

Village of Mamaroneck
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VILLAGE OF MAMARONECK
HARBOR COASTAL ZONE MANAGEMENT COMMISSION MINUTES
March 17, 2021 AT 7:30 PM - ONLINE

NOTICE OF FIRE EXITS AND REQUEST TO TURN OFF ELECTRONIC DEVICES

ATTENDANCE

PRESENT:

Chair:

Thomas Burt

Commissioners:

Seamus O'Rourke
Andrew Maggio
Bertrand (Randy) Sellier
Lisa Axisa

Absent/

Excused:

Sven Hoeger, Village Environmental Consultant

Also, Present:

Charles Gottlieb, Village Attorney
Amber Nowak, Village Assistant Planner
Steven Gates, Village Planning Consultant
Esteban Garcia, Village Consulting Engineer
Dennis Drogan, Village Asst. Building Inspector

1. OPEN MEETING

On motion of Chair Burt and seconded by Commissioner O'Rourke, the meeting was opened at 7:33 p.m.

All in favor?

Aye.

None opposed.

Chairman Burt noted that the applicant for 1165 Greacen Point Road had requested an adjournment.

2. PUBLIC HEARINGS

- A. 1165 GREACEN POINT ROAD (Section 9, Block 93A, Lot 10) located in the R-20 Zoning District** Application to construct a single-family home requires site plan review and a Wetlands Permit by the Planning Board. Consistency review is required pursuant to Chapter 240 of the Village Code. This Action is classified as a Type II Action under SEQRA.

- 5/13/20 PB opened PH, PB Type II Action under SEQRA
- 5/20/20 HCZMC consistency review
- 7/15/20 HCZMC continued consistency review
- 9/16/20 HCZMC continued consistency review
- 10/21/20 HCZMC adjourned at applicant's request
- 11/18/20 HCZMC continued consistency review
- 1/20/21 HCZMC continued consistency review
- 2/17/21 adjourned at applicant's request

B. 652 Shore Acres Drive (Section 4, Block 67, Lot 5B) located in the R-10 Zoning District

The applicant seeks to construct a pool, a 1-story cabana to existing garage and a 2-story addition connecting the garage to the existing house. Stormwater improvements and landscaping are also proposed which require site plan and Wetlands Permit review by the Planning Board. Consistency review is required pursuant to Chapter 240 of the Village Code. This action is classified as a Type II Action under SEQRA.

- 9/9/20 PB opened public hearing
- 9/16/20 HCZMC consistency review

Kristen Motel of Cuddy & Feder:

- We're seeking a Letter of Map Amendment from FEMA
- The majority of the property and the structures are located above the base flood elevation in the AE Zone with a base flood of 12
- A portion of the property is located at 13
- Impervious existing patio and decking located in the wetland buffer will be removed
- Some of it will be replaced with pervious materials
- Wetlands plantings will be put in where there is currently lawn
- New stormwater management is proposed
- Revisions have been made to the original proposal to reduce impervious coverage and increase flood volume storage
- The existing side yard non-conformities will be cured
- We've submitted a Letter of no Jurisdiction from the DEC as there won't be any work done to the existing seawall

Brandon Stewart of Michael Lewis Architects:

- He shared a rendering and the survey on screen
- The wall on the existing non-conforming garage will be brought in 7" to make it zoning compliant
- The proposed cabana has been shrunk and moved away from the water's edge by about 4'
- The proposed breezeway won't be 2 stories, it will only exist at the 2nd floor
- The proposed first floor interior living spaces will be 2' above the BFE
- The floor level of the existing family room will also be raised
- The improvements surrounding the pool will be impervious
- The pool equipment room has been moved further away from the water's edge
- The net cut and fill will be negative including in the wetland buffer

Michael Stein of Hudson Engineering:

- We got down 8' without encountering groundwater or ledge rock
- We had very positive percolation rates
- We've addressed Esteban's comments

- We'll be providing water quality
- The runoff from the driveway will be treated and will no longer run into the street

Mr. Garcia:

- I submitted a revised memo today
- Comment #1 wasn't updated
- Comment #2 was satisfied
- I didn't see the construction trench drain or asphalt restoration detail on the plans
- I have additional comments based on the revised stormwater report

Mr. Stein:

- He shared the revised stormwater drawings on screen
- There's a drain inlet, once the system is full the water will flow over land
- The culvert 330 has been updated
- The pavement restoration is on the drawing

Mr. Stein left the meeting.

Shea Graham of Hudson Engineering:

- We incorporated the isolation row for water treatment into the whole system
- The entire 25-year storm is being treated with filter fabric

Carolyn Matthews of William Kenny Assoc.:

- Ms. Matthews shared the Coastal and Natural Resources letter dated August 28, 2020 on screen

Ms. Motel pointed out where in the letter it states that the project won't result in impacts to the CEA.

Public Comment

Stuart Tiekert asked a few questions regarding pre-treatment, the infiltration rate and water quality volume. Mr. Graham answered his questions.

Mr. Garcia confirmed that the isolation row will provide pre-treatment for the system and storage for the water quality volume. It has to be 100% of the 25-year storm. He also stating that satisfying the comments on his latest review memo will not require a material change to the proposed stormwater treatment system.

A straw poll of the Commissioners indicated that more information was needed to vote on Consistency.

The application was adjourned.

- C. Orienta Beach Club – 1025 Rushmore Avenue (Section 9, Block 98, Lot 1) located in the MR Zoning District** Application to construct a new roof covered upper terrace over the existing lower terrace along the southeast side of the main clubhouse, renovate the existing lower terrace and service bar, relocated the existing walks and steps, new landscaping at the lower terrace and new stormwater system for the upper and lower

terraces. The application requires site plan review and a Wetlands Permit by the Planning Board. Consistency review is required pursuant to Chapter 240 of the Village Code.

- 12/9/20 PB opened PH, Type II Action under SEQRA
- 1/20/21 HCZMC consistency review

Andrew Spatz, Esq.:

- We've submitted a letter dated Feb. 23rd from Mastrogiacomo Engineering regarding paver systems
- The letter also speaks to the terrace and walkway encroachments in the wetland buffers and addresses the fill
- Alan Pilch of ALP Engineering, Landscaping and Architecture has been added to the team as a scientific engineer
- An aerial map has been provided
- A narrative from Alan Pilch has been submitted regarding the stormwater runoff mitigation and erosion and sediment control

Alan Pilch, P.E.:

- Because the elevations on the landward side of the seawall are above 10', the DEC jurisdiction ends at the seawall

Nunzio Pietrosanti, P.E.:

He shared a site plan on screen and drawings on screen

- He pointed out the tidal wetlands line and the seawall
- The closest existing point is 65' to the tidal wetlands line
- We won't be doing anything closer than 65'
- He explained the proposed cut/fill
- The net increase will be 28.7 cubic yards of fill
- 33 cubic yards of the fill will be for the planting area

Chair Burt noted that he hasn't voted consistency for applications that have had net fill in the flood plain or within a wetland buffer. He also noted that at a previous meeting someone had stated that there wouldn't be any net fill.

Mr. Spatz and the Commissioners reviewed the open items to be cleared up before consistency can be granted.

The application was adjourned.

3. ADMINISTRATIVE ITEMS

A. Proposed Amendments to the Local Waterfront Revitalization Plan

Commissioner O'Rourke noted that there isn't a LWRP update since the last work session.

B. Outfall Jetty Project

County DEF now intends to provide the following:

- Permanent fencing around the existing jetty (same as before)
- Seven new steel benches to match the existing benches previously installed by VOM (deleted the 4 plastic benches)

- Seven new light poles including fixtures, bases and interconnecting electrical conduit and wire
- Two new planting beds
- New flexible pavement walkway throughout

The letter drafted by Commissioners Maggio and O'Rourke will be sent to the Board of Trustees.

C. I-95 Landfilling

The Commission will discuss public comments received regarding a landfilling operation in the southeast corner lot of the I-95 at Mamaroneck Avenue. This location is the property of the New York State Thruway.

Commissioner Maggio noted that the Village Manager should notify the Thruway Authority that silt fencing should be erected at the site.

Mr. Gottlieb recused himself as the firm he works for represents the Thruway Authority. He will find out the extent of the firm's ongoing representation.

4. APPROVAL OF MINUTES

A. The Commission will review the minutes from the October 21, 2020 meeting.

The minutes were held over to a future meeting.

5. ADJOURN MEETING

On motion of Chair Burt and seconded by Commissioner O'Rourke, the meeting was adjourned at 9:45 p.m.

All in favor?

Aye.

None opposed.