

**Village of Mamaroneck**  
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**VILLAGE OF MAMARONECK**  
**HARBOR COASTAL ZONE MANAGEMENT COMMISSION MINUTES**  
**April 21, 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

Lisa Axisa

**Absent/**

**Excused:**

Sven Hoeger, Village Environmental Consultant

Randy Sellier - Commissioner

**Also, Present:**

TJ Ruane, 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 Commissioner O'Rourke and seconded by Commissioner Axisa, the meeting was opened at 7:35 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
- 3/17/21 adjourned at applicant's request

**B. 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
- 3/17/21 HCZMC consistency review

Andrew Spatz, Esq. noted that Ms. Evans and Mr. Pietrosanti will speak to the open items.

Beth Evans of Evans Associates:

- We've reviewed the plans for the project
- It's my conclusion as a wetlands scientist that there will not be an adverse impact on the tidal wetlands or tidal wetlands buffer
- The tidal wetlands are on the far side of the seawall

Mr. Garcia confirmed that he is ok with the elevations for the proposed infiltration system.

Nunzio Pietrosanti, P.E.:

He shared the cut and fill tabulation chart on screen.

- The grade was cut in the area of the lower terrace extension
- The new planting area was lowered

Chair Burt noted that the project is no net fill in the floodplain.

Mr. Garcia confirmed that at this point the stormwater retention is properly designed. He will issue an approval memo.

The 4 Commissioners in attendance voted yes for consistency in a straw poll.

### **3. APPROVAL OF MINUTES**

A. The Commission will review the minutes from the January 20, 2020 meeting.

The minutes were held over to a future meeting.

#### **4. ADJOURN MEETING**

**On motion of Chair Burt and seconded by Commissioner Maggio, the meeting was adjourned at 8:05 p.m.**

**All in favor?**

**Aye.**

**None opposed.**