

VILLAGE OF MAMARONECK

APPLICATION SUMMARY SHEET

Proj. Name: 561 Lawn Terrace

S/B/L: 4/60F/99 **Zone:** R-7.5

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. 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.

Agent & Contacts: John Hilts (Agent); Scott Davies, P.E. (Champion Engineering); Concavage Marine Construction, Inc. (Contractor)

SEQR ACTIONS COMPLETED: N/A		TYPE OF ACTION: Type II §617.5(c)(9)
<input type="checkbox"/> Intent to Declare Lead Agency		Date:
<input type="checkbox"/> Declare Lead Agency		Date:
<input type="checkbox"/> EAF Submitted		Date:
<input type="checkbox"/> Determination of Significance by Board		Date(s):
Public Hearing Required?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date of Public Hearing: 01/18/23
Wetland Permit (Chapter 192)?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Special Permit	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Stormwater & ESC Permit (Chapter 294)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Coastal Zone Consistency (Chapter 240)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
LOCAL AND AGENCY REVIEW REQUIRED?		
Yes No		
<input type="checkbox"/> <input checked="" type="checkbox"/> Village Board of Trustees		
<input checked="" type="checkbox"/> <input type="checkbox"/> Planning Board		
<input type="checkbox"/> <input checked="" type="checkbox"/> Board of Architectural Review		
<input checked="" type="checkbox"/> <input type="checkbox"/> HCZMC		
<input type="checkbox"/> <input checked="" type="checkbox"/> Zoning Board of Appeals		
<input type="checkbox"/> <input checked="" type="checkbox"/> Village Department of Public Works		
<input type="checkbox"/> <input checked="" type="checkbox"/> County Planning Department (GML)		
<input type="checkbox"/> <input checked="" type="checkbox"/> County Highway Department		
<input type="checkbox"/> <input checked="" type="checkbox"/> County Health Department		
<input type="checkbox"/> <input checked="" type="checkbox"/> NYSHPO		
<input checked="" type="checkbox"/> <input type="checkbox"/> NYSDEC	Article 25 Tidal Wetlands Permit - Effective 05/05/2022, Expires 12/30/2027	
<input type="checkbox"/> <input checked="" type="checkbox"/> NYSDOT		
<input checked="" type="checkbox"/> <input type="checkbox"/> Army Corps of Engineers	Section 10 Permit – Issued 06/06/2022, Expires 06/06/2025	
<input type="checkbox"/> <input checked="" type="checkbox"/> GML 239-NN referral to Town of Mamaroneck, Town of Harrison, or City of Rye [Bold = yes]		
VARIANCES? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Variance or Waiver Request:		
Date Granted or Denied, and any conditions:		

LAND USE BOARD ACTIONS:

Date	Board	Discussion/Decisions/Resolutions
12/21/22	HCZMC	Applicant not present, reviewed as “work session.” Public hearing will commence at January meeting with harbormaster to provide input, particularly with regards to safety and navigability.
1/18/23	HCZMC	Public hearing for Marine Structure Permit, comments will remain open. HCZMC and Harbormaster concerned with safe navigation in the mooring field. Coordinated permitting with USACE and NYSDEC to meet conditions required for both agencies; however, different dimensions on plans and permits. Commissioners to do a site visit to assess potential for navigation hazard.

2/15/23	HCZMC	Public hearing continued. Applicant to place stakes in water to demarcate boundaries of proposed dock for commissioners to visualize placement in waterway and will review permitted locations for neighboring docks.
4/19/23	HCZMC	

RECOMMENDED ACTION FOR MEETING: