



Village of Mamaroneck

169 Mount Pleasant Avenue
Mamaroneck, NY 10543

WETLANDS PERMIT APPLICATION

VILLAGE OF MAMARONECK TIDAL AND FRESHWATER WETLANDS PERMIT GUIDELINES

1. Any person proposing to conduct a regulated activity upon any wetland, or within 100 feet of a wetland must file a wetlands permit application in accordance with § 192-5. Regulated activities are defined in Chapter 192 of the Village of Mamaroneck code.
2. *Fifteen (15) copies of the application and plans* must be accompanied by the application *filing fee of \$239.00 & \$3,000.00 Escrow Account* deposit is also required unless there is already an existing escrow account in connection with a related application. The applicant is responsible for all inspection costs incurred in inspecting the property. These costs are payable prior to the issuance of the permit. Two separate checks are required, both made out to the Village of Mamaroneck. The applicant is responsible for obtaining the signatures required on the affidavit and completing the application in a complete and satisfactory form. The applicant is responsible for obtaining the signatures required on the Affidavit and completing the application in a complete and satisfactory form.
3. All wetlands, streams, rivers, lakes and ponds must be clearly delineated on all plans and subdivision plats.
4. All wetlands and stream corridors must be flagged in the field, using standard orange flagging tied to existing vegetation at 30 feet intervals.
5. The extent of wetland areas is determined by either soil type or vegetation, whichever area is greater, in accordance with Chapter 192.
6. It is the applicant's responsibility to secure State Wetlands Permits, if necessary, from the Department of Environmental Conservation.
7. Permit applications for sites with existing wetland violations will not be considered.
8. All erosion control measures must be clearly delineated on all plans and subdivision plats. Applicants should consider the potential impact of their proposal on existing drainage patterns.

Your cooperation in complying with all of the listed guidelines is greatly appreciated and will help expedite review of the wetlands permit application.



Village of Mamaroneck Building Department

169 Mt. Pleasant Avenue

Mamaroneck, N.Y. 10543

914-777-7731 Fax 914-777-7792

www.village.mamaroneck.ny.us

Application# _____

Permit# _____

Building Permit Application

NOTE: Two sets of construction documents must be submitted with application.

1. Project address: 561 Lawn Terrace, Mamaroneck, NY 10543

Zone	R-7.5	Section	154.59	Block	1	Lot	14
Existing use Residential:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> 2 Family	<input type="checkbox"/> Other				
Intended Use:	<input type="checkbox"/> Single Family	<input type="checkbox"/> 2 Family	<input checked="" type="checkbox"/> Other				
Existing Use Commercial:	<input type="checkbox"/> Multi Family, how many?	<input type="checkbox"/> Retail	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Business	<input type="checkbox"/> Other		
Intended Use:	<input type="checkbox"/> Multi Family, how many?	<input type="checkbox"/> Retail	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Business	<input type="checkbox"/> Other		
Is this a Non-Conforming Use:	<input type="checkbox"/> Yes	<input type="checkbox"/> No (Please Specify)					
Estimated cost:	\$66,850.00	Application Fee:	\$85.00	Permit Fee:	\$1,139.00		

2. Description of work:

Construct a 42" by 3' by 6' reinforced concrete landing, a 42" by 38' aluminum ramp, an 8' by 25' timber floating dock, and three 12" diameter steel float anchor pilings.

3. Owner's name and address:

Gianna Krey Irrevocable Trust Et. Al.
561 Lawn Terrace
Mamaroneck, NY 10543

Phone#: (914) 419-5438

4. Applicant name and address:

Mr. John Hilts
Post Office Box 47
Rowayton, CT 06853-0047

E-Mail Address: mhilts@crois.com
Phone#: (475) 441-1244 cell

5. Applicant Name (Please print): Mr. John Hilts

Applicants Signature: _____

6. Is this a new residential house? ☐ Yes ☒ No ☐ Addition ☐ Alteration
7. Is this a new commercial building? ☐ Yes ☒ No ☐ Addition ☐ Alteration
8. Municipalsewer? Yes Septic system? (if applicable, attached Health Dept. approval)
9. Is this structure within the flood plain? ☒ If yes, please file a Flood Development Permit
10. Is this project within the tidal wetland or buffer? ☒ If yes, please file a wetland activity permit.
11. Is this project within the fresh water wetland or buffer? ☐ If yes, please file a wetland activity permit.
12. Is there a disturbance of land greater than 1,000 square feet? No ☐ If yes, please file a SWPPP permit per section 294.
13. Topography: ☒ Flat ☐ Hilly ☐ Rocky ☐ Steep Incline ☐ Other
14. Do you require any other board approvals? If yes, please check which boards you require bellow.
- ☐ BAR ☐ Zoning ☐ Planning ☒ HCZM ☐ Other

15. Architect/Engineer Name and Address:

Mr. Scott B. Davies, P.E.
Champion Engineering
Post Office Box 1131
Southbury, CT 06498

Phone # (203) 913-0956**E-Mail Address** champengin2@aol.com**16. Contractor Name and Address:**

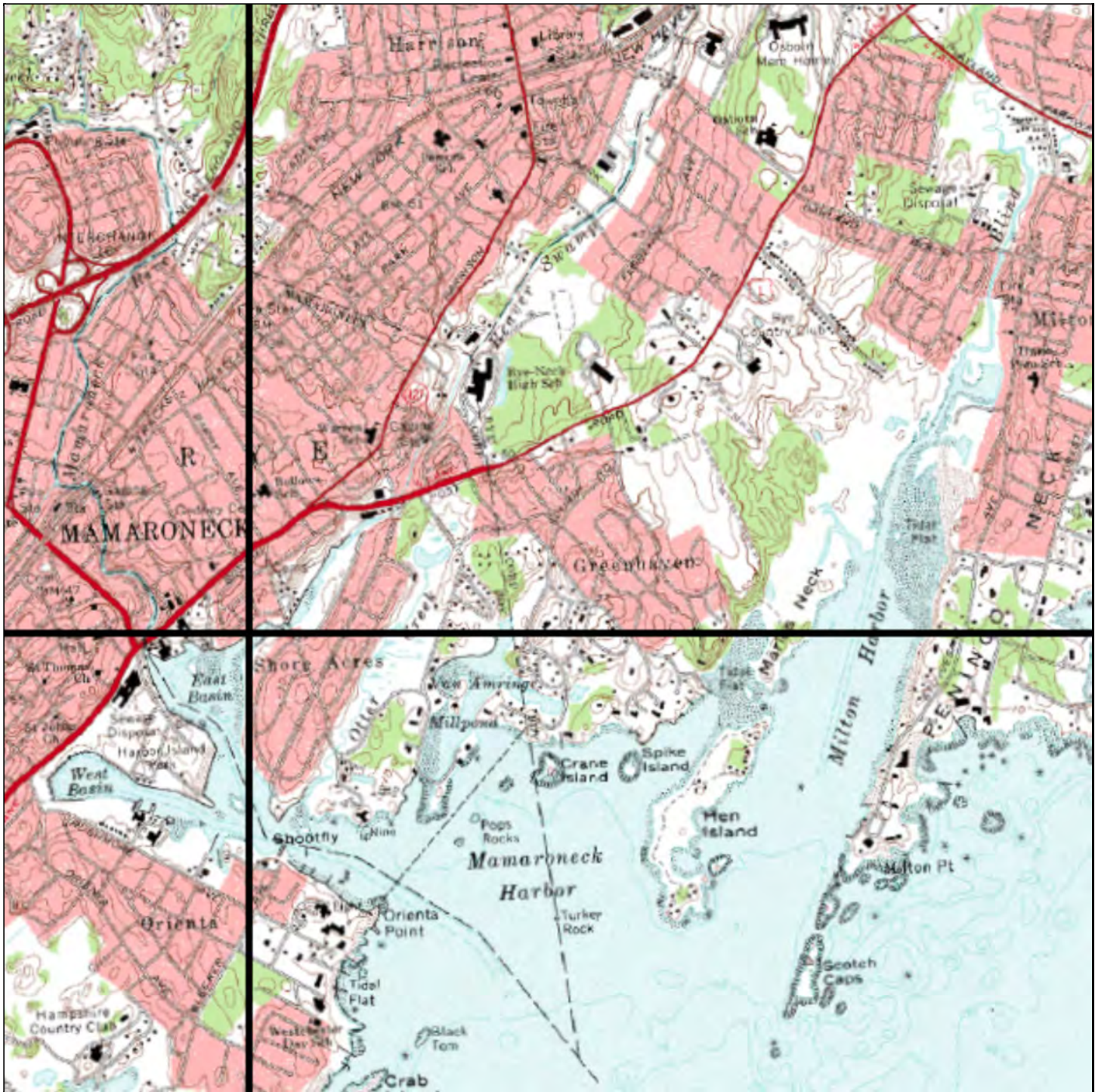
Concavage Marine Construction, Inc.
87 Fox Island Road
Port Chester, NY 10573

Phone # (914) 934-9612**E-Mail Address** concavagemarine@aol.com**17. Electrician Name and Address:****Phone #****E-Mail Address****License #****18. Plumbers Name and Address:****Phone #****E-Mail Address****License #****19.**

I Mr. John Hilts is the (☐Owner, ☐Contractor, ☒Agent or ☐Corporate Officer)

Said property, and duly authorized to perform or have performed the said work and to file this application: that all statements contained in this application are true to the best of my knowledge and belief, and that the work will be performed in the manner set forth in the application in the plans and specification filed therewith and in full compliance with New York State Codes.

☒ Residential Application Fee \$85.00☒ Residential Permit Fee☐ Commercial Application Fee \$140.00☐ Commercial Permit Fee☐ CO or CC Fee



VICINITY MAP

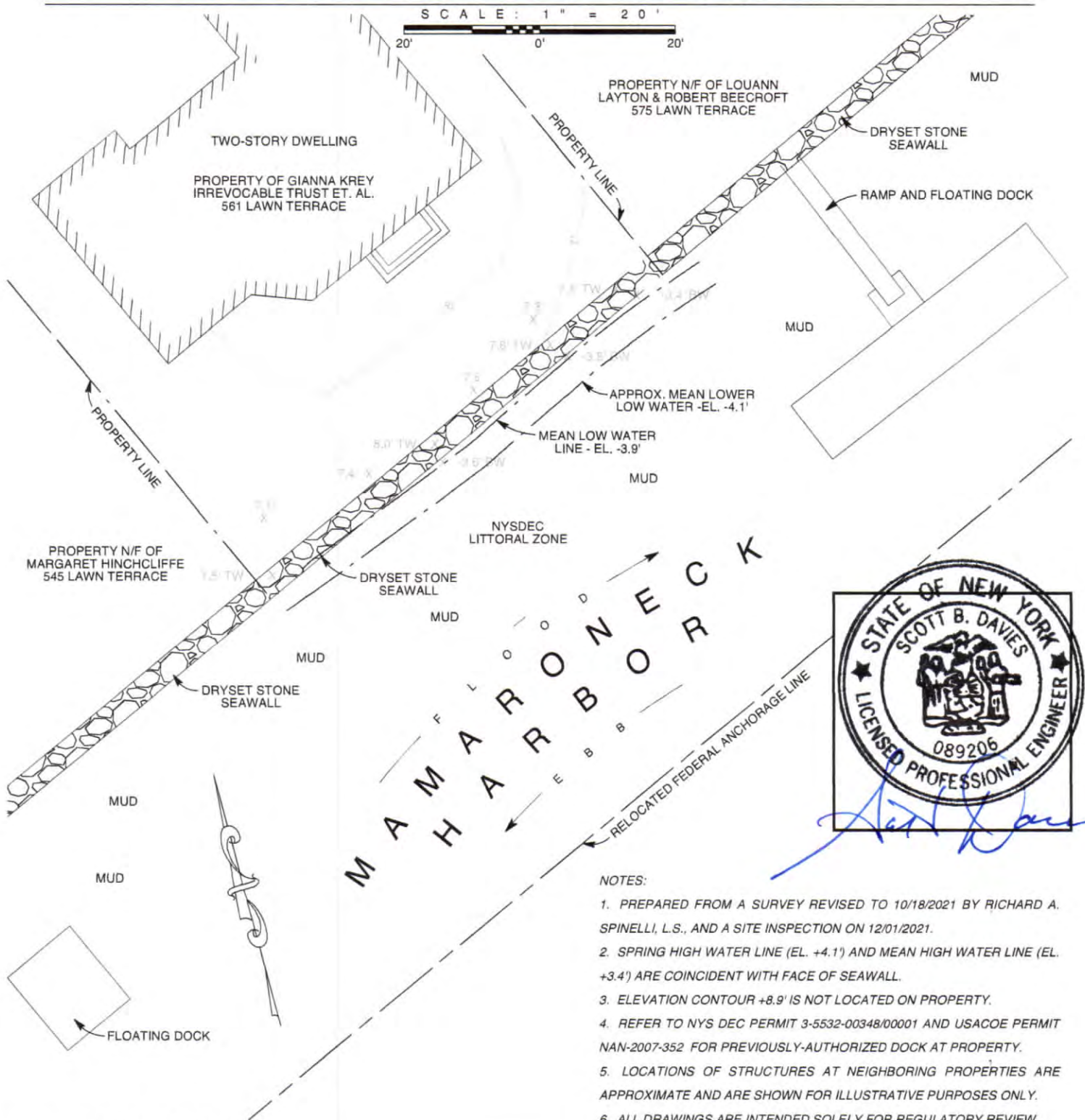
FROM U.S.G.S. MAMARONECK QUADRANGLE MAP

SCALE: 1:24000

PURPOSE: PRIVATE RECREATIONAL BOAT DOCKING
DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988
ADJ. OWNERS: MARGARET HINCHCLIFFE; LOUANN LAYTON & ROBERT BEECROFT
APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED LANDING, RAMP AND FLOATING DOCK IN MAMARONECK HARBOR AT
561 LAWN TERRACE, VILLAGE OF MAMARONECK, WESTCHESTER CTY., NY
APPLICATION BY: GIANNA KREY IRREVOCABLE TRUST
DATE: 2/02/22 SHEET 1 OF 4 REVISION NUMBER: DATE:

EXISTING GENERAL PLAN VIEW

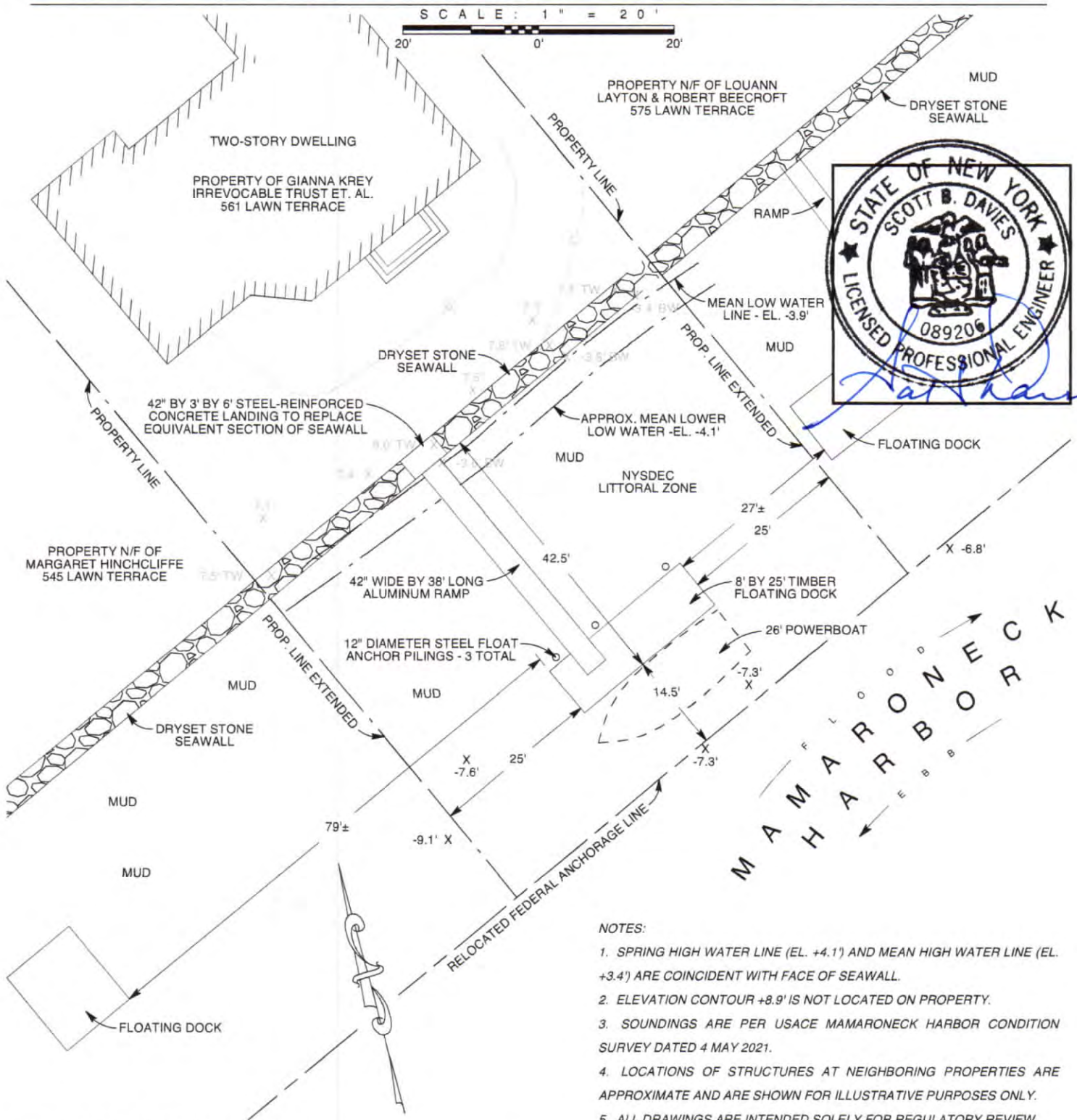


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561 LAWN TERRACE, VILLAGE OF MAMARONECK, WESTCHESTER CTY., NY
APPLICATION BY: GIANNA KREY IRREVOCABLE TRUST
DATE: 2/02/22 SHEET 2 OF 4 REVISION NUMBER: 1 DATE: 9/01/22

PROPOSED GENERAL PLAN VIEW



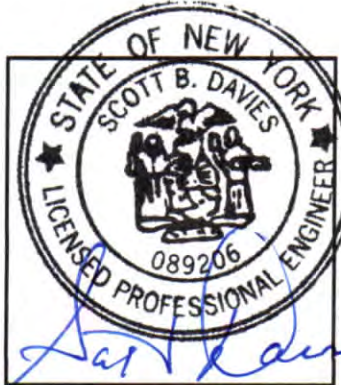
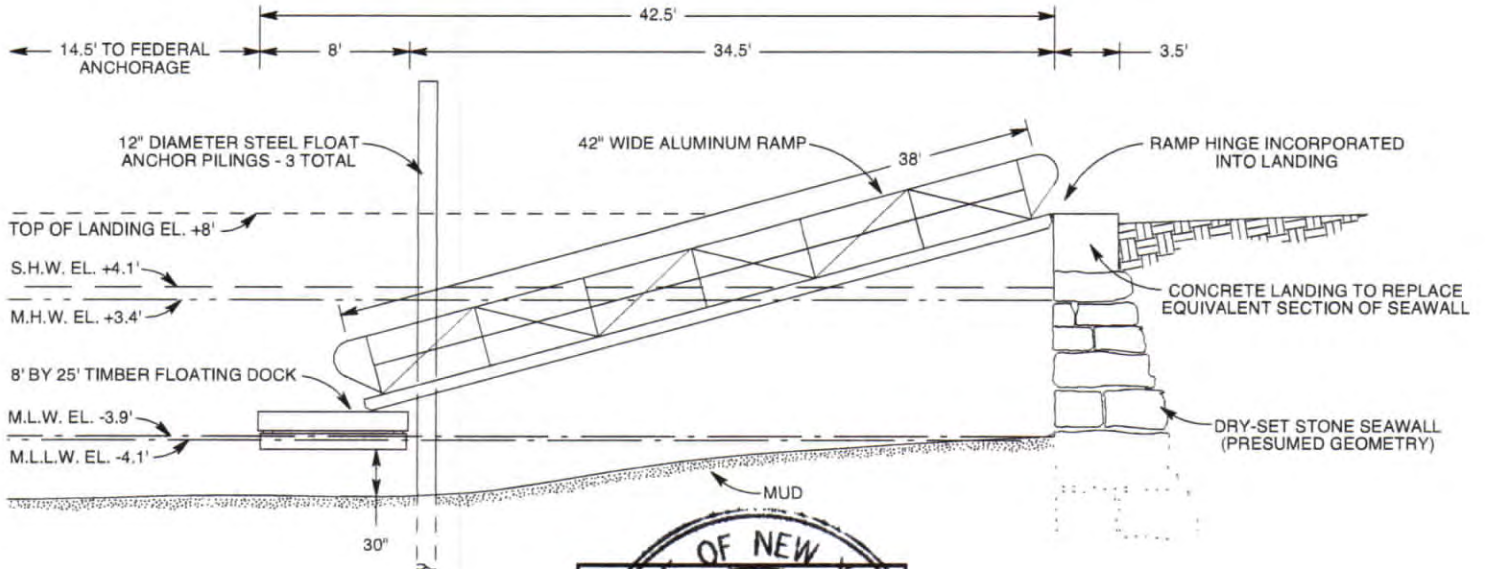
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 APPLICATION BY: GIANNA KREY IRREVOCABLE TRUST
 DATE: 2/02/22 SHEET 3 OF 4 REVISION NUMBER: 2 DATE: 9/01/22

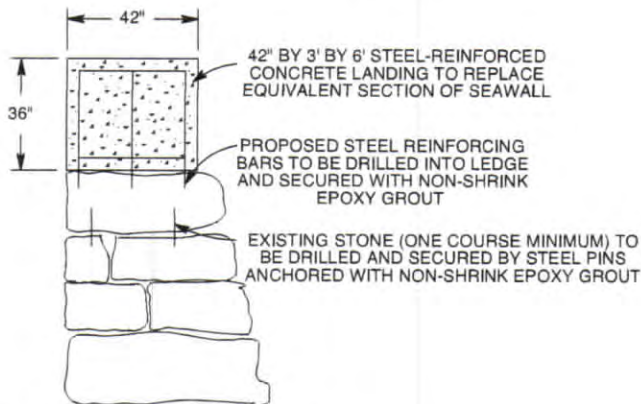
PROPOSED ELEVATION

SCALE: 1" = 10'



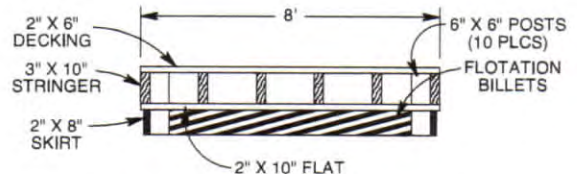
LANDING SECTION

SCALE: 1" = 5'



FLOATING DOCK SECTION

SCALE: 1" = 5'



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NOTE: DRAWING IS FOR REGULATORY REVIEW ONLY.

PURPOSE: PRIVATE RECREATIONAL BOAT DOCKING
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 APPLICATION BY: GIANNA KREY IRREVOCABLE TRUST
 DATE: 2/02/22 SHEET 4 OF 4 REVISION NUMBER: 2 DATE: 9/01/22



Village of Mamaroneck

169 Mount Pleasant Avenue
Mamaroneck, NY 10543

WETLANDS PERMIT APPLICATION

DO NOT WRITE IN THIS SPACE- FOR OFFICE USE ONLY

Application Fee Received: _____ Amount Received: _____
 Maps/Survey Received: _____ List of Owners Names Received: _____
 Consent of Owner Received: _____ Application Complete: _____

Application Transmitted to:

____ Abutting Municipality (if applicable)
 ____ Board of Trustees
 ____ Building Inspector
 ____ County Planning
 ____ Engineering Consultant
 ____ HCZMC
 ____ NYS DEC (if applicable)
 ____ Planning Board
 ____ Wetlands Consultant (if applicable)

PLANNING BOARD RECS RECEIVED: _____
 APPLICATION (Date): _____ Approved _____ Disapproved _____

Please type or print the requested information for items 1 through 13

1. Name: Gianna Krey Irrevocable Trust Et. Al. Address: 561 Lawn Terrace
2. City: Mamaroneck State: NY Zip Code: 10543
3. Mailing address if different from above: _____
4. Telephone: Home: _____ Work: (914) 419-5438
5. Applicants Agent: Name: Mr. John Hilts
 Address: P.O.Box 47, Rowayton, CT 06853
6. Owner of property: Gianna Krey Irrevocable Trust Et. Al.
7. Section: 154.59 Block: 1 Lot: 14

8. Purpose, character and extent of proposed activity (include detailed description of activity, a map showing the affected area and the deed):

Construct a 42" by 3' by 6' concrete landing, 42" by 38' aluminum ramp, and 8' by 25' timber floating dock anchored by three 12" diameter steel pilings for private recreational boating. The proposed facility will extend 42.5' beyond Mean High Water into Mamaroneck Harbor.

9. The following must accompany this application:

- A. Written consent of the owner of the property if applicant is not the owner.
- B. A map showing the controlled area affected and any wetland or watercourse therein and the location, extent and nature of the proposed work
- C. A list of the names of the owners of record and lands adjacent to the wetland or adjacent area upon which the proposed project is to be undertaken and the names of known claimants of water rights which relate to any land within or within 100 feet of the boundary of the property of which the proposed regulated activity will be located
- D. A survey and deed or other legal description describing the subject property.

NOTE: The Village may require such additional information including a long form EAF it deems sufficient to enable it to make the necessary findings and determination.

- 10. Prior to issuance of a permit, the applicant, at the discretion of the Planning Board, may be required to file with the Village a performance bond in form and surety acceptable to the Planning board in such amount as the Village may deem sufficient to ensure the faithful performance of the work to be undertaken and the indemnification of the Village for restoration costs resulting from failure to comply.
- 11. Any site for which an application has been submitted shall be subject to inspection upon notice to property owner and applicant at any reasonable time, including weekends and holidays, by the Building Inspector, Planning Board, or their designated representatives. By making of this application the above applicant agrees to indemnify and hold harmless the Village, its officers, agents and employees against any damage or injury that may be caused by or arise out of any entry onto the subject property in connection with the processing of the application, during construction or within one (1) year after the completion of work.

15. Architect/Engineer Name and Address:

Mr. Scott B. Davies, P.E.
Champion Engineering
Post Office Box 1131
Southbury, CT 06498

Phone # (203) 913-0956**E-Mail Address** champengin2@aol.com**16. Contractor Name and Address:**

Concavage Marine Construction, Inc.
87 Fox Island Road
Port Chester, NY 10573

Phone # (914) 934-9612**E-Mail Address** concavagemarine@aol.com**17. Electrician Name and Address:****Phone #****E-Mail Address****License #****18. Plumbers Name and Address:****Phone #****E-Mail Address****License #****19.**

I Mr. John Hilts is the (☐Owner, ☐Contractor, ☒Agent or ☐Corporate Officer)

Said property, and duly authorized to perform or have performed the said work and to file this application: that all statements contained in this application are true to the best of my knowledge and belief, and that the work will be performed in the manner set forth in the application in the plans and specification filed therewith and in full compliance with New York State Codes.

☒ Residential Application Fee \$85.00☒ Residential Permit Fee☐ Commercial Application Fee \$140.00☐ Commercial Permit Fee☐ CO or CC Fee

I certify that the foregoing information and any information contained in any attachment is true and accurate to the best of my knowledge

Signature of Applicant

Subscribed and sworn to, before me this 17th day of Oct. in the Year of 2011.

In the County of Westchester and the State of New York

Signature of Notary

DONALD GOLDSMITH
Notary Public, State of New York
No. 01GO5021034
Qualified in Westchester County
Commission Expires Dec. 6, 2015

All fees must accompany this application in the amount prescribed by Chapter 347 "Fees" and all escrow accounts must be kept current in accordance with Chapter 176.. The applicant is responsible for all inspection costs in accordance with.

FOR PLANNING BOARD USE
ONLY

1. Recommendations received (Specify Agency/Date):

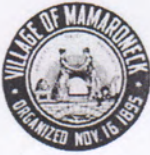
2. _____ Public hearing held:

3. _____ Notice to Property

4. _____ Notice Published

Planning Board report issued to:

- a. _____ Clerk -Treasurer
b. _____ Wetlands Consultant
(If applicable)
c. _____ Building Inspector



AFFIDAVIT

I hereby certify that to the best of my knowledge no outstanding fees (including escrow sums pursuant to Chapter 176) of the Village of Mamaroneck exist for the property identified below. Furthermore, I hereby certify that to the best of my knowledge, no outstanding violation of local laws or ordinances of the Village of Mamaroneck exists with respect to the cited property or any structure or use existing thereon.

Property tax identification (please verify that the section, block, and lot number(s) provided are correct) see tax bill or contact the Assessor's Office:

Section 154.59 Block 1 Lot 14

Owner: Gianna Krey Irrevocable Trust Et. Al.

Agent: Mr. John Hilts

Address of property subject to application: 561 Lawn Terrace, Mamaroneck, NY 10543

Type of Application: Wetland

Submitted to: Building Department

(Identify Board or Department)

Signed: [Signature]
Owner of Record/Date

Signed: [Signature]
Agent for Permit Application /Date

Notary Public [Signature]
Date October 20, 2012

Notary Public [Signature]
Date 10/27/2012

Confirmations (Do not sign if note below applies):

Signed _____
Building Inspector/Date

Signed _____
Clerk-Treasurer/Date

Signed _____
Clerk-Treasurer/ Date

Note: The processing and approval of any and all applications for approval and issuance of any permit or certificate of occupancy or use by any board or official of the Village of Mamaroneck is prohibited for any property owner who has fees outstanding under Chapter 176 & 192. The processing of applications may be prohibited when there are outstanding violations of any local laws or ordinances of the Village of Mamaroneck on the property for which the approval is being requested. If the confirmations cannot be provided, an application cannot be processed.

This affidavit must be completed and submitted with any and all applications to the Village of Mamaroneck.

HOPE B. VESPIA
Notary Public, State of New York
No. 01VE5084028
Qualified in Westchester County
Commission Expires August 25, 2015

DONALD GOLDSMITH
Notary Public, State of New York
No. 01GO5021034
Qualified in Westchester County
Commission Expires Dec. 6, 2015

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.

Applicant Name: Mr. John Hilts for Gianna Krey Irrevocable Trust Et. Al.

Address: Post Office Box 47, Rowayton, CT 06853-0047

Phone: (475) 441-1244 cell

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) Yes or No

- | | | |
|---|-------------------------------------|-------------------------------------|
| 1. Significant fish/wildlife habitats (7, 7a, 44) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Flood Hazard Areas (11, 12, 17) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Tidal or Freshwater Wetland (44) | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Construction or reconstruction of a flood or erosion control structure
(13, 14) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. Remarks or Additional Information Click here to enter text.

Preparer's

Signature:  Date: 12 October 2022

Preparer's Name/Title: Mr. John Hilts for Gianna Krey Irevocable Trust Et. Al.

Company: _____

Address: Post Office Box 47, Rowayton, CT 06853-0047

II: COASTAL ASSESSMENT:

A.2. (11,12,17) The majority of the proposed work is located offshore from the applicant's upland property, and poses no hazard to life or property. The work will not adversely alter the coastal features in the vicinity. No alteration in existing natural features will occur that might increase the potential for damage due to flooding. The proposed landing replaces a like section of the existing seawall, which has withstood normal flooding for several decades.

A.3. (44) The proposed work will provide the applicant with access to recreational use of tidal waters adjacent to her property while avoiding the repeated crossing of the intertidal zone. No tidal wetland vegetation is located at the site, as the intertidal region is submerged at most times during the tidal cycle. The floating dock and the vessel berthed there will not sit on the bottom at times of normal low tides.

C.1. (2, 4, 6, 19, 20, 21, 22) The proposed work will support a water-dependent use of the site. The existing developed shorefront (seawall at and adjacent to the site) precludes a non-structural means of accessing the adjacent waterway. The proposed work will not adversely impact the public's use of the waterway.

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<u>Part 1 – Project and Sponsor Information</u>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:		Zip Code:
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u> _____ acres				
b. <u>Total acreage to be physically disturbed?</u> _____ acres				
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ acres				
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>				
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)				
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site</u> Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. <u>Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input type="checkbox"/> YES <input type="checkbox"/> 	YES <input type="checkbox"/>
18. <u>Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</u> If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: 12 October 2022 <u>Signature</u>  _____ Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Long Island Sound, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Gianna Krey Irrevocable Trust Et. Al.
Ms. Gianna Krey
561 Lawn Terrace
Mamaroneck, NY 10543

12 October 2022

To Whom It May Concern:

I, Ms. Gianna Krey, authorize Mr. John Hilts, Post Office Box 47, Rowayton, CT 06853, to act on my behalf in the obtaining of any and all necessary authorizations for the construction of a recreational boat dock in Mamaroneck Harbor at 561 Lawn Terrace, Mamaroneck, NY.

Sincerely,

A handwritten signature in black ink, appearing to read "Gianna Krey", with a stylized, cursive script.

Ms. Gianna Krey
Gianna Krey Irrevocable Trust Et. Al.

Town Id: 154.59-1-32 Village Id: 4-60A-213
Town Id: 154.59-1-14 Village Id: 4-60F-99
Town Id: 154.59-1-15 Village Id: 4-60F-102
Town Id: 154.59-1-27 Village Id: 4-60D-144
Town Id: 154.59-1-12 Village Id: 4-60A-204
Town Id: 154.59-1-13 Village Id: 4-60A-201
Town Id: 154.59-1-28 Village Id: 4-60D-149

Owner Name: John Tobin Lori Tobin
Owner Name: Gianna Krey Irrevocable Trust Peter J. Krey III
Owner Name: Margaret Hinchcliffe
Owner Name: Robert Stone Robinowitz Randi Silverman Robinowitz
Owner Name: Brian F.B. Glatstein Marcy S Block Glatstein
Owner Name: Louann Layton Robert M. Beecroft
Owner Name: Steven P. Trifiletti Diane Trifiletti

212 Lawn Ter
154.59-1-25

221 Harbor Hl
154.59-1-29

222 Harbor Hl
154.59-1-31

580 Lawn Ter
154.59-1-33

576 Lawn Ter
154.59-1-32

575 Lawn Ter
154.59-1-13

561 Lawn Ter
154.59-1-14

545 Lawn Ter
154.59-1-15

525 Lawn Ter
154.59-1-16

505 Lawn Ter
154.59-1-17

505 Lawn Ter
154.59-1-17

540 Lawn Ter
154.59-1-27

550 Lawn Ter
154.59-1-28

585 Lawn Ter
154.59-1-12

615 Gulion Dr
154.59-1-11

625 Gulion Dr
154.59-1-9

652 Shore Acres Dr
154.59-1-5

658 Shore Acres Dr
154.59-1-6

561 Lawn Ter, Mamaroneck, NY, 10543

Mamaroneck Village

Mamaroneck Village

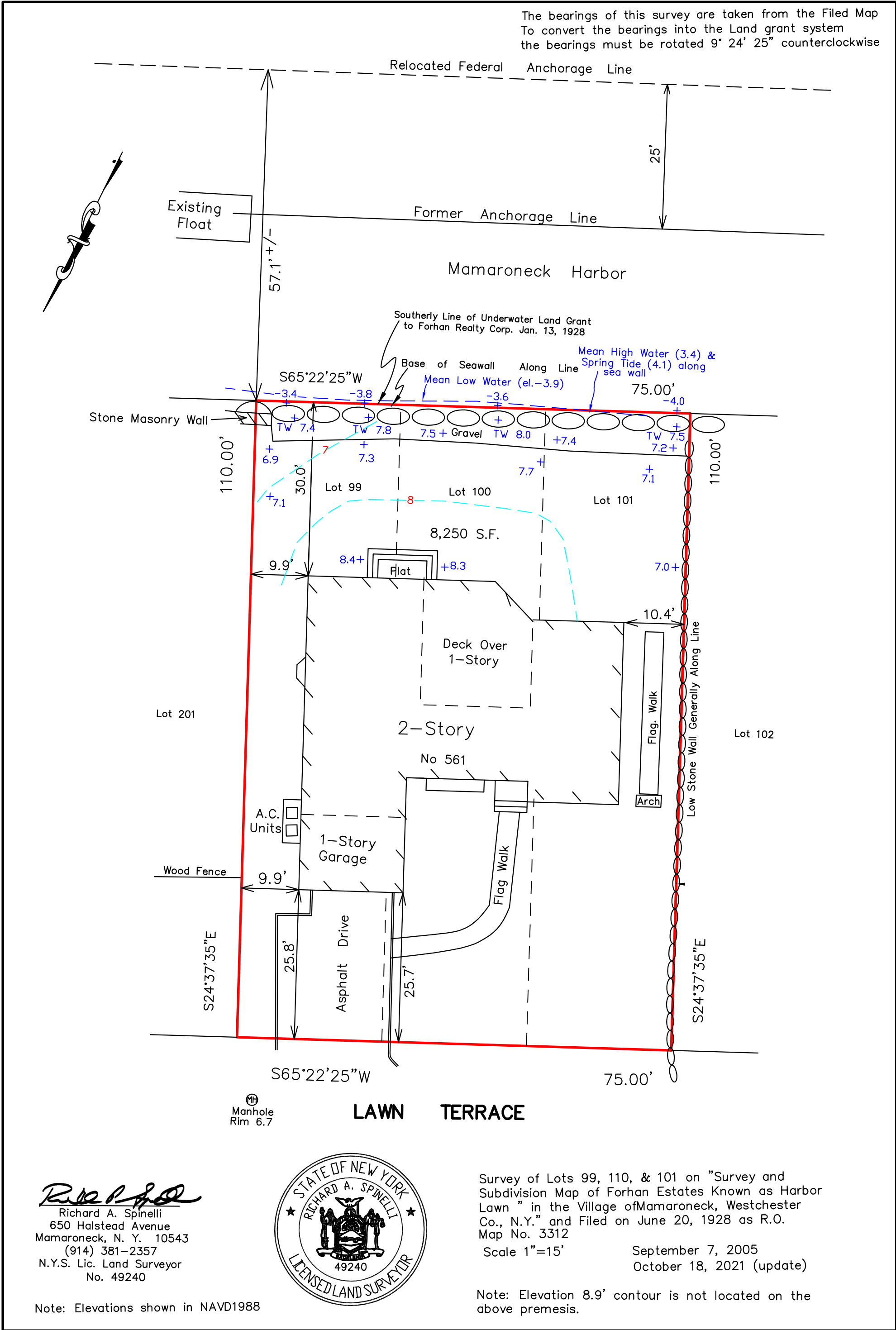
Mamaroneck Village

Lawn Ter
154.59-1-18

Municipal Boundaries

A vertical scale bar with markings at 0, 50, 100, and 200 ft. The bar is black with white markings and text. The unit 'ft' is at the top.





The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



591143250DED002U

Westchester County Recording & Endorsement Page

Submitter Information

Name: Enea, Scanlan and Sirignano, LLP Phone: 9149481500
Address 1: 245 Main Street Fax: 9149489316
Address 2: Email: p.barattini@esslawfirm.com
City/State/Zip: White Plains NY 10601 Reference for Submitter: KREY

Document Details

Control Number: **591143250** Document Type: **Deed (DED)**
Package ID: 2019042400144001001 Document Page Count: **2** Total Page Count: **4**

Parties

☒ Additional Parties on Continuation page

1st PARTY

1: KREY GIANNA - Individual
2:

2nd PARTY

1: GIANNA KREY IRREVOCABLE TRUST - Other
2: KREY PETER J III - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 561 LAWN TERRACE Tax Designation: 154.59-1-14
City/Town: RYE TOWN Village: MAMARONECK

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$15.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$185.00**

Transfer Taxes

Consideration: \$0.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 13006

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 05/28/2019 at 12:29 PM
Control Number: **591143250**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

ANTHONY J. ENEA
ENEA, SCANLAN & SIRIGNANO, LLP
245 MAIN STREET, SUITE 500
WHITE PLAINS, NY 10601

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

591143250DED002U

Westchester County Recording & Endorsement Page

Document Details

Control Number: 591143250	Document Type: Deed (DED)
Package ID: 2019042400144001001	Document Page Count: 2 Total Page Count: 4

1st PARTY Addendum

2nd PARTY Addendum

KREY MATTHEW J	Individual
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WARRANTY DEED – INDIVIDUAL OR CORPORATION (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT- THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made on the 24th day of April, 2019,

BETWEEN GIANNA KREY, residing at 561 Lawn Terrace, Mamaroneck, New York 10543

party of the first part, and

PETER J. KREY, III, residing at 1598 Bay Street, Unit 302, San Francisco, California 94123, and MATTHEW J. KREY, residing at 575 Oxford Avenue, Palo Alto, California 94306, as Trustees of the GIANNA KREY IRREVOCABLE TRUST, dated April 24th, 2019

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

in the Village of Mamaroneck **ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, *lying and being* Town of Rye, County of Westchester and State of New York, known and designated as Lots Numbers 99, 100, 101 on a certain map entitled, "Survey and Subdivision of the Forhan Estate known as Harbor Lawn, situated in the Village of Mamaroneck, Town of Rye, Westchester Co. N.Y.", prepared by Carpenter and Duffy, Dated June 2, 1928 and filed in the Office of the County Clerk of Westchester County (Division of Land Records), on June 20, 1928 as Map Number 3312.

SAID PREMISES BEING MORE COMMONLY KNOWN AS 561 Lawn Terrace, Mamaroneck, NY 10543

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances, and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants as follows: the said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


GIANNA KREY

IN PRESENCE OF:

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:
On April 24th, 2019, before me, the undersigned, personally appeared GIANNA KREY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that it executed the same in its capacity, and that by its signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Lauren C Enea

NOTARY PUBLIC

LAUREN C ENEA
NOTARY PUBLIC-STATE OF NEW YORK
No. 02EN6356650
Qualified In Westchester County
My Commission Expires 04-03-2021

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:
On _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

Notary Public

WARRANTY DEED
With Full Covenants

GIANNA KREY

TO

GIANNA KREY IRREVOCABLE TRUST

Title No.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:
On _____, 20____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that it executed the same in its capacity, and that by its signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of, County of, ss:
*(Or insert District of Columbia, Territory, Possession or Foreign County)

On _____, 20____, before me the undersigned personally appeared Personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that it executed the same in its capacity, that by its signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____ of _____

Notary Public

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

COUNTY: Westchester

TOWN/CITY: RYE

PROPRTY ADDRESS: 561 Lawn Terrace, Mamaroneck, NY 10543

SECTION: 154.59

BLOCK: 1

LOT: 14

RETURN BY MAIL TO:

ANTHONY J. ENEA, ESQ.
Enea, Scanlan & Sirignano, LLP
245 Main Street
White Plains, NY 10601