



Village of Mamaroneck  
169 Mount Pleasant Avenue – Third Floor  
Mamaroneck, New York 10543  
(914) 777-7731

Thomas Murphy and Board of Trustees  
Mayor

Jerry Barberio  
Village Manager

Property Address: 561 Lawn Terrace, Mamaroneck, NY 10543  
SBL:4-60F-99 Zoning:R-7.5  
Provided

Date: Revised: April 19, 2023—11-10-2022

☐ Digital Copy

Applicant (name/address/email/phone): John Hilts, P.O. Box 47, Rowayton, CT06853-0047 Cell: (475) 441-1244  
Email: [mrhilts@erols.com](mailto:mrhilts@erols.com)

Owner(name/address/email/phone): Gianna Krey Irrevocable Trust Et. Al 561 Lawn Terrace, Mamaroneck NY, 10543 Telephone #: (914) 419-5438

Description of work: Project Description per Building Permit application:

- 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.
- Project history: Determination memo revised 4/17/2023 to include requirement for Wetland Permit from the Planning Board; and to clarify description of Consistency Determination requirement.**

After reviewing the Village Code, it appears the following Land Use Boards and approvals are required:

☒ Planning Board ☐ Board of Architectural Review ☐ Other:  
☐ Zoning Board ☒ Harbor/Coastal Zone Management

Chapter	Article	Section	Part	Description	Approval Required
240	VIII	26	B	Activity may affect the environment <b><u>(Project is an "action" under § 240-5)</u></b>	HCZMC - Consistency
240	VI	21	A	Construction within Harbor	HCZMC – Marine Structures
192		4		<b><u>Development within wetlands regulated area</u></b>	<b><u>Planning Board – Wetland Permit</u></b>

\*Please review Tree Law, Chapter 318 and submit accordingly, when applicable.

Escrow Determination(s):

Initially determined to be \$5,500. Given the current balance and the anticipated scope of review no additional escrow will be required at the moment. Should the balance fall below 50%, or \$2,750, the account must be replenished in full.

Reviewed by:

  
Gregory Cutler, AICP, Director of Planning and Development

Approved by:

  
Daniel J. Sarnoff, Assistant Village Manager





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

34 South Broadway  
Suite 300  
White Plains, NY 10601  
tel: 914 949-7336  
fax: 929 284-1085  
[www.akrf.com](http://www.akrf.com)

## Memorandum

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**To:** Village of Mamaroneck Building Department  
**From:** AKRF, Inc.  
**Date:** 11/9/2022 **REVISED 4/17/2023**  
**Re:** Determination Assessment: 561 Lawn Terrace  
**cc:** Brittanie O'Neill, Land Use Board Secretary

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### PROJECT INFORMATION

**Applicant:** John Hilts  
**Owner:** Gianna Krey Irrevocable Trust Et. Al.

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- **Project history: Determination memo revised 4/17/2023 to include requirement for Wetland Permit from the Planning Board; and to clarify description of Consistency Determination requirement.**

<u>Project address:</u>	561 Lawn Terrace	<u>Site acreage:</u>	0.19 (8,250 sf)
<u>Parcel identifier(s):</u>	4-60F-99	<u>Flood hazard:</u>	FEMA zone AE, 100-yr floodplain
<u>Zoning district:</u>	R-7.5	<u>Wetlands buffer:</u>	No

### RECOMMENDATION

Based on our review of the application materials, we have identified the following approvals that will be required under the Village Code:

**Land Use Board(s):**☒ **Planning Board**☐ Board of Architectural Review☐ Other:☐ Zoning Board☒ Harbor Coastal Zone Management Comm.

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**Initial Escrow Determinations:**

Determination	Fee
LWRP Consistency	\$2,500
Marine Structures Permit	\$3,000
<b><u>Wetland permit</u></b>	<b><u>\$3,000</u></b>
<b>TOTAL</b>	<del>\$5,500</del> <b><u>8,500</u></b>