

EXTRACT OF MINUTES OF A REGULAR MEETING OF THE HARBOR AND COASTAL ZONE MANAGEMENT COMMISSION OF THE VILLAGE OF MAMARONECK HELD ON MAY 16, 2018 AT 7:30 P.M. IN THE COURTROOM AT VILLAGE HALL, MAMARONECK, NEW YORK

**HARBOR & COASTAL ZONE MANAGEMENT COMMISSION  
CONSISTENCY AND PERIMETER PERMIT RESOLUTION**

**BEACH POINT CLUB  
900 Rushmore Avenue**

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2018 MAY 21 A 10:45  
VILLAGE OF MAMARONECK  
NEW YORK

WHEREAS, on November 19, 2008, the Commission adopted a negative declaration and consistency determination associated with its review of Beach Point Club's ("Applicant") application for a perimeter permit for existing and additional docking facilities at 900 Rushmore Avenue and thereafter on February 1, 2010, the Building Inspector issued the Perimeter Permit for a period of four years ("Perimeter Permit #10-0037"); and

WHEREAS, Perimeter Permit #10-0037 required the Applicant's compliance with approval conditions, including the following:

- o No boats longer than 50' be docked at the slips located at the northern end of the perimeter to ensure that there is no impact to boat traffic beyond the proposed perimeter boundaries; and
- o No structure or slip shall be located on top or within the existing mapped inter-tidal marsh (IM) or future IM areas.

; and

WHEREAS, at its November 19, 2014 meeting the Commission directed the Applicant to submit an application for a new Perimeter Permit, since Perimeter Permit #10-0037 expired on February 14, 2014 without a timely request for renewal by the Applicant; and

WHEREAS, at its December 17, 2014 meeting, the Commission approved a new Perimeter Permit to remain in effect for a period of four years subject to the Applicant's compliance with the Perimeter Permit and with the following conditions of approval:

- o No boats longer than 60' be docked at the slips located at the northern end of the perimeter to ensure that there is no impact to boat traffic beyond the proposed perimeter boundaries; and
- o No structure or slip shall be located on top or within the existing mapped inter-tidal marsh (IM) or future IM areas

; and

WHEREAS, Perimeter Permit #15-0113 expires on February 1, 2019; and

WHEREAS, the Applicant now seeks a new Perimeter Permit under Village Code Chapter 240, as amended with the same boundaries as the previously approved Permit #15-0113 and has submitted

an application for a Perimeter Permit, including plans prepared by Michael Quadagno, P.E. (SD-01, SD-02) dated 11/10/17 and with Perimeter Permit boundaries and coordinates shown on plan SD-02 and other materials ("Application"); and

WHEREAS, the Applicant appeared at the hearing held at the January 17, 2018 and May 16, 2018 meetings of the Commission; and

WHEREAS, the Commission has considered and evaluated the Application for the purpose of determining consistency with the Village of Mamaroneck's Local Waterfront Revitalization Program ("LWRP") and the Applicant's compliance with the Perimeter Permit criteria and requirements as set forth in Village Code §240-20.

On motion of Ms. Bienstock-Cohen, seconded by Mr. Gelber:

NOW THEREFORE BE IT RESOLVED that the Commission, based upon review of the Application, Environmental Assessment Form, and all other relevant materials, deems this a Type II action requiring no further action under the State Environmental Quality Review Act.

The motion passes:

Ayes: Mr. Glattstein, Ms. Heaney, Ms. Roney, Ms. Bienstock-Cohen, Ms. Michels, Mr. Gelber

Nays: None

Abstain: None

Absent: None

[Chair Cindy Goldstein recused]

On motion of Ms. Bienstock-Cohen, seconded by Ms. Roney:

AND BE IT FURTHER RESOLVED that the Commission has completed its review and evaluation of said Application, including the Coastal Assessment Form, and after conferring with its consultants has determined that the Application is consistent, to the maximum extent practicable, with the policies of the LWRP and the Application will not substantially hinder the achievement of any of the policies set forth in the LWRP.

The motion passes:

Ayes: Mr. Glattstein, Ms. Heaney, Ms. Roney, Ms. Bienstock-Cohen, Ms. Michels, Mr. Gelber

Nays: None

Abstain: None

Absent: None

[Chair Cindy Goldstein recused]

On motion of Mr. Gelber, seconded by Ms. Roney:

AND BE IT FURTHER RESOLVED that the Commission has completed its review and evaluation of said Application, has fully considered the criteria and requirements for Perimeter Permits set forth in Village Code §240-20, and approves the Perimeter Permit which shall remain in effect for a period of five years in accordance with §240-20(I), subject to the Applicant's compliance with the Perimeter Permit and with the following conditions of approval:

- No boats longer than 60' be docked at the slips located at the northern end of the perimeter to ensure that there is no impact to boat traffic beyond the proposed perimeter boundaries.
- No structure or slip shall be located on top or within the existing field mapped inter-tidal marsh (IM) or future field mapped IM areas.
- Permit #15-0113 shall be voided upon issuance of the new Perimeter Permit.
- Applicant must maintain a waste pump out facility to comply with §240-12 (B)(2).
- The failure to observe and perform the above conditions shall render this resolution invalid.

The motion passes:

Ayes: Mr. Glattstein, Ms. Heaney, Ms. Roney, Ms. Bienstock-Cohen, Ms. Michels, Mr. Gelber

Nays: None

Abstain: None

Absent: None

[Chair Cindy Goldstein recused]

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Brian Glattstein, Acting Chairperson HCZMC

May 16, 2018

AND BE IT FURTHER RESOLVED that the Commission has completed its review and evaluation of said Application, has fully considered the criteria and requirements for Perimeter Permits set forth in Village Code §240-20, and approves the Perimeter Permit which shall remain in effect for a period of five years in accordance with §240-20(I), subject to the Applicant's compliance with the Perimeter Permit and with the following conditions of approval:

- No boats longer than 60' be docked at the slips located at the northern end of the perimeter to ensure that there is no impact to boat traffic beyond the proposed perimeter boundaries.
- No structure or slip shall be located on top or within the existing field mapped intertidal marsh (IM) or future field mapped IM areas.
- Permit #15-0113 shall be voided upon issuance of the new Perimeter Permit.
- Applicant must maintain a waste pump out facility to comply with §240-12(B)(2).
- The failure to observe and perform the above conditions shall render this resolution invalid.

The motion passes:

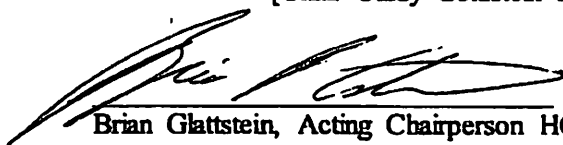
Ayes: Mr. Glattstein, Ms. Heaney, Ms. Roney, Ms. Bienstock-Cohen, Ms. Michels, Mr. Gelber

Nays: None

Abstain: None

Absent: None

[Chair Cindy Goldstein recused]



Brian Glattstein, Acting Chairperson HCZMC

May 16, 2018