material
921 Soundview Drive Revised SWPPP Report 12-18-22	12/28/2022	Backup Material
921 Soundview Drive KS Memo 1-6-23	1/6/2023	Backup Material
921 Soundview Drive AKRF Memo 1-6-23	1/6/2023	Backup Material
921 Soundview Drive TBLD Memo 1-6-23	1/6/2023	Backup Material
921 Soundview Drive Application Summary Sheet	1/6/2023	Backup Material
921 Soundview Drive - Public Comment	1/10/2023	Backup Material
921 Soundview Drive - Public Comment 2	1/11/2023	Backup Material
921 Soundview Drive HCZMC Final Resolution	1/11/2023	Backup Material
921 Soundview Drive TBLD Memo 1-31-23	2/1/2023	Backup Material
921 Soundview Drive - Public Comment SAPOA	2/1/2023	Backup Material
921 Soundview Drive ALP Engineering Memo 0-17-23	2/1/2023	Backup Material
921 Soundview Drive Architectural Plans	2/1/2023	Backup Material
921 Soundview Drive Engineering Plans	2/1/2023	Backup Material
921 Soundview Drive Nexus Memo 1-25-23	2/1/2023	Backup Material
921 Soundview Drive Pool Company Letter	2/1/2023	Backup Material
921 Soundview Drive Public Comment	2/1/2023	Backup Material
921 Soundview Drive Revised Wetland Delineation Report 1-25-23	2/1/2023	Backup Material
921 Soundview Drive Stormwater Maintenance Agreement	2/1/2023	Backup Material

921 Soundview Drive KS Memo 2-3-23	2/3/2023	Backup Material
921 Soundview Drive Summary Sheet	2/3/2023	Backup Material
921 Soundview Drive AKRF Memo 2-3-23	2/3/2023	Backup Material
921 Soundview Drive AKRF Summary Sheet	3/17/2023	Backup Material
921 Soundview Drive KS Memo 3-17-23	3/17/2023	Backup Material
921 Soundview Drive AKRF Memo 3-17-23	3/17/2023	Backup Material
921 Soundview Drive AKRF Wetlands Memo 3-17-23	3/17/2023	Backup Material
921 Soundview Drive Public Comment 1	3/17/2023	Public Comment
921 Soundview Drive Public Comment 2	3/17/2023	Public Comment
921 Soundview Drive Public Comment 3	3/17/2023	Public Comment
921 Soundview Drive Nexus Memo 3-8-23	3/17/2023	Backup Material
921 Soundview Drive Revised Engineering Plans	3/17/2023	Backup Material
921 Soundview Drive Revised Architectural Drawings	3/17/2023	Backup Material
921 Soundview Drive TBLD Memo 3-17-23	3/17/2023	Backup Material
921 Soundview Drive Public Comment 4 - Presentation	3/20/2023	Public Comment
921 Soundview Drive Public Comment 5	3/20/2023	Backup Material
921 Soundview Drive Public Comment 6	3/22/2023	Public Comment
921 Soundview Drive Public Comment 7	3/22/2023	Public Comment
921 Soundview Drive Public Comment 8	3/22/2023	Public Comment
921 Soundview Drive DEC Permits Jurisdictional Guidance	4/20/2023	Backup Material
921 Soundview Drive DEC Tidal Wetland Map Overlay	4/21/2023	Backup Material
921 Soundview Drive Earthwork Calculation	4/21/2023	Backup Material
921 Soundview Drive Neighboring Properties	4/21/2023	Backup Material
921 Soundview Drive Nexus Memo 4-12-23	4/21/2023	Backup Material
921 Soundview Drive Revised Architectural Drawings	4/21/2023	Backup Material
921 Soundview Drive Revised Engineering Drawings	4/21/2023	Backup Material
921 Soundview Drive Revised Landscape Plan	4/21/2023	Backup Material
921 Soundview Drive AKRF Memo 04-21-23	4/21/2023	Backup Material
921 Soundview Drive AKRF Summary Sheet 04-21-23	4/21/2023	Backup Material
921 Soundview Drive Public Comment 9	4/26/2023	Backup Material
921 Soundview Drive Public Comment 10	4/26/2023	Backup Material
921 Soundview Drive Public Comment 11	4/26/2023	Backup Material
921 Soundview Drive Public Comment 12	4/26/2023	Backup Material
921 Soundview Drive TBLD Memo 4-21-23	4/26/2023	Backup Material
921 Soundview Drive Architectural Plan	5/12/2023	Backup Material
921 Soundview Drive Assessor Compiled Docs	5/12/2023	Backup Material
921 Soundview Drive Berkshire Hathaway Letter 4-26-23	5/12/2023	Backup Material
921 Soundview Drive Group Works Memo 5-9-23	5/12/2023	Backup Material
921 Soundview Drive HTW Memo 5-10-23	5/12/2023	Backup Material
921 Soundview Drive Lighting Plan	5/12/2023	Backup Material



921 Soundview Drive Listings with Pool	5/12/2023	Backup Material
921 Soundview Drive Listings without Pool	5/12/2023	Backup Material
921 Soundview Drive Nexus Memo 5-10-23	5/12/2023	Backup Material
921 Soundview Drive Tree-Landscape Plan	5/12/2023	Backup Material
921 Soundview Drive AKRF Memo 5-19-23	5/19/2023	Backup Material
921 Soundview Drive KS Memo 5-19-23	5/19/2023	Backup Material
921 Soundview Drive Summary Sheet	5/19/2023	Backup Material
921 Soundview Drive TBLD Memo 5-19-23	5/19/2023	Backup Material

APPENDIX B – SHORE ACRES POINT CLUB WETLANDS PROXIMITY



Regulatory Tidal Wetlands

Properties



Use the selector above to switch between layers in the map.

Information

Symbology

Regulatory Tidal Wetlands



Appearance

Blending

▼ Normal

Transparency

0%



25%

50%

75%

Visible range



World ▼