



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.

INSTRUCTIONS (please print or type all answers)

Except as otherwise provided in Chapter 240 of the Village Code, prior to an action or approval of an action by an agency of the Village, such action shall be determined to be consistent, to the maximum extent practicable, with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program. Except for actions, undertaken, funded or approved by the Board of Trustees, the determination of consistency shall be made by the Harbor Coastal Zone Management Commission.

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.

I. 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.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Short Environmental Assessment Form (for Unlisted and Type II actions only) |
| <input checked="" type="checkbox"/> | Full Environmental Assessment Form (if Type I action) |
| <input checked="" type="checkbox"/> | Construction drawing plans certified and signed by an architect or engineer licensed by the State of New York |
| <input checked="" type="checkbox"/> | Topographical survey by a licensed land surveyor dated within one year w/FEMA lines |
| <input checked="" type="checkbox"/> | Completed Building Permit Application |
| N/A <input type="checkbox"/> | Elevation Certificate showing compliance with FEMA by a licensed architect or engineer licensed by the State of New York. |
| <input checked="" type="checkbox"/> | Soil Erosion Mitigation Plan - See Building Department for details |
| <input checked="" type="checkbox"/> | Storm Water Management Plan - See Building Department for details |
| N/A <input type="checkbox"/> | If Perimeter Permit or Marine Structure Permit is required, proof of compliance with applicable notice requirements must be provided. |
| <input checked="" type="checkbox"/> | Coastal Assessment Form |

II. Address of property 1165 Greacen Point Rd.. Has this property come before this Commission within the past 3 years or a former Harbor & Coastal Zone Management Commission? If so, when? Click here to enter a date.
NO (date).

III. 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.

It is also the applicant's obligation to determine if any other local permits or approvals (e.g. Zoning, Planning, BAR, etc.) are or are not required for the action for which they seek review. The applicant will provide copies of all permit(s) obtained.

IV. 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: Redevelopment of existing lot for a single family residence

C. Location of proposed activity (include street or site description):

1165 Greacen Point Road

D. 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.

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

*Applicant Name: Mr. William Fedyna and Mrs. Elisabeth Fedyna
Property Owner Name: same as above
Mailing Address: 1165 Greacen Point Road
Phone: 646-321-2081

The foregoing information is affirmed by William C Fedyna
(signed by person having a possessory interest in the property)

Date: April 3, 2020

*This application must be made in the name of and signed by a person or entity that has a possessory interest in the property such as a tenant, purchaser or owner.

- (i) If you are the property owner, on what date did you acquire title? 06/2018
If you have acquired title to the property within the past two years, provide the name of the prior owner(s):

- (ii) If you are not the property owner, list the name and address of the owner and describe your relationship to the property and the date said relationship commenced:

- (iii) If you are not the property owner, written consent of the owner must be submitted with this application.

NOTE:

If the Applicant or Property Owner is a:

Corporation: Attach a separate rider listing all the corporation's officers, shareholders, and their percentage of share ownership.

Partnership: Attach a separate rider listing the type of partnership and identify the partners and their partnership interest.

LLC: Attach a separate rider listing the LLCs members.

COASTAL ASSESSMENT FORM

I. Instructions

- A. In accordance with Chapter 240 of the Village Code, proposed actions are to be reviewed to determine their consistency with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program. This Coastal Assessment form is intended as an aid to that review.
- B. As early as possible in an agency's formulation of a direct action or as soon as an agency receives an application for approval of an action, the agency shall do the following:
1. For direct agency actions, the agency shall complete this Coastal Assessment Form. This CAF shall be completed prior to the agency's determination of environmental significance under SEQRA.
 2. Where applicants are applying for approvals, the agency shall cause the applicant to complete this Coastal Assessment Form, which shall be completed and filed together with the applications for approval and Environmental Assessment Form.
 3. Unless the application is being undertaken, funded or approved by the Board of Trustees or is otherwise exempted under Chapter 240 of the Village Code, CAFs shall be forwarded to the Harbor Coastal Zone Management Commission for a determination of consistency. Where the action is being undertaken, funded or approved by the Board of Trustees, the Harbor Coastal Zone Management Commission shall be provided with a copy of the CAF for purposes of making a written recommendation on consistency to be forwarded to the Board of Trustees to assist that Board in determining consistency of the application. If an action cannot be certified as consistent to the maximum extent practicable with the coastal policies, it shall not be undertaken.
- C. Before answering the questions in Section II, the preparer of this form should review the coastal policies contained in the LWRP. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

II. Coastal Assessment Form (Check either "Yes" or "No" for each of the following questions). (See Chapter 240 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)

Yes or No

1. Significant fish/wildlife habitats (7, 7a, 44)

X	
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□

2. Flood Hazard Areas (11, 12, 17)

X	
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3. Tidal or Freshwater Wetland (44)
4. Scenic Resource (25)
5. Critical Environmental Areas (7, 7a, 8, 44)
6. Structures, sites or sites districts of historic, Archeological or cultural significance (23)

X	
	X
	X
	X

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)
2. Development of the future or existing water-dependent uses (2)
3. Land and water uses (2, 4)
4. Existing or potential public recreation opportunities (2, 3)
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)
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)
7. Physical alteration of three or more acres of land located elsewhere in the coastal area (11, 12, 17, 33, 37, 38)
8. Sale or change in use of state-owned lands, located under water (2, 4, 19, 20, 21)
9. Revitalization/redevelopment of deteriorated or underutilized waterfront site (1)
10. Reduction of existing or potential public access to or along coastal waters (19, 20)
11. Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35)
12. Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck (34, 35, 36)
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)
14. Transport, storage, treatment or disposal of solid waste or hazardous materials (36, 39)
15. Development affecting a natural feature which provides protection against flooding or erosion (12)

	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X

C. Will the proposed activity require any of the following:

1. Waterfront site (2, 4, 6, 19, 20, 21, 22)
2. Construction or reconstruction of a flood or erosion control structure

X	
	X

(13, 14)

III. Remarks or Additional Information [Click here to enter text.](#)

Preparer's

Signature: Richard P. Cordone

Date: 04/03/2020

Preparer's Name/Title: Richard Cordone, Project Manager

Company: JMC Planning Engineering, Landscape Architecture and Land Surveying, PLLC

Address: 120 Bedford Rd. Armonk, NY 10504

HCZMC Marine Structures/Perimeter Permits & Consistency Review

Checklist

MATERIALS FOR HCZMC DETERMINATION * Permits to be approved by HCZMC and LWRP Consistency

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | 15 Copies provided |
| <input checked="" type="checkbox"/> | Completed application with CAF and CAF Narrative |
| <input checked="" type="checkbox"/> | Plans (signed/sealed by architect or engineer) |
| <input checked="" type="checkbox"/> | Description of Proposed Work and Estimated Cost |
| <input checked="" type="checkbox"/> | Completed BP application |
| <input checked="" type="checkbox"/> | Photographs |
| <input checked="" type="checkbox"/> | EAF (Short Form or Full) |
| <input checked="" type="checkbox"/> | Topographical survey |
| N/A <input type="checkbox"/> | Elevation Certificate |
| <input checked="" type="checkbox"/> | Floodplain Development Permit Application |
| <input checked="" type="checkbox"/> | Planning Board Application (Wetlands Permit, Site Plan or Subdivision) |
| <input type="checkbox"/> | Neighbor Notification (400 ft. Marine Structures Permits; 400 ft. Perimeter Permits) |
| <input type="checkbox"/> | Sign Posting (Marine Structure and Perimeter Permit) |
| <input type="checkbox"/> | Copies of applications submitted to USACOE, NYSDEC or other agencies for the project and any approvals issued by those agencies |

Consultant's Memos/Other Documentation for HCZMC Review

- | | |
|--------------------------|-------------------------------|
| <input type="checkbox"/> | Village Engineer Memo |
| <input type="checkbox"/> | Environmental Consultant Memo |
| <input type="checkbox"/> | Village Planner Memo |

Note: Only complete applications to be placed on the HCZMC agenda. Completed application package must be submitted at least 14 calendar days prior to the next scheduled HCZMC meeting to be placed on the agenda for that meeting.