

Coastal Assessment Form – Narrative

Compliance with LWRP Policies

INSTRUCTIONS-Please indicate how your project complies with each LWRP policy. If a policy does not pertain to your project, please indicate "N/A." A response must be provided for each policy. If additional space for responses is needed, please add an addendum. The Village of Mamaroneck LWRP can be viewed at:
http://www.village.mamaroneck.ny.us/pages/mamaroneckny_webdocs/LWRP.pdf

Development Policies

Policy 1. Restore, revitalize, and redevelop deteriorated and under-utilized waterfront areas for commercial and industrial, cultural and other compatible uses.

The subject properties are already developed so this policy does not apply.

Policy 2. Facilitate the siting of water-dependent uses and facilities on or adjacent to coastal waters.

This policy seems to be geared towards larger commercial and public properties. However, this policy supports the proposed project in a peripheral sense in that it will increase the recreational and beneficial use of the properties.

Policy 3. Not applicable.

Listed as not applicable

Policy 4. Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.

As with Policy 2 this policy is geared towards larger commercial and public properties in the harbor area of the Village. In a similar fashion in a peripheral sense this policy supports the proposed project.

Policy 5. Encourage the location of development in areas where public services and facilities essential to such development are adequate.

This policy is geared for public development and would not apply in this case.

- Policy 6. Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

A facilitation of the approval process in this case would help the involved properties in that they could repair the sea wall and make the drainage improvements thus sparing another winter and spring season of flooding across their yards and in some instances inside their physical homes.

Fish and Wildlife Policies

- Policy 7. Significant coastal fish and wildlife habitats, as identified on the N.Y. Coastal Area Map (when finalized), shall be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

Any disturbance as a result of this project will be as small as possible and temporary. And all work is in areas already in use (i.e., existing lawn and sea wall). Also, no permanent disturbance to the wetland or Guion Creek is proposed. Continuing, the project proposes a slight decrease in impervious surface of one of the involved driveways. Finally, the new catch basins will be provided with plastic hoods and sumps which will serve to block any floatables (grease, oil, etc.) and sediments from migrating into Guion Creek as is occurring now.

- Policy 7a. Significant coastal fish and wildlife habitats, as identified in this document, shall be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

Per the response to 7 above, in the aggregate this project is a net benefit to the Guion Creek fish and wildlife habitat.

- Policy 8. Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bioaccumulate in the food chain or which cause significant sublethal or lethal effect on those resources.

This project will not produce any hazardous waste but will serve to decrease pollutant levels per the response to Policy 7/7a.

- Policy 9. Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks and developing new resources.

These are private properties with no public access, so this policy does not apply.

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- Policy 10. Further develop commercial finfish, shell-fish and crustacean resources in the coastal area.

Developing new fishing resources is beyond the scope of this project so this policy does not apply.

Flooding and Erosion Hazards Policies

- Policy 11. Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

No new buildings or structures are proposed so this policy does not apply.

- Policy 12. Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features.

The main goal of this project is to minimize flooding on the subject properties and no fill or alteration of wetlands is proposed.

- Policy 13. The construction and reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years.

The seawall in and of itself is more of a flood control structure versus a structure specifically in place to prevent erosion. However, it indirectly serves to also eliminate erosion that would result from flooding. And in this specific situation, there is massive erosion of the existing rear yards in the area of the damaged wall sections as the soil is constantly leaching out through those sections. In any event, the reconstruction of the seawall as needed will be constructed to last well beyond the next 30 years.

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- Policy 14. Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.

There will be no increase in flooding and in fact there will be slight decrease of runoff as a result of converting a portion of one of the asphalt driveways back to lawn area.

- Policy 15. Not applicable.

- Policy 16. Not applicable.

- Policy 17. Wherever possible, use nonstructural measures to minimize damage to natural resources and property from flooding and erosion.

There are no new structures proposed. All existing surfaces (i.e., lawn area) will be restored to their current use and the decrease of driveway area will serve to lessen the quantity of post development runoff.

General

- Policy 18. To safeguard the vital economic, social and environmental interests of the State and the Village of Mamaroneck, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State and this Village have established to protect valuable coastal resource areas.

No definition of "major" project could be found in this manual. Notwithstanding, this project does not seem to qualify as a 'major' project as implied in this policy manual. Also, it does not fit in with the DEC's criteria for "major" project in a tidal wetland.

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Public Access Policies

- Policy 19. Protect, maintain and increase the levels and types of access to public water related recreation resources and facilities so that these resources and facilities may be fully utilized by all the public in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas, and waterfront parks.

This policy is geared for public development and would not apply in this case.

- Policy 20. Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided, and it should be provided in a manner compatible with adjoining uses. Such lands shall be retained in public ownership.

This policy is geared for public development and would not apply in this case.

Recreation Policies

- Policy 21. Water-dependent and water-enhanced recreation shall be encouraged and facilitated and shall be given priority over non-water-related uses along the coast, provided it is consistent with the preservation and enhancement of other coastal resources and takes into account demand for such facilities.

This policy is geared for public development and would not apply in this case.

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- Policy 22. Development, and redevelopment, when located adjacent to the shore, shall provide for water-related recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonably anticipated demand for such activities and the primary purpose of the of the development.

This policy is geared for public development and would not apply in this case.

- Policy 23. Protect, enhance and restore structures, districts, areas, or sites that are of significance in the history, architecture, or archeology or culture of the State, Village or the Nation.

The sea wall, as would be expected with any waterfront structure subject to daily fluctuations in rapidly moving water and freeze thaw cycles, is starting to show

signs of its age in spots. This project by making the proposed repairs will serve to help preserve it.

Scenic Quality Policies

Policy 24. Not applicable.

Policy 25. Prevent impairment of scenic resources of Statewide or local significance. *Note Harbor Island Park is a scenic resource of local significance.

This project is not located in or near Harbor Island Park, so this policy does not apply.

Policy 26. (Agricultural Lands Policy) Not applicable.

Energy and Ice Management Policies

Policy 27. Not included.

Policy 28. Not applicable.

Policy 29. Not included.

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Water and Air Resources Policies

Policy 30. Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.

This policy is geared towards much larger projects. However, this project as alluded to the response to Policy 7/7a will improve runoff quality post project.

Policy 31. State coastal area policies and purposes of approved Local Waterfront Revitalization Programs will be considered while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

The net effect of this project will be a slight decrease in runoff quantity and an improvement in water quality.

Policy 32. Not applicable.

Policy 33. Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

This project does not involve combined sewer overflows. The quantity and quality of direct surface runoff will decrease and increase, respectively, as noted previously.

Policy 34. Discharge of waste materials from vessels into coastal waters will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

This policy involves discharge from vessels and does not apply for this project.

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Policy 35. Dredging and dredge spoil disposal in coastal waters will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

This policy involves dredging operations and does not apply to this project.

Policy 36. Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

This policy involves shipment and storage of petroleum and hazardous waste and does not apply to this project.

Policy 37. Best Management Practices will be utilized to minimize the nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters.

Best management practices including minimizing disturbance and installation and proper maintenance of silt fence will be employed for this project. Affected

areas will be fully stabilized immediately upon the completion of construction (i.e., replacement of the damaged lawn area).

- Policy 38. The quality and quantity of surface water and groundwater supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

The entire neighborhood is served by public water nonetheless the quality of the water discharging to Guion Creek will be improved as previously mentioned.

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- Policy 39. The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas, will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land and scenic resources.

This policy involves the transport, storage, treatment and disposal of solid mostly hazardous waste and does not apply to this project.

- Policy 40. Not applicable.

- Policy 41. Not included.

- Policy 42. Not included.

- Policy 43. Not included.

- Policy 44. Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

The small tidal wetland area will be fully protected by a well-maintained silt fence for the duration of the project. No permanent change or alteration of the wetland is proposed. Any minute area that may be affected by the wall repair will be replaced in kind to recreate the current pre-existing condition.

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