

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 (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.

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

SEQR ACTIONS COMPLETED: N/A

- ☐ Intent to Declare Lead Agency
☐ Declare Lead Agency
☐ EAF Submitted
☐ Determination of Significance by Board

TYPE OF ACTION: Type II §617.5(c)(9)

Date:
Date:
Date:
Date(s):

Public Hearing Required? ☒ Y ☐ N
Wetland Permit (Chapter 192)? ☒ Y ☐ N
Special Permit ☐ Y ☒ N
Stormwater & ESC Permit (Chapter 294) ☐ Y ☒ N
Coastal Zone Consistency (Chapter 240) ☒ Y ☐ N

Date of Public Hearing: 01/18/23

LOCAL AND AGENCY REVIEW REQUIRED?

REFERRAL DATE STATUS/DATE OF LETTER

Yes No

- ☐ ☒ Village Board of Trustees
☒ ☐ Planning Board
☐ ☒ Board of Architectural Review
☒ ☐ HCZMC
☐ ☒ Zoning Board of Appeals
☐ ☒ Village Department of Public Works
☐ ☒ County Planning Department (GML)
☐ ☒ County Highway Department
☐ ☒ County Health Department
☐ ☒ NYSHPO
☒ ☐ NYSDEC Article 25 Tidal Wetlands Permit - Effective 05/05/2022, Expires 12/30/2027
☐ ☒ NYSDOT
☒ ☐ Army Corps of Engineers Section 10 Permit – Issued 06/06/2022, Expires 06/06/2025
☐ ☒ GML 239-NN referral to Town of Mamaroneck, Town of Harrison, or City of Rye [**Bold** = yes]

VARIANCES? ☐ Y ☒ 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	No action; removed from agenda.
5/10/23	PB	

RECOMMENDED ACTION FOR MEETING: classify the application as a Type II Action under SEQRA (§617.5(c)(9)) and open the public hearing.