



**RESOLUTION**

Village of Mamaroneck Planning Board

(Adopted July 10, 2019)

RE: 4 Shore Road

Resolution of Wetland Permit Approval

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After due discussion and deliberation, on motion by Member Savolt, seconded by Member Goldstein and carried, the following resolution was adopted:

WHEREAS, on December 21, 2018, Robert Goodman, the "Applicant," (all references to which shall include and be binding upon the Applicant's successors and/or assigns) submitted to the Village of Mamaroneck Planning Board ("Planning Board"), an application with accompanying documentation, seeking wetland permit approval to demolish an existing home and replace it with a new single-family home, repair an existing seawall, install a new outfall in the seawall, and install new stormwater management facilities within or adjacent to the wetland buffer; and

WHEREAS, the Applicant's property is located at 4 Shore Road ("Property"), situated within the R-15 Residential District; and

WHEREAS, the Property is approximately 64,261 sf and is in both in the Village of Mamaroneck and the City of Rye, the Property is directly adjacent to the outer Mamaroneck Harbor near Crane Island and is partially within the Coastal Erosion Hazard Area, the proposed house will be 8,970 sf, below the allowable floor area of 17,350 sf (if using the entire lot, including sections in the Village of Mamaroneck and City of Rye), and the proposed location of the home is completely outside of the regulatory 1% annual chance flood plain (colloquially 100-year flood plain) but within the current .2% annual chance zone (500-year flood plain); and

WHEREAS, this proposal ("Project") is described and illustrated on the following set of plans and documents as submitted by the Applicant and prepared by Stoll & Stoll Architects, RACE Coastal Engineering, LLC, and Janice Parker Landscape Architects, and:

1. LP-01 "Site Survey Plan" by Janice Parker Landscape Architects. Drawing Date November 27, 2018. Revised January 16, 2019, February 4 2019, February 26, 2019, March 26, 2019, April 11, 2019.
2. LP-03 "Site Removals and Protections Plan" by Janice Parker Landscape Architects. Drawing Date November 27, 2018. Revised January 16, 2019, February 4 2019, February 26, 2019, March 26, 2019, April 11, 2019.
3. LP-4 "Site Development & Planting Plan" by Janice Parker Landscape Architects. Drawing Date November 27, 2018. Revised January 16, 2019, February 4 2019, February 26, 2019, March 26, 2019, April 11, 2019, May 30, 2019.
4. LP-5 "Conceptual Grading Plan" by Janice Parker Landscape Architects. Drawing Date November 27, 2018. Revised February 26, 2019, March 26, 2019, April 11, 2019, May 30, 2019.
5. C-1 "Existing Conditions Plan" by Hudson Engineering and Consulting, P.C. Drawing Date November 29, 2018. Revised December 14, 2018, February 6, 2019, March 6, 2019, April 2, 2019, April 12, 2019, May 30, 2019.



6. C-2 "Redeveloped vs. New Developed Area Plan" by Hudson Engineering and Consulting, P.C. Drawing Date November 29, 2018. Revised December 14, 2018, February 6, 2019, March 6, 2019, April 2, 2019, April 12, 2019, May 30, 2019.
7. C-3 "Demolition Plan" by Hudson Engineering and Consulting, P.C. Drawing Date November 29, 2018. Revised December 14, 2018, February 6, 2019, March 6, 2019, April 2, 2019, April 12, 2019, May 30, 2019.
8. C-4 "Sediment & Erosion Control Plan" by Hudson Engineering and Consulting, P.C. Drawing Date November 29, 2018. Revised December 14, 2018, February 6, 2019, March 6, 2019, April 2, 2019, April 12, 2019, May 30, 2019.
9. C-5 "Grading and Stormwater Management Plan" by Hudson Engineering and Consulting, P.C. Drawing Date November 29, 2018. Revised December 14, 2018, February 6, 2019, March 6, 2019, April 2, 2019, April 12, 2019, May 30, 2019.
10. C-6 & C-7 "Standard Details" by Hudson Engineering and Consulting, P.C. Drawing Date November 29, 2018. Revised December 14, 2018, February 6, 2019, March 6, 2019, April 2, 2019, April 12, 2019, May 30, 2019.
11. A0.01 "Site Plan" by Stoll & Stoll Architects. Drawing Date November 9, 2018. Revised April 3, 2019, April 12, 2019, April 16, 2019, May 30, 2019.
12. A1.00 "Basement Plan" by Stoll & Stoll Architects. Drawing Date November 9, 2018. Revised May 30, 2019.
13. A1.01 "First Floor Plan" by Stoll & Stoll Architects. Drawing Date November 9, 2018. Revised May 30, 2019.
14. A1.02 "Second Floor Plan" by Stoll & Stoll Architects. Drawing Date November 9, 2018. Revised May 30, 2019.
15. A1.04 "Roof Plan" by Stoll & Stoll Architects. Drawing Date November 9, 2018. Revised May 30, 2019.
16. A2.01-3 "Exterior Elevations" by Stoll & Stoll Architects. Drawing Date November 9, 2018. Revised May 30, 2019.
17. "Stormwater Pollution Prevention Plan and Drainage Analysis" by Hudson Engineering & Consulting, P.C. Published November 20, 2018. Revised March 6, 2019.

WHEREAS, the application effectuates a net decrease of total impervious area of 4,146 sf; and

WHEREAS, due to the proximity of the site to the Long Island Sound stormwater quantity controls are not required, the Applicant is treating the required stormwater quality with a bay filter and the Stormwater Pollution Prevention Plan (SWPPP) is in conformance with Code of the Village of Mamaroneck ("Village Code") §294, regarding stormwater management, erosion, and sediment control; and

WHEREAS, the Planning Board has carefully examined the Application and received comments and recommendations from the Village's Environmental Consultant in a memorandum dated April 15, 2019, from the Village Consulting Engineer in memoranda dated January 7, 2019, February 25, 2019, March 15, 2019, and June 11, 2019, from the Village's landscape consultant in memoranda dated January 7, 2019 and June 20, 2019, and from the Village Planner in a memorandum dated January 10, 2019; and

WHEREAS, by letter dated April 17, 2019, the New York State Department of Environmental Conservation ("NYSDEC") submitted a Notice of Incomplete Application to RACE Coastal Engineering, LLC, which indicated that the proposed single-family home would be located within the Coastal Erosion Hazard Area ("CEHA") and would require a coastal erosion management variance; and





WHEREAS, the Applicant revised the application to move the proposed single-family home outside of the CEHA, thereby negating the need to apply for a coastal erosion management variance; and

WHEREAS, by letter dated June 28, 2019, the NYSDEC submitted a Notice of Complete Application to RACE Coastal Engineering, LLC; and

WHEREAS, in a finding of no effect letter, dated January 30, 2019, the New York State Historic Preservation Office determined that no historic properties will be affected by the proposed project; and

WHEREAS, the Planning Board determined on January 9, 2019, that the Project is a Type II Action pursuant to 6 NYCRR. § 617.5(c) (11); and

WHEREAS, the Applicant appeared before the Harbor and Coastal Zone Management Commission for preliminary review on January 16, 2019, and for consistency review on February 28, 2019, March 20, 2019, April 17, 2019 and June 19, 2019; and

WHEREAS, the Harbor and Coastal Zone Management Commission determined on June 19, 2019, that the Project is consistent with the Village's Local Waterfront Revitalization Program ("LWRP") pursuant to §240 of the Village Code.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board hereby grants a wetland permit to demolish an existing home and replace it with a new single-family home, repair an existing seawall, install a new outfall in the seawall, and install new stormwater management facilities within or adjacent to the wetland buffer, in accordance with site and materials plans and other submissions, as subject to the following conditions:

- a) Applicant must obtain any required permits and approvals from Village, State and Federal agencies prior to issuance of a building permit; and
- b) Applicant must comply with the conditions outlined in the consistency determination by the Harbor and Coastal Zone Management Commission:
  - i. No building permit shall be issued without written confirmation from the NYSDEC and New York State Department of State ("NYSDOS") that either no permit is required or that all required state and federal permits have been satisfied and submitted to the Village.
  - ii. A memo shall be submitted to the record to confirm that the SWPPP has been updated as per the plan.
  - iii. If any changes are made within the Commission's jurisdiction due to the DEC, DOS and/or SWPPP, the Applicant must return to the Commission for further review.
- c) If the Building Inspector determines that, as a result of conditions in the field or concerns related to public health, safety, and welfare, minor changes are necessary to complete the work authorized by the Approved Plans, the Building Inspector may, allow such changes and amend the building permit(s) accordingly. The Applicant must submit amended plans reflecting the approved field changes. If the Building Inspector determines that conditions in the field or concerns related to the public health, safety and welfare require a change in the Approved Plans but that change is not minor, any deviation from or change in the Approved Plans must be approved by the Planning Board by amendment to this approval.



- d) Prior to the issuance of a building permit, a *Construction, Maintenance and Inspection Declaration* ("Declaration") for the stormwater management facilities to be installed related to the development of the property located at 4 Shore Road, in form satisfactory to the Village Engineer and Village counsel, must be fully executed and submitted to the Building Department with proof that the Declaration has been submitted for recording in the Westchester County Clerk's Office; and
- e) Prior to the issuance of a building permit the Applicant must pay all outstanding professional and consultant review fees in connection with Planning Board review of this application.

Vote Record		Resolution re: 4 Shore Road		July 10, 2019	
		Yes/Aye	No/Nay	Abstain	Absent
Chairperson Verni		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mendes		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Litman		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Savolt		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Goldstein		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## PLANNING BOARD

Village of Mamaroneck

John Verni, Chairman

Date: July 10, 2019