

September 6, 2023
VIA HAND DELIVERY & E-MAIL

Chair O'Rourke & Members of the Planning Board
169 Mount Pleasant Avenue, Third Floor
Mamaroneck, New York 10543

Re: ***2 Shore Road – Site Plan & Wetland Permit Application
Section 4, Block 77-25, Lot 1B (“Subject Property”)***

Dear Chair O'Rourke & Members of the Planning Board:

We represent 2 Shore Road LLC (the “Applicant”) in connection with the above referenced property. The Applicant is seeking to elevate and renovate the existing residence on the Subject Property to have the first floor elevation above the base flood elevation. In addition, the Applicant will be installing new stormwater management controls and rehabilitating the existing septic system. As there will be disturbance within 100-feet of the Long Island Sound both Site Plan and Wetland Permit approvals are required. Submitted herewith are the application documents and supplemental information.

Specifically, submitted herewith are:

- Exhibit 1 – Planning Board Application
- Exhibit 2 – Wetland Permit Application
- Exhibit 3 – Coastal Assessment Form
- Exhibit 4 – Short Environmental Assessment Form
- Exhibit 5 – Affidavit
- Exhibit 6 – List of Neighbors w/in 100' of Subject Property
- Site Engineering Report prepared by Redniss & Mead dated 8/6/23
- Existing Conditions Survey prepared by TC Merritts last revised 9/9/22
- Civil Engineering Plans prepared by Redniss & Mead last revised 9/6/23:
 - CV-1: Cover Sheet
 - ZSP-1: Zoning Site Plan
 - SE-2: Site Utility & Grading Plan
 - SE-3: Sediment & Erosion Control Stormwater Pollution Prevention Plan

- SE-4: Notes & Soils Data
- SE-5: Details
- SE-6: Details
- Architectural Plans prepared by Cardello Architects last revised 9/5/23
 - G-1.0: Cover Sheet
 - D-1.0: Demolition Diagrams
 - A-1.0: Basement Plan
 - A-1.1: First Floor Plan
 - A-1.2: Second Floor Plan
 - A-1.3: Attic Floor Plan
 - A-1.4: Roof Plan
 - A-2.0: Elevations
 - A-2.1: Elevations
 - A-2.2: Hidden Elevations / Sections
 - A-2.3: Rendering
 - A-2.4: Rendering

Executive Summary

The existing single family residence at the Subject Property is located entirely within the AE-13 floodplain, but the first floor elevation is approximately 10.0 and the residence has been significantly damaged in prior flood events. In addition, the existing septic system serving the residence is in a state of disrepair and is no longer functioning properly. The Applicant is seeking to elevate and renovate the existing residence, rehabilitate the septic system by installing a newly designed system with modern techniques. In addition, the Applicant is proposing to remove some existing accessory structures and other hardscape and create new terraces and decks.

As portions of the existing residence are within 100-feet of the Long Island Sound, along with some of the existing hardscaped areas to be removed, both Site Plan and Wetland Permit approvals are required for the proposed improvements.

There are no existing stormwater management practices on the Subject Property presently. The Applicant is proposing a stormwater design to filter sediments and pollutants through filtration practices via a lined raingarden.

The proposed septic rehabilitation will require fill in order to achieve appropriate depths and separations but with the existing residence to be elevated above the floodplain and constructed with flood vents for the crawl space under the first floor there will be no net loss of flood storage on site. In addition, the septic leaching fields will be located outside of the wetland buffer.

HKP

We look forward to presenting this project to you at your next available meeting. Thank you for your attention to this matter.

Very truly yours,
HARFENIST KRAUT & PERLSTEIN, LLP

By: Leo K. Napior
Leo K. Napior