



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

440 Park Avenue South  
7th Floor  
New York, NY 10016  
tel: 212 696-0670  
fax: 929 284-1085  
[www.akrf.com](http://www.akrf.com)

## Memorandum

---

**To:** Village of Mamaroneck Harbor Coastal Zone Management Commission  
**From:** Teresa Cannone, Senior Environmental Scientist  
**Date:** April 14, 2023  
**Re:** 561 Lawn Terrace

---

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

- Marine Structure Application, dated November 29, 2022
- Marine Structures Form Plans, prepared by John Hilts, dated February 2, 2022
- Building Permit Application and Environmental Assessment Form
- United States Army Corps of Engineers (USACE) Section 10 Permit
- New York State Department of Environmental Conservation (NYSDEC) Article 25 Wetland Permit
- Building Determination Letter, dated November 10, 2022
- New York State Department of State (NYSDOS) Letter, dated June 3, 2022
- Floodplain Development Permit Application, dated October 27, 2022
- New York State Office of General Services (OGS) Memo, dated April 14, 2022
- 561 Lawn Terrace Survey, prepared by Richard A. Spinelli, dated October 18, 2021
- Village of Mamaroneck Wetlands Permit Application
- Encroachment Beyond Wall of Docks in the Vicinity of 561 Lawn Terrace
- Distances to Adjacent Docks from Proposed Dock in the Vicinity of 561 Lawn Terrace
- Clearances of Docks in the Vicinity of 561 Lawn Terrace
- Photographs of Applicant's Waterfront
- Permitting Correspondence with USACE and NYSDEC
- USACE Mamaroneck Harbor Condition Survey dated April 12, 2019
- Stake Plan and Photos at 561 Lawn Terrace

### PROJECT DESCRIPTION

The Applicant proposes to construct a reinforced concrete landing, aluminum ramp, timber floating dock, and steel floating anchor piles in Mamaroneck Harbor. The project site is located at 561 Lawn Terrace (Section 4, Block 60F, Lot 99 in R-7.5 Zoning District). The SEQRA Classification is Type II §617.5(c)(9). The project requires a LWRP Consistency Determination and Marine Structure Permit from the HCZMC under Chapter 240 of the Village Code. In addition, the project requires a wetland permit per §192-4 of the

Village Code and floodplain development permit per §186-4 of the Village Code. The project also requires approvals from NYSDEC and USACE.

**COMMENTS**

- The application materials do not include a policy analysis specifically for LWRP Consistency Review.
  - Please note that this item is still outstanding as of April 14, 2023.
- The applicant obtained a NYSDEC Article 25 wetland permit and USACE Section 10 permit for the project. Please note that the Applicant will need to reengage with the NYSDEC and USACE to modify the permits in order to reflect any changes to the project as a result of the Marine Structures permitting process.
  - Please note that there are still discrepancies between the dimensions presented on the project plans and the permits as of April 14, 2023. The aluminum ramp is listed as 35 feet long on the USACE Section 10 permit and 38 feet long on the Marine Structures Form Plans and Wetlands Permit Application. In addition, should the project elements change in response to comments from the HCZMC or the Village Harbormaster, the permits will need to be reissued in cooperation with USACE and NYSDEC.