



***Environmental, Planning, and Engineering Consultants***

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## Memorandum

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**To:** Village of Mamaroneck Harbor Coastal Zone Management Commission  
**From:** Teresa Cannone, Senior Environmental Scientist  
**Date:** March 10, 2023  
**Re:** 900 Rushmore Ave  
**cc:** Beach Point Club, Andes Consulting Engineering & Surveying, Kellard Sessions,  
Brittanie O'Neil

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AKRF, Inc. has reviewed the following materials for the above-referenced project as requested by the Village of Mamaroneck Harbor & Coastal Zone Management Commission:

- HCZMC Application
- Site Plan prepared by Andes Consulting Engineering & Surveying, Inc, dated April 28, 2022
- Memorandum prepared by Beach Point Club, dated February 22, 2023
- Memorandum prepared by Beach Point Club, dated July 20, 2022
- Amended Project Description Supplement, prepared by Beach Point Club, dated July 2022 and revised February 21, 2023
- Memorandum prepared by Andes Consulting Engineering & Surveying, Inc, dated February 23, 2023
- Building Determination Letter, dated January 24, 2023 and revised February 21, 2023
- Coastal Assessment Form, dated July 24, 2022
- Floodplain Development Permit Application
- HCZMC Resolution, dated May 16, 2018
- Marine Structure Permit Application
- Photos of Existing Conditions
- Short Environmental Assessment Form, dated July 22, 2022
- Memorandum from NYS SHPO, dated July 26, 2022

## PROJECT DESCRIPTION

The applicant seeks Planning Board approval for a wetlands permit to create a new ADA compliant marina entranceway with a new pile supported landing, gangway, and landing floats, slight reconfiguration, and replacements of flats in landing area, continue/ renew the approved Perimeter Permit, (per separate

demolition permit) removal of an existing gangway, elevated walkway and filled stanchion down to the bottom materials, including with its wood and steel frame.

1. What is the status of the required USACE and NYSDEC permits for the project?
  2. In the February 21, 2023 memorandum from Andes Consulting Engineering & Surveying, Inc. it states that “With respect to in-water work, appropriate best management practices, such as emphasizing careful construction practices; proper equipment use, maintenance and storage; regularly policing the site to prevent debris from entering the waterway; and requiring removal of any debris that does enter into the waterway – will be employed during construction to minimize any potential accidental discharge or other construction related debris from entering the waterway.” What specific best management practices are proposed to prevent sedimentation and turbidity during in-water construction?
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