

**HARBOR & COASTAL ZONE MANAGEMENT COMMISSION
CONSISTENCY (WETLANDS PERMIT)**

1248 GREACEN POINT

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VILLAGE OF MAMARONECK
NEW YORK

WHEREAS, Gerard Koeppel and Diane Koeppel ("the applicants") have applied to the Planning Board for wetlands permit approval for renovations to their residence ("the project") at 1248 Greacen Point in the Village of Mamaroneck ("the premises"); and

WHEREAS, on June 18, 2018, the applicants' architect, Agawa Depardon Architects, 77 Chambers Street, New York, New York 10007, submitted the following documents in support of the application to the Planning Board:

- Wetland Permit application form;
- Project description prepared by Gilles Depardon, R.A.;
- Coastal assessment form and narrative;
- Short environmental assessment form;
- Deed for 1248 Greacen Point Road;
- List of owners within 100 feet of the premises;
- Building permit application;
- Application for NY DEC Tidal Wetlands Permit;
- Application for US Army Corps of Engineers Permit determination;
- Application for NY Department of State Consistency determination;
- Topographic survey of the premises prepared by TC Merritts Land Surveyors, dated February 22, 2018; and
- Architectural drawings prepared by Ogawa Depardon Architects, dated March 23, 2018; and

WHEREAS, the applicants have since submitted to the Planning Board a site layout plan, site grading and utilities plan, erosion and sediment control plan, stormwater pollution prevention plan/stormwater management report and existing and future conditions drainage maps prepared by ALP Engineering and Landscape Architecture, PLLC, dated September 17, 2018; and

WHEREAS, on September 26, 2018, after having classified the project as a Type II action requiring no further action under the New York State Environmental Quality Review Act ("SEQRA"), the Planning Board referred the application to the Commission to review consistency with the Village of Mamaroneck's Local Waterfront Revitalization Program ("LWRP"), pursuant to Village Code §240-29; and

WHEREAS, by letter dated October 1, 2018, Agawa Depardon Architects submitted an application to the Harbor & Coastal Zone Management Commission ("the Commission") for a consistency determination with respect to the project; and

WHEREAS, by memorandum dated October 18, 2018, Woodard & Curran, the Village's consulting engineers, submitted to the Commission its comments after reviewing the proposed site plan; and

WHEREAS, by memorandum dated October 15, 2018, Creative Habitat Corp., the Village's environmental consultant, submitted to the Commission its comments after reviewing the application; and

WHEREAS, on October 17, 2018 the applicants appeared before the Commission for a preliminary consistency review; and

WHEREAS, by memorandum dated October 19, 2018, the chairperson of the Commission provided comments with respect to the project to the Planning Board on behalf of the Commission; and

WHEREAS, by letter dated October 30, 2018, ALP Engineering and Landscape Architecture, PLLC, submitted, on behalf of the applicants, a revised layout plan, grading and utilities plan, erosion and sediment control plan, with a memorandum explaining the revisions; and

WHEREAS, ALP Engineering and Landscape Architecture, PLLC, has submitted a stormwater pollution prevention plan/stormwater management report dated October 30, 2018; and

WHEREAS, Agawa Depardon Architects submitted a short environmental assessment form dated October 30, 2018; and

WHEREAS, applicant Diane Koeppel has submitted a document entitled "Spill Incidents Database Search Details," dated October 30, 2018; and

WHEREAS, by memorandum dated October 30, 2018, Woodard & Curran submitted additional comments to the Commission with respect to the project; and

WHEREAS, on November 14, 2018 the applicants appeared before the Commission for a consistency review; and

WHEREAS, on November 14, 2018, the Commission requested that the applicant submit the results of a deep hole and percolation test, documentation attesting to the removal of the underground oil tank previously located at the Property, an updated plan for the proposed pool and a copy of a maintenance plan or contract for the green roof; and

WHEREAS, by letter dated December 5, 2018, ALP Engineering and Landscape Architecture, PLLC, submitted, on behalf of the applicants, an updated grading and utilities plan, dated December 5, 2018, the results of a deep hole and percolation test and a "Supply Agreement" between the applicant and Prides Corner Farms, Inc. for green roof planting and maintenance; and

WHEREAS, on December 19, 2018, the Commission requested that the applicant submit a complete Storm Water Pollution Prevention Plan ("SWPPP) with a package detailing the financial responsibilities of the SWPPP; a copy of the final Maintenance Agreement for the live roof system; revised site plans for the Project; and information on the Applicants' sewer application or septic system located on the Property;

Whereas, by letter dated February 13, 2019, Gilles Depardon of Ogawa Depardon Architects, submitted the following on behalf of the applicants: a revised SWPPP prepared by Alan Pilch of ALP Engineering & Landscape Architecture, PLLC, showing the location of the proposed rain garden and the existing septic system, dated 02/11/2019; site drawings prepared by Alan Pilch dated 02/11/2019; a letter to the Commission prepared by Alan Pilch informing the Commission that the applicants have elected to utilize the existing septic system located on the premises while they continue discussions regarding the possible installation of a sanitary force main sewer; and a revised two-year maintenance contract for the proposed green roof garden; and

Whereas, by letter dated February 28, 2019, Alan Pilch of ALP Engineering & Landscape Architecture, PLLC, submitted the following on behalf of the applicants: a revised SWPPP prepared by Alan Pilch of ALP Engineering & Landscape Architecture, PLLC, dated 02/28/2019; and revision of site drawing, showing additional silt fence on sheet C-103 by Alan Pilch last revised 2/28/2019; and

WHEREAS, by memorandum dated February 25, 2019, Woodard & Curran submitted additional comments to the Commission with respect to the project; and

WHEREAS, the Commission has reviewed and considered the coastal assessment form, the application materials and the correspondence and memoranda as set forth in this resolution; and

WHEREAS, the applicants and the public have had a sufficient opportunity to be heard with respect to the application at the October 17, 2018 meeting, November 14, 2018 and December 19, 2018 and February 28, 2019 meetings of the Commission;

NOW, THEREFORE, on motion of Ms. Bienstock Cohen, seconded by Mr. Gelber, it is:

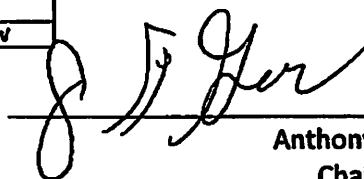
RESOLVED that the Commission, based upon review of the application, including the environmental assessment form and all other relevant materials, classifies this project as a Type II action requiring no further action under SEQRA; and it is further

RESOLVED that, after completing its review and evaluation of the application, including the coastal assessment form and all of the other documents submitted, and after conferring with its consultants, this Commission determines that the project is consistent, to the maximum extent practicable, with policies set forth in the LWRP and will not substantially hinder the achievement of any of those policies, subject to adherence to the following conditions:

2. If Westchester County Department of Health does not approve the septic system the Applicant must return to the HCZMC for further Consistency proceedings.

02 28 2019 Koeppel Wetlands Permit Consistency Determination 1248 Greacen Point Road

Vote Record/Resolution No. 122, Oldborn Avenue, February 28, 2019				
	Yes/Aye	No/Nay	Abstain	Absent
Chairperson Gelber	✓			
Vice Chairperson Cohen	✓			
Ms. Michels				✓
Ms. Roney			✓	
Ms. Leicht	✓			
Mr. Burt	✓			
Ms. Chumley				✓



Anthony Gelber
Chairperson

to Village of Mamaroneck

Dated: February 28, 2019