

COASTAL ASSESSMENT FORM

I. Instructions

- A. In accordance with Chapter 240 of the Village Code, proposed actions are to be reviewed to determine their consistency with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program. This Coastal Assessment form is intended as an aid to that review.
- B. As early as possible in an agency's formulation of a direct action or as soon as an agency receives an application for approval of an action, the agency shall do the following:
1. For direct agency actions, the agency shall complete this Coastal Assessment Form. This CAF shall be completed prior to the agency's determination of environmental significance under SEQRA.
 2. Where applicants are applying for approvals, the agency shall cause the applicant to complete this Coastal Assessment Form, which shall be completed and filed together with the applications for approval and Environmental Assessment Form.
 3. Unless the application is being undertaken, funded or approved by the Board of Trustees or is otherwise exempted under Chapter 240 of the Village Code, CAFs shall be forwarded to the Harbor Coastal Zone Management Commission for a determination of consistency. Where the action is being undertaken, funded or approved by the Board of Trustees, the Harbor Coastal Zone Management Commission shall be provided with a copy of the CAF for purposes of making a written recommendation on consistency to be forwarded to the Board of Trustees to assist that Board in determining consistency of the application. If an action cannot be certified as consistent to the maximum extent practicable with the coastal policies, it shall not be undertaken.
- C. Before answering the questions in Section II, the preparer of this form should review the coastal policies contained in the LWRP. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

II. Coastal Assessment Form (Check either "Yes" or "No" for each of the following questions). (See Chapter 240 of the Village Code for additional information.)

- A. Will the proposed action be located in, or contiguous to, or to have a significant effect upon any of the resource areas identified in the Local Waterfront Revitalization Program?

	(Check)	<u>Yes</u> or <u>No</u>	
1. Significant fish/wildlife habitats (7, 7a, 44)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
□			
2. Flood Hazard Areas (11, 12, 17)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | |
|--|--------------------------|-------------------------------------|
| 3. Tidal or Freshwater Wetland (44) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Scenic Resource (25) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Critical Environmental Areas (7, 7a, 8, 44) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Structures, sites or sites districts of historic, Archeological or cultural significance (23) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

B. Will the proposed action have a significant effect on any of the following?

- | | | |
|---|--------------------------|-------------------------------------|
| 1. Commercial or recreational use of the fish and wildlife resource (9, 10) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Development of the future or existing water-dependent uses (2) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Land and water uses (2, 4) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Existing or potential public recreation opportunities (2, 3) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement (11, 13, 17, 19, 22, 25, 37, 38) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Physical alteration of one or more areas of land along the shoreline, land under water or coastal waters (2, 4, 11, 12, 17, 20, 28, 35,44) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Physical alteration of three or more acres of land located elsewhere in the coastal area (11, 12, 17, 33, 37, 38) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Sale or change in use of state-owned lands, located under water (2, 4, 19, 20, 21) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Revitalization/redevelopment of deteriorated or underutilized waterfront site (1) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Reduction of existing or potential public access to or along coastal waters (19, 20) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck (34, 35, 36) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Draining of storm water runoff either directly into coastal waters of Mamaroneck or into any river or tributary which empties into them (33, 37) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Transport, storage, treatment or disposal of solid waste or hazardous materials (36, 39) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Development affecting a natural feature which provides protection against flooding or erosion (12) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

C. Will the proposed activity require any of the following:

- | | | |
|---|--------------------------|-------------------------------------|
| 1. Waterfront site (2, 4, 6, 19, 20, 21, 22) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Construction or reconstruction of a flood or erosion control structure | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(13, 14)

III. Remarks or Additional Information [Click here to enter text.](#)

Preparer's
Signature: _____



Date: 10/27/21

Preparer's Name/Title: Michael F. Stein

Company: Hudson Engineering & Consulting P.C.

Address: 45 Knollwood Road - suite 201, Elmsford, NY 10523

Coastal Assessment Form – Narrative

**572 Van Ranst Pl LLC
572 Van Ranst Place
Village of Mamaroneck**

Compliance with LWRP Policies

INSTRUCTIONS-Please indicate how your project complies with each LWRP policy. If a policy does not pertain to your project, please indicate “N/A.” A response must be provided for each policy. If additional space for responses is needed, please add an addendum. The Village of Mamaroneck LWRP can be viewed at www.mamaroneck.ny.us

Development Policies

Policy 1. Restore, revitalize, and redevelop deteriorated and under-utilized waterfront areas.

This policy is not applicable. The property located at 572 Van Ranst Place (“the Premises”) does not border any waterfront areas and is classified within the R-M3 Zoning District, which is not identified under this policy as a focus for proactive waterfront redevelopment.

Policy 2. Facilitate the siting of water-dependent uses and facilities on or adjacent to coastal waters.

This policy is not applicable as the Premises does not border any waterfront areas.

Policy 3. Not applicable.

Policy 4. Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.

This policy is not applicable. The Premises is not located within the harbor area and does not propose any water-dependent uses.

Policy 5. Not applicable.

Policy 6. Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

The Applicant is proposing to demolish the existing residential structure and construct a sustainable five-story multi-family residential building with ten (10) units, consisting of six (6) one-bedroom units and four (4) two-bedroom units (“the Project”). The building will include a rooftop solar installation, four EV charging stations for electric vehicles and a state-of-the-art fuel cell system. Parking will be provided within a garage located on the ground floor of the building.

The proposed development activities do not require the Applicant to secure permits from State or Federal Agencies. As required by the State Environmental Quality Review Act (“SEQRA”)¹ and as evidenced by this request for consistency review of the proposed project by the Harbor Coastal Zone Management Commission, the Applicant has made an effort to coordinate all approvals from Village agencies for the proposed development. A site plan application was submitted to the Planning Board on September 1, 2021. An application for area variances is being prepared and the Applicant anticipates appearing before the Zoning Board of Appeals in the coming months.

Fish and Wildlife Policies

Policy 7. Significant coastal fish and wildlife habitats, as identified on the N.Y. Coastal Area Map (when finalized), shall be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

The Premises is not located in an area designated by New York State as a significant coastal fish and wildlife habitat. The Premises is also not located within or adjacent to Significant Habitats identified on the Natural Resources Inventory map on page 17 of the Village of Mamaroneck LWRP. Nevertheless, water quality treatment is proposed for the stormwater runoff to prevent contaminants from entering downstream waterways.

Policy 7a. Significant coastal fish and wildlife habitats, as identified in this document, shall be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

This policy is not applicable because there are no significant coastal and wildlife habitats located on or adjacent to the Premises.

Policy 8. Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which accumulate in the food chain or which cause significant sub-lethal or lethal effect on those resources.

There is no anticipated generation of hazardous wastes or pollutants from the proposed project. A Stormwater Pollution Prevention Plan (“SWPPP”) and Sediment and Erosion Control Plan have been developed to prevent pollutants of concern from exiting the site during and after construction.

Policy 9. Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks and developing new resources.

This policy is not applicable because the Premises is not adjacent to coastal waters.

Policy 10. Further develop commercial finfish, shell-fish and crustacean resources in the coastal area.

This policy is not applicable because the Premises is not adjacent to coastal waters.

¹ 6 NYCRR 617.3 & 617.6(b)(3).

Flooding and Erosion Hazards Policies

- Policy 11. Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

The Premises is located in the “AE” flood hazard zone with a Base Flood Elevation (“BFE”) of 26 feet. In accordance with the Village’s Flood Damage Prevention Code, the first finished and occupiable floor will be 12 feet above the existing grade to minimize the endangerment of human lives and loss of property. The proposed building will incorporate flood vents in critical areas of the ground floor to increase the total flood storage volume on the property and provide additional flooding relief. The Project will increase flood volume storage onsite by adding approximately 8.25 cubic yards of storage capacity to reduce the flooding on and off site.

Further, the proposed redevelopment will significantly reduce the building footprint at the Premises. The footprint of all existing buildings occupies approximately 1,500 square feet and the proposed multi-family building will only occupy approximately 638 square feet.

The Project will minimize property damage by using masonry materials for the base construction of the building. Additionally, the proposed building is designed with an emergency door located in the stairwell, approximately 8 feet above grade, to provide the option for emergency egress into lifeboats in the event the area was significantly flooded and emergency rescue was required. This design feature will minimize the endangerment of human lives in the event there is severe flooding and enable first responders to safely evacuate the building residents.

- Policy 12. Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features.

There are no natural features that currently exist on the property to minimize damage from flooding and erosion. The Premises is currently fully developed, with almost 53% of the lot consisting of impervious surface and the only undeveloped space consists of a small patch of lawn. As discussed in the response to Policy 11 above, all finished and occupiable areas of the proposed multi-family building will be raised 12 feet above grade, thereby protecting the property from damage due to flooding. Flood vents will be incorporated to areas on the ground floor to increase flood volume storage and the Project will add approximately 8.25 cubic yards of flood storage capacity to the site, thus reducing the flooding on and off site.

As detailed in the comprehensive SWPPP and a Sediment and Erosion Control Plan, the proposed stormwater management design will protect against erosion. The proposed redevelopment eliminates practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded.

- Policy 13. The construction and reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years.

This policy is not applicable because there are no erosion protection structures at the Premises and no erosion protection structures are proposed to be constructed. Nevertheless, a comprehensive SWPPP and a Sediment and Erosion Control Plan have been developed to prevent pollutants of concern from exiting the site during and post-construction. All sediment and erosion control practices proposed are in conformance with the latest version of the New York State Standards and Specifications for Erosion and Sediment Control. As discussed in Policy 12 above, the proposed redevelopment also eliminates practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded.

Policy 14. Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development.

No erosion protection structures exist or are proposed on the Premises. The existing site is currently fully developed and therefore, the proposed redevelopment will not increase erosion or flooding. In fact, as discussed in the responses to Policies 11, 12, & 13, the proposed redevelopment increases the flood storage volume on the property to provide additional flooding relief compared to the existing conditions. All sediment and erosion control practices proposed are in conformance with the latest version of the New York State Standards and Specifications for Erosion and Sediment Control. As discussed in Policy 12 above, the proposed redevelopment also eliminates practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded.

Policy 15. Not applicable.

Policy 16. Not applicable.

Policy 17. Wherever possible, use nonstructural measures to minimize damage to natural resources and property from flooding and erosion.

The Premises currently consists of approximately 53% impervious surface and the Applicant is proposing to install stormwater management infrastructure where none currently exists to eliminate practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded. Therefore, the Project will not increase erosion or flooding. The proposed zoning-compliant building footprint will account for almost 100% of the site area. Due to the existing conditions onsite and the intended future development encompassing nearly the entire site, nonstructural measures are not practical for reducing damage due to flooding.

General

Policy 18. To safeguard the vital economic, social and environmental interests of the State and the Village of Mamaroneck, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State and this Village have established to protect valuable coastal resource areas.

The project's design documents include a comprehensive SWPPP and Sediment and Erosion Control plan to protect downstream waters during and post-construction.

Public Access Policies

Policy 19. Protect, maintain and increase the levels and types of access to public water related recreation resources and facilities so that these resources and facilities may be fully utilized by all the public in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas, and waterfront parks.

This policy is not applicable because the Premises does not have access to any public water related recreation resources. The Project will not adversely impact public recreational facilities, nor will the work impede public access and use of the waters of the adjacent cove for fishing and boating.

Policy 20. Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided, and it should be provided in a manner compatible with adjoining uses. Such lands shall be retained in public ownership.

This policy is not applicable because the Premises is not adjacent to the shore and does not provide access to coastal waters.

Recreation Policies

Policy 21. Water-dependent and water-enhanced recreation shall be encouraged and facilitated and shall be given priority over non-water-related uses along the coast, provided it is consistent with the preservation and enhancement of other coastal resources and takes into account demand for such facilities. In facilitating such activities, priority shall be given to areas where access to the recreation opportunities of the coast can be provided by new or existing public transportation services and to those areas where the use of the shore is severely restricted by existing development. In addition, water-dependent recreation uses shall have a higher priority over water-enhanced recreation uses.

This policy is not applicable because the Premises does not have access to coastal waters.

Policy 22. Development, when located adjacent to the shore, shall provide for water-related recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonably anticipated demand for such activities and the primary purpose of the of the development. In the Village of Mamaroneck, this also applies to redevelopment of waterfront property.

This policy is not applicable because the Premises is not adjacent to the shore.

Policy 23. Protect, enhance and restore structures, districts, areas, or sites that are of significance in the history, architecture, or archeology or culture of the Village of Mamaroneck.

The Premises is not listed as a site of historic, architectural or archeological importance contained within the LWRP, nor will it have any negative impact on any of the 54 historic resources identified in the LWRP. While the Premises is located across the street from Columbus Park, the redevelopment of this already-improved site is consistent with the pattern of development in the surrounding neighborhood and will not impact the Park.

Scenic Quality Policies

Policy 24. Not applicable.

Policy 25. Prevent impairment of scenic resources of Statewide or local significance. *Note Harbor Island Park is a scenic resource of local significance.

As discussed in the response to Policy 23 above, the Project is located across the street from Columbus Park, and the Columbus Park Monument, which is designated as a historic resource in the LWRP. Given that the Project proposes redevelopment of an already improved site and is consistent with recent development surrounding Columbus Park, the Project will not impair any views from the Park. In fact, the Parkview Station condominiums, which have a larger footprint and mass than the proposed building, span the majority of the western side of the Park.

Policy 26. (Agricultural Lands Policy) Not applicable.

Energy and Ice Management Policies

Policy 27. Not included.

Policy 28. Not applicable.

Policy 29. Not included.

Water and Air Resources Policies

Policy 30. Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, and sewage, into coastal waters will conform to State and National water quality standards.

The proposed multi-family building and residential activities on the Premises will not generate toxic or hazardous substances. A comprehensive SWPPP and a Sediment and Erosion Control Plan have been developed to prevent pollutants of concern from exiting the site during and post-construction.

Policy 31. State coastal area policies and purposes of approved Local Waterfront Revitalization Programs will be considered while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

The design documents include a SWPPP that meets water quality standards. This plan includes a hydrodynamic separator to provide water quality treatment of the runoff prior to its discharge from the

site. The treatment capacity of the water quality device exceeds the treatment required by the Village and greatly improves the quality of runoff over the current site conditions.

Policy 32. Not applicable.

Policy 33. Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

The design documents include a SWPPP that incorporates Best Management Practices. As previously discussed in the response to Policy 12, the proposed stormwater management design will reduce the amount of stormwater discharge from the Premises.

Policy 34. Discharge of waste materials from vessels into coastal waters will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

This policy is not applicable because there will be no discharge of waste materials from vessels.

Policy 35. Dredging and dredge spoil disposal in coastal waters will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

This policy is not applicable because there is no dredging of coastal waters proposed.

Policy 36. Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

During construction, the storage of any hazardous materials will be limited to areas outlined on construction documents and amount of any materials is to be consistent with a project of this scale. Additionally, as outlined in the response to Policy 30, procedures to prevent, contain, and clean-up spills are included within the SWPPP.

Policy 37. Best Management Practices will be utilized to minimize the nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters.

The design documents include a SWPPP and a Sediment and Erosion Control Plan Implementing Best Management Practices to protect downstream waters during and post construction from pollutants/contaminants of concern. During construction, a sediment and erosion control plan will be implemented, including the installation of inlet protection on all drain inlets, silt fence down-slope of all disturbed areas, and a construction fence to prevent excess disturbance. The SWPPP provides a maintenance schedule to ensure these measures are functioning properly during construction.

Upon completion of construction, activation of the stormwater management system will provide

treatment of the full water quality volume from the site. As previously discussed in Policy 31, a First Defense hydrodynamic separator system is utilized to filter contaminants from the runoff. A maintenance schedule is provided to ensure the system is functioning properly. Upon completion of construction, any disturbed non-impervious areas are proposed to be seeded and re-planted.

Policy 38. The quality and quantity of surface water and groundwater supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

The proposed multi-family residential building will not adversely impact surface water or groundwater supplies. As discussed in the response to Policy 27, the comprehensive SWPPP and Sediment and Erosion Control Plan incorporate stormwater management measures to protect downstream waters from pollutants and contaminants of concern and is designed in accordance with NYSDEC's and the Village of Mamaroneck's requirements for redevelopment. Water quality standards will be achieved through the use of a hydrodynamic separator.

As previously discussed in the response to Policy 37, a sediment and erosion control plan, including inlet protection of all drain inlets and installation of silt and construction fences, will be implemented during construction to prevent excess disturbance. The Stormwater Pollution Prevention Plan provides a maintenance schedule to ensure these measures are functioning properly during construction.

Policy 39. The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas, will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land and scenic resources.

The Project does not involve the transport, storage, treatment and disposal of hazardous wastes. Construction debris will be removed from the site regularly and properly disposed of off-site in accordance with Village of Mamaroneck requirements.

Policy 40. Not applicable.

Policy 41. Not included.

Policy 42. Not included.

Policy 43. Not included.

Policy 44. Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

While the Premises is not located within or adjacent to tidal or freshwater wetlands, the design documents include a SWPPP and a Sediment and Erosion Control Plan to protect downstream waters from pollutants and contaminants of concern during construction activities and regular operation of the Premises.

As previously discussed in the responses to Policies 31, 37, & 38, the proposed stormwater management design utilizes hydrodynamic separator to provide water quality treatment of the runoff prior to its discharge from the site. As discussed in the response to Policy 12 above, the proposed redevelopment also eliminates practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded, thereby protecting offsite tidal and freshwater wetlands.