

**Resolution of the Village Planning Board Approving the Wetlands Permit and Site Plan for  
the Proposed Accessory Improvements to the Existing Single-Family Residence at 652  
Shore Acres Drive (Section 4, Block 67, Lot 5B)**

**May 26, 2021**

Moved by Richard Litman, Seconded by Ellen Styler,

**WHEREAS**, Steven Trachtenbroit and Caroline Young (the "Applicants") have applied to the Planning Board for a wetlands permit and site plan approval for the proposed accessory improvements to the existing single-family home at 652 Shore Acres Drive (Section 4, Block 67, Lot 5B) in Zoning District R-10 in the Village of Mamaroneck (the "Premises"); and

**WHEREAS**, the Applicants' attorney, Anthony B. Gioffre III of Cuddy & Feder LLP (Cuddy & Feder), submitted the following documents in support of the application to the Planning Board on August 27, 2020, and on September 1, 2020, and submitted same to the Harbor Coastal Zone Management Commission (the "Commission"):

1. Building Permit application;
2. Planning Board application;
3. Wetlands Permit application;
4. Harbor Coastal Zone Management Commission application;
5. Coastal Assessment Form ("CAF") and narrative;
6. Floodplain Development Permit application;
7. Zoning Compliance Determination from Building Inspector, dated August 12, 2020;
8. Letter from Michael Lewis Architects PC, dated August 28, 2020;
9. Wetland & Watercourse Delineation prepared by William Kenny Associates LLC, dated February 28, 2020;
10. Coastal Natural Resource Assessment, prepared by William Kenny Associates LLC, dated August 28, 2020;
11. Tree Assessment & Preservation Plan, by William Kenny Associates LLC, dated August 18, 2020;
12. Short Environmental Assessment Form, Part 1;
13. Deed & recorded restrictive covenant for 652 Shore Acres Drive;
14. Department of Environmental Conservation letter of no jurisdiction for the project, dated August 20, 2020;
15. List of Property owners of lands within 200 feet of the Premises;
16. Stormwater Pollution Prevention Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting P.C., dated July 10, 2020;
17. Survey and elevation certificate prepared by Ward Carpenter Engineers, Inc., dated March 12, 2020;
18. Planting Plan prepared by William Kenny Associates LLC, dated July 9, 2020 and last revised August 28, 2020;
19. Site drawings and photographs prepared by Michael Lewis Architects PC, dated August 28, 2020; and

20. Civil engineering drawings, prepared by Hudson Engineering & Consulting P.C., dated July 10, 2020 and last revised August 26, 2020. (collectively, the "Application Materials").

**WHEREAS**, on September 9, 2020, the Planning Board opened the public hearing on the Application, determined that the project is a SEQRA type II action and referred the Application to the Commission to review consistency with the Village of Mamaroneck's Local Waterfront Revitalization Program ("LWRP"), pursuant to Village Code § 240-29; and

**WHEREAS**, the Applicants appeared before the Commission on September 16, 2021 for preliminary consistency review; and

**WHEREAS**, by memorandum dated September 14, 2020, Brian Hildenbrand, P.E., of Kellard Sessions, the Village's consulting engineers, submitted to the Commission his comments after reviewing the Application Materials; and

**WHEREAS**, on November 9, 2020, the Applicants requested a Letter of Map Amendment ("LOMA") from the Federal Emergency Management Agency ("FEMA") to remove the portion of the property at elevation 13 from the flood zone; and

**WHEREAS**, by letter dated February 24, 2021, Cuddy & Feder submitted to the Commission, on behalf of the Applicants, the following supplemental materials (which shall be included into the "Application Materials"):

1. Letter from Michael Lewis Architects PC, dated February 24, 2021, detailing amendments to the project including reduction of proposed impervious surface within the wetland buffer and restoration of flood volume storage;
2. FEMA Preliminary Approval of LOMA;
3. Stormwater Pollution Prevention Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting P.C., dated July 10, 2020 and updated February 23, 2021;
4. Planting Plan prepared by William Kenny Associates LLC, dated July 9, 2020 and last revised February 24, 2021;
5. Site drawings and photographs prepared by Michael Lewis Architects PC, dated August 28, 2020 and last revised February 24, 2021; and
6. Civil engineering drawings, prepared by Hudson Engineering & Consulting P.C., dated July 10, 2020 and last revised February 23, 2021.

**WHEREAS**, by a memorandum dated March 17, 2021, Esteban Garcia, P.E., of Kellard Sessions, the Village's consulting engineers, submitted to the Commission its comments after reviewing the Application Materials; and

**WHEREAS**, the Applicants appeared before the Commission on March 17, 2021 for consistency review; and

**WHEREAS**, by a letter dated March 24, 2021, Cuddy & Feder submitted to the Commission, on behalf of the Applicants, the following supplemental materials (which shall be included into the "Application Materials"):

1. FEMA Approval of LOMA, dated March 23, 2021;
2. Letter from Hudson Engineering & Consulting P.C., dated March 23, 2021, responding to the March 17, 2021 Kellard Sessions Review Memorandum;
3. Stormwater Pollution Prevention Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting P.C., dated July 10, 2020 and updated March 23, 2021; and
4. Civil engineering drawings, prepared by Hudson Engineering & Consulting P.C., dated July 10, 2020 and last revised March 23, 2021.

**WHEREAS**, the Commission reviewed and considered the coastal assessment form; the application materials and the correspondence and memoranda and determined that the project is consistent, to the maximum extent practicable, with the policies set forth in the LWRP and will not substantially hinder the achievement of any of those policies subject to adherence to the following conditions:

1. The pool fence and gate detail shall be provided under the pool company drawings.
2. Stormwater As-Built will be submitted prior to the issuance of the Certificate of Occupancy by the Village.
3. Stormwater Maintenance Agreement will be submitted prior to the issuance of the Certificate of Occupancy by the Village.

**WHEREAS**, the Planning Board continued and then closed the duly noticed public hearing on the wetlands permit application and the site plan at its May 26, 2021 meeting;

**WHEREAS**, the Planning Board consulted with its planning consultants, AKRF, and its engineering consultants, Kellard Sessions, as well as carefully considering the application materials, the presentation by the Applicant and public comments, if any, with respect to the Project;

**WHEREAS**, the Planning Board carefully examined the site plan criteria at the Village of Mamaroneck Zoning Code Section 342-76 and the criteria for issuing a wetlands permit set forth at 192-14 E;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Board hereby  
1) affirms that the action is a Type II action pursuant to SEQRA;

2) approves the site development plan for the existing residence as it is proposed to be renovated and the exterior landscaping and swimming pool as shown in the Application;

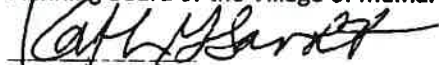
3) finds that the proposed regulated activity in the adjacent area to the wetlands is consistent with the policy of chapter 192 to preserve , protect and conserve wetlands and the benefits derived therefrom, to prevent the despoliation and destruction of wetlands and to regulate the development of such wetlands in order to secure the natural benefits of wetlands consistent with the general welfare and beneficial economic, social and agricultural development of the Village of Mamaroneck; the proposed regulated activity is consistent with the land use regulations applicable in the Village of Mamaroneck pursuant to Section 24-0903 of Article 24 of the State Environmental Conservation law; the proposed regulated activity is compatible with the public health and welfare, the proposed regulated activity is reasonable and necessary; and there is no reasonable alternative for the proposed regulated activity on a site which is not a wetland or adjacent area;" and

4) issues the wetlands permit which will expire on May 31, 2022 subject to the following conditions:

- a. The conditions imposed by the Commission set forth above;
- b. The Village shall have the right to inspect the project from time to time;
- c. The Applicant shall notify the Village of the date on which project construction is to begin at least five days in advance of such date;
- d. This decision, constituting the wetlands permit, shall be prominently displayed at the project site during the undertaking of the activities authorized by the permit;
- e. All application and consultant review fees shall be paid prior to the issuance of the building permit for the renovation of the building; and
- f. The applicant shall obtain all required state, county and local permits and approvals prior to the issuance of the building permit for the renovation of the building.

<b>Vote Record</b>				
<b>Resolution re: 652 Shore Acres Drive</b>				
<b>May 26, 2021</b>				
	<b>Yes/ Aye</b>	<b>No/Nay</b>	<b>Abstain</b>	<b>Absent</b>
Chairperson Savolt	yes			
Richard Litman	yes			
Cindy Goldstein	yes			
John Verni				absent
Ellen Styler	yes			

Planning Board of the Village of Mamaroneck



Kathleen Savolt, Chairperson