

**VILLAGE OF MAMARONECK
HARBOR & COASTAL ZONE MANAGEMENT
COMMISSION APPLICATION**

HCZM meets on the third Wednesday of the month, 7:30PM, Village Hall Courtroom, 169 Mt. Pleasant Ave.

**Local Waterfront Revitalization Program
Coastal Assessment Form**

I. INSTRUCTIONS (please print or type all answers)

For Type I and unlisted actions, the Harbor and Coastal Zone Management Commission shall determine whether the actions are consistent, to the maximum extent practicable, with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program.

For Type II actions, the lead agency shall determine whether the actions are consistent, to the maximum extent practicable, with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program.

For direct agency actions, the agency shall complete, and for approval of an action, the agency shall cause the applicant to complete, a coastal assessment form (CAF). The CAF shall be completed prior to the agency's determination of the environmental significance pursuant to the State Environmental Quality Review Act.

Where any question on the CAF is answered "yes", a brief and precise description of the nature and extent of the action shall be provided on the CAF, and a copy of the CAF shall be forwarded to the Harbor and Coastal Zone Management Commission.

Please classify/determine if your application is Type I, Type II or Unlisted under SEQRA.

- ☐ **Type I:** An action which is likely to have a significant adverse impact on the environment.
- ☐ **Type II:** An action which will not have a significant adverse impact on the environment.
- ☒ **Unlisted:** An action which does not exceed the thresholds for Type I.

For further information, please see <http://www.dec.state.ny.us/website/dcs/seqr>.

II. 15 copies of the application and supporting documents should be submitted to the Building Dept. for review by the Bldg. Inspector to place on the HCZM Agenda and must comply with the Notification Law. Applications will not be reviewed unless all relevant materials are submitted.

- ☒ Short Environmental Assessment Form (for Unlisted actions only)
- ☐ Full Environmental Assessment Form (if Type I action)
- ☐ Construction drawing plans certified and signed by an architect or engineer licensed by the State of New York
- ☐ Topographical survey by a licensed land surveyor dated within one year

- ☐ w/FEMA lines
- ☐ Completed Building Permit Application
- ☐ Elevation Certificate showing compliance with FEMA by a licensed architect or engineer licensed by the State of New York.
- ☐ Soil Erosion Mitigation Plan - See Building Department for details
- ☐ Storm Water Management Plan - See Building Department for details
- ☐ If Perimeter permit is required, proof of compliance with LL 4-2006 Section 1 (F)
- ☒ Coastal Assessment Form

III. Has this property come before this commission or a former Harbor & Coastal Zone Management Commission in the past 3 years? If so, when? NA

IV. **It is the applicant's obligation to determine whether permitting is required** by any state/federal agencies including but not limited to the Department of State Dept. of Environmental Conservation, NY State Army Corp of Engineers or Federal Consistency Review.

II. DESCRIPTION OF PROPOSED ACTION

A. Type of Action – is action a direct agency action (an action planned and proposed for implementation by the Village of Mamaroneck) or does it involve the application for an approval or permit to be granted by a Village agency? Check one:

1. Direct Agency Action ☒
2. Application for an Approval ☐

If this is an Application for an Approval or Permit, identify which board or commission has the permit authority? [Click here to enter text.](#)

B. Describe nature and extent of proposed activity:

The proposed action is to amend Chapters 240 and 342 of Village Code to :

1. Clarify intent.
2. Create new definitions.
3. Provide a reasonable relief process from the 50 foot riverine buffer requirement that prohibits structures, buildings, and parking areas within 50 feet of a river.
4. Apply the riverine buffer requirement to all forms of development.

C. Location of proposed activity (include street or site description): Village-wide, within 50 feet of a waterway

D. If an application for the proposed action has been filed with the agency, the following information shall be provided:

a.) Name of Applicant: Village of Mamaroneck Board of Trustees

b.) Mailing Address: Village Hall at the Regatta, 123 Mamaroneck Ave, Mamaroneck NY, 10543

c.) Telephone Number: Area Code 914-777-7703

The foregoing is affirmed by Gregory Cutler Date: 4/8/2020

3. Will the action to be directly undertaken, require funding or approval by either a state or federal agency? No ☒ Yes ☐

If yes, which state or federal agency? [Click here to enter text.](#)

III. Coastal Assessment Form (Check either "Yes" or "No" for each of the following questions).
(See Chapter 342 of the Village code for additional information.)

A. Will the proposed action be located in, or contiguous to, or to have a significant effect upon any of the resource areas identified in the Local Waterfront Revitalization Program?

	(Check)	<u>Yes</u>	or	<u>No</u>
1. Significant fish/ wildlife habitats (7, 7a, 44)		<input checked="" type="checkbox"/>		<input type="checkbox"/>
2. Flood Hazard Areas (11, 12, 17)		<input checked="" type="checkbox"/>		<input type="checkbox"/>
3. Tidal or Freshwater Wetland (44)		<input checked="" type="checkbox"/>		<input type="checkbox"/>
4. Scenic Resource (25)		<input checked="" type="checkbox"/>		<input type="checkbox"/>
5. Critical Environmental Areas (7, 7a, 8, 44)		<input checked="" type="checkbox"/>		<input type="checkbox"/>
6. Structures, sites or districts of historic, Archeological or cultural significance (23)		<input checked="" type="checkbox"/>		<input type="checkbox"/>

B. Will the proposed action have a significant effect on any of the following?

1. Commercial or recreational use of the fish and wildlife resource (9, 10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Development of the future or existing water-dependent uses (2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Land and water uses (2, 4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Existing or potential public recreation opportunities (2, 3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement (11, 13, 17, 19, 22, 25, 37, 38)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. Physical alteration of one or more areas of land along the shoreline, land under water or coastal waters (2, 4, 11, 12, 17, 20, 28, 35,44)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Physical alteration of three or more acres of land located elsewhere in the coastal area (11, 12, 17, 33, 37, 38)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Sale or change in use of state-owned lands, located under water (2, 4, 19, 20, 21)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Revitalization/redevelopment of deteriorated or underutilized waterfront site (1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Reduction of existing or potential public access to or along coastal waters (19, 20)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck (34, 35, 36)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Draining of storm water runoff either directly into coastal waters of Mamaroneck or into any river or tributary which empties into them (33, 37)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Transport, storage, treatment or disposal of solid waste or hazardous materials (36, 39)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Development affecting a natural feature which provides protection against flooding or erosion (12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Will the proposed activity require any of the following:		
1. Waterfront site (2, 4, 6, 19, 20, 21, 22)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Construction or reconstruction of a flood or erosion control structure (13, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. Remarks or Additional Information:

The new definitions require that any application seeking special permit to build within the buffer must go before the Harbor and Coastal Zone Management Commission for consistency review against the 44 LWRP policies, regardless of if the action is classified as a type 2 pursuant to SEQRA.

The new definitions tailor the requirements to more concrete environmental and technical terminology in order to better calculate the 50 foot buffer, resulting in improved riverine protection.

The proposed law also provides the Planning Board standards for developments subject to site plan approval in the 50-foot buffer. These standards include:

1. Require a landscape plan for the area between the building, structure or parking area that incorporates native plantings and shade trees to the satisfaction of the Planning Board. Non-native plants must not be planted within the 50-foot Buffer Area.

2. Demonstrate that the bank of the coastal shoreline, waterbody or watercourse is stable and will remain stable after development to the satisfaction of the Planning Board.
3. Require that any parking areas within the 50-foot Buffer Area must be constructed of permeable pavers or porous pavement. Impervious parking surface within the 50-foot Buffer Area is prohibited.
4. Satisfy the water quantity requirements of Chapter 294, regardless of whether direct discharge is possible.
5. Incorporate any other requirements to minimize the environmental impact of the development in the 50-foot Buffer Area on the costal shoreline, waterbodies, watercourses.

These standards are designed to ensure that any site plan proposals in the 50 foot buffer will result in improved environmental conditions in the buffer.

Preparer's Signature: Gregory Cutler, AICP

Preparer's Name/Title: Gregory Cutler – Director of Planning