



**FILE COPY**

**Village of Mamaroneck  
SUBDIVISION  
Planning Board Application**

1. Zone: R-20 Section: 9 Block: 64 Lot: 34

2. Project Address: 1035 Seahaven Drive/1025 Seahaven Drive  
Mamaroneck, NY 10543

3. Owner's Name & Address: Sam Orans and Nathalie Orans

Phone#: 1035 Seahaven Drive, Mamaroneck, NY

Email: \_\_\_\_\_ Cell#: \_\_\_\_\_

4. Applicant or Owner's Representative:

Address: ANDREW M. SPATZ, ESO.

650 Halstead Ave - Ste. 105, Mamaroneck, NY

Phone#: 914 777 0593 Cell#: 917-509-1113

Email: ams@spatzlaw.com

5. Description of work being proposed or action be requested:

Movement (reapportionment) of boundary line between two (2) parcels.

No additional modifications and/or changes to existing structures

and topography proposed as part of the reapportionment.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Tidal or Freshwater Wetland (44)   | <input type="checkbox"/> | <input checked="" 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,<br>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<br>the preparation of an environmental impact statement (11, 13, 17, 19, 22,<br>25, 37, 38) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Physical alteration of one or more areas of land along the shoreline, land<br>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<br>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<br>(2, 4, 19, 20, 21)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Revitalization/redevelopment of deteriorated or underutilized waterfront<br>site (1)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Reduction of existing or potential public access to or along coastal<br>waters (19, 20)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Excavation or dredging activities or the placement of fill materials in<br>coastal waters of Mamaroneck (35)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Discharge of toxic, hazardous substances, or other pollutants into<br>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<br>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<br>materials (36, 39)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Development affecting a natural feature which provides protection<br>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)
2. Construction or reconstruction of a flood or erosion control structure  
(13, 14)

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

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Preparer's

Signature: \_\_\_\_\_ Date: 3/13/2023

Preparer's Name/Title: ANDREW M. SPATZ

Company: ANDREW M. SPATZ, ESQ.

Address: 650 Halstead Avenue - Ste. 105  
Mamaroneck, NY 10543

1. Has this property been the subject of past Village Board, Planning Board, or Zoning Board applications and/or approvals? If yes, Please explain:

N/A

2. Are there any other discretionary actions before any other board within the Village? If yes, please explain:

N/A

**Note:** By signing this document the owner of the subject property grants permission for Village

Officials and Planning Board members to conduct a site visit in connection with the review of this application.

The statements contained herein, as well as all information submitted in the application and any other supporting documents, are true to the best of my belief.

Applicant signature: \_\_\_\_\_

Date: 3/13/23

Owner's signature: \_\_\_\_\_

Date: 3/13/23