



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

Memorandum

To: Village of Mamaroneck Planning Board
From: Alicia Moore
Date: May 5, 2023
Re: 561 Lawn Terrace

AKRF, Inc. has reviewed the following application materials for the above-referenced project:

- Short Environmental Assessment Form (EAF), prepared by John Hilts, dated October 12, 2022
- Building Permit Application, prepared by John Hilts
- Coastal Assessment Form (CAF), prepared by John Hilts, dated October 12, 2022
- Deed
- Owner Authorization Letter from Gianna Krey, dated October 12, 2022
- Village of Mamaroneck Planning Board Notification to Property Owners, dated April 24, 2023
- Plan Set, prepared by Scott Davies, Engineer, revised September 1, 2022
- Building Determination Letter, revised April 19, 2023
- 561 Lawn Terrace Survey, prepared by Richard A. Spinelli, dated October 18, 2021
- Village of Mamaroneck Wetlands Permit Application, dated October 27, 2022

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 (SBL: 4-60F-99), a 0.19-acre lot in the R-7.5 Zoning District. The property is currently improved with a two-story single-family home and a seawall. The proposed project would remove a six-foot portion of the existing seawall to be replaced with a steel-reinforced concrete landing. The dock facility would extend 42.5 feet beyond the mean high water into the harbor. The project requires a Consistency Determination and Marine Structure Permit from the HCZMC under Chapter 240 of the Village Code, as well as a Wetland Permit per §192-4 of the Village Code. The project is currently under review by the HCZMC. In addition, the project requires approvals from NYSDEC and USACE, which the Applicant has obtained.

COMMENTS

1. Wetlands permits are governed by Chapter 192 of the Village Code. The Planning Board may request that the Applicant present their request in terms of the specific standards provided in Section 192-14D and E, as follows:
 - D. In granting, denying or conditioning any permit, the Agency shall consider the effect of the proposed activity with reference to the public health and welfare, fishing, flood, hurricane and storm dangers and protection or enhancement of the several functions of the wetlands and the benefits derived therefrom which are set forth in § 24-0105 of the State Environmental Conservation Law.
 - E. Specific standards of consideration.
 - (1) No permit shall be issued by the Agency pursuant to this chapter unless the Agency shall find that:
 - (a) The proposed regulated activity is consistent with the policy of this chapter 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.
 - (b) The proposed regulated activity is consistent with the land use regulations applicable in the Village of Mamaroneck pursuant to § 24-0903 of Article 24 of the State Environmental Conservation Law.
 - (c) The proposed regulated activity is compatible with the public health and welfare.
 - (d) The proposed regulated activity is reasonable and necessary.
 - (e) There is no reasonable alternative for the proposed regulated activity on a site which is not a wetland or adjacent area.
 - (2) The applicant shall have the burden of demonstrating that the proposed regulated activity will be in accord with the standards set forth in this section.
2. As shown in the aerial image (Google screenshot) below, all of the neighboring properties have docks similar in appearance to the proposed facility.



3. A public hearing is required for wetlands permits. The Planning Board may open the hearing at this meeting.
4. This application is considered a Type II Action under SEQRA per § 617.5(c)(9), as follows:
construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities;

RECOMMENDED ACTIONS

At the meeting on May 10, 2023, AKRF recommends that the Planning Board classify the application as a Type II Action under SEQRA (§ 617.5(c)(9)) and open the public hearing.