



Environmental, Planning, and Engineering Consultants

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Memorandum

To: Village of Mamaroneck Planning Board
From: Ashley Ley, AICP
Date: July 7, 2021
Re: 4 Shore Road
cc: RACE Coastal Engineering

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Local Permit Application Package, dated April 2021, containing the following:
 - Wetland Permit Application
 - HCZMC Application
 - Marine Structures Form
 - Coastal Assessment Form
 - Project Plans
 - Photographs
 - Coastal Resource Map
 - Abutters
 - Survey
 - Short EAF
 - Additional Information (NYSDEC and USACE permits)
- Cover Letter to Building Department, dated May 14, 2021
- Building Determination, dated June 9, 2021

PROJECT DESCRIPTION

The Applicant proposes to construct a gangway and floating dock for boating access at 4 Shore Road within the R-15 Zoning District. The project includes a concrete foundation, a 3-foot-wide by 40-foot-long gangway, and an 8-foot by 20-foot floating dock supported by four 12-inch diameter timber anchor piles. The piles would be drilled into ledge to secure the floating dock. The Applicant proposes to install a timber framed support system to the floating dock to allow for the dock to maintain a minimum of 30 inches above the existing substrate during all tides. The project would encroach into Long Island Sound and would disturb 0.01 acres. A wetland permit is required from the Village of Mamaroneck Planning Board. The project has received approvals from NYSDEC and USACE, which are included in the wetland permit application package.

COMMENTS

1. The Coastal Resource Map should include a key identifying what the two colors signify.
2. The Coastal Zone Consistency Form should be revised to reference the Village of Mamaroneck LWRP.
3. The Building Permit Application lists the Section/Block/Lot as Section 155 Block 61 Lot 1-6. The Wetland Permit Application, Affidavit, and Marine Structure form lists is as Section 115.061 Block 0001 Lot 006. The Building Determination states Section 4 Block 77 Lot 27-4. This should be clarified and corrected as necessary.
4. Short EAF:
 - a. The Brief Description of Proposed Action should be updated to provide the aluminum gangway dimensions as “40’ by 3’ aluminum gangway.”
 - b. Item 2 had marked “no” to “does the proposed action require a permit, approval or funding from any other government Agency.” This should be updated to indicate the NYSDEC and USACE permits that were required.

RECOMMENDED ACTIONS

At the July 14, 2021 meeting, AKRF recommends that the Planning Board classify the proposed project as a Type II Action under SEQRA.