

December 16, 2022

To: Chair Lawrence Cohen and Members of the Board of Architectural Review
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, NY 10543
BofArchRev@vomny.org

Chair Thomas Burt and Members of the Harbor & Coastal Zone Management
Commission
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, NY 10543
hczm@vomny.org

From: Village of Mamaroneck Planning Board

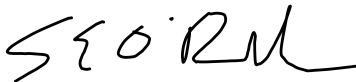
Re: 129-133 Prospect Avenue

Dear Sirs/Madams:

At the September 28, 2022 meeting of the Planning Board of the Village of Mamaroneck, the Planning Board declared its Intent to be Lead Agency, pursuant to the New York State Environmental Quality Review Act (SEQRA) for the proposed project entitled Proposed Multifamily Residential Building, located at 129-133 Prospect Avenue and identified as Tax Map ID 9-7-316 and 9-7-311. The proposed project has been classified as an Unlisted Action under SEQRA.

Enclosed is a copy of the Short Environmental Assessment Form (EAF) and a formal response form. Should no objections be received, the Village of Mamaroneck will declare itself Lead Agency at its January 25, 2023 regularly scheduled meeting. If you require additional materials for your review, the applicant will send them to you.

Sincerely,

A handwritten signature in black ink, appearing to read "Seamus O'Rourke". The signature is stylized with a large "S" and "O", and a cursive "R" and "O".

Seamus O'Rourke, Chair
Village of Mamaroneck Planning Board

Attachments

cc: Planning Board File

**RESPONSE TO REQUEST THAT THE
VILLAGE OF MAMARONECK PLANNING BOARD
SERVE AS LEAD AGENCY FOR
129-133 PROSPECT AVENUE: MULTIFAMILY RESIDENTIAL BUILDING**

On behalf of _____ (Involved or Interested agency), I
acknowledge receipt of the Lead Agency notice in this matter.

The above-named agency hereby: (Please check one)

() CONSENTS that the Village of Mamaroneck Planning Board serve as lead agency in
this application, and requests that the undersigned continue to be notified of SEQR
determinations, proceedings and hearings in this matter.

() DOES NOT CONSENT to the Village of Mamaroneck Planning Board serving as lead
agency in this application and wishes that _____ serve as
lead agency.

To contest lead agency designation, the undersigned intends to follow the procedures
outlined in 6 NYCRR 617.6 (e).

() TAKES NO POSITION on lead agency designation.

Village of Mamaroneck

Date _____ Signature: _____

Printed: _____

Agency : _____

PLEASE RETURN TO: Planning Board Secretary
169 Mt Pleasant Avenue (Third Floor)
Mamaroneck, NY 10543
Phone: (914) 825-8719

Short Environmental Assessment Form

Part 1 - Project Information

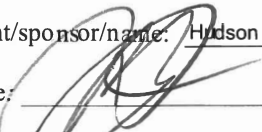
Instructions for Completing

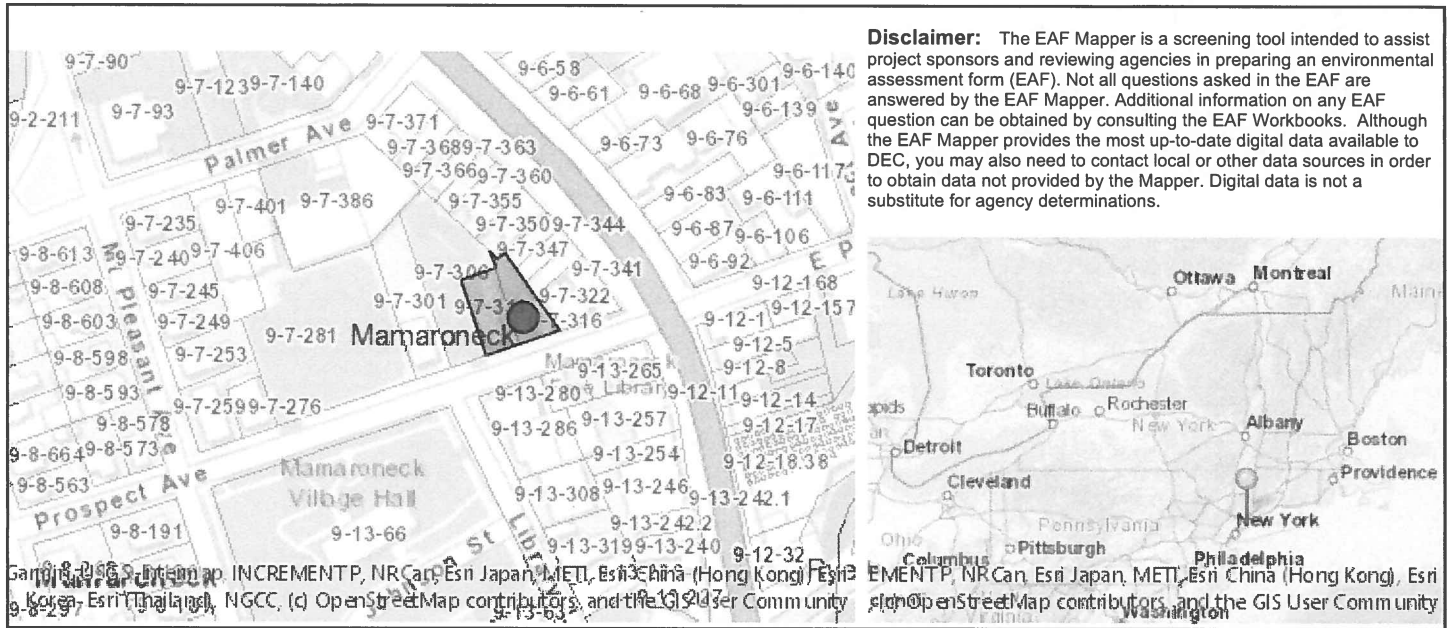
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: Proposed Multi-Unit Residential Building							
Project Location (describe, and attach a location map): 129-133 Prospect Avenue, Mamaroneck NY 10543							
Brief Description of Proposed Action: The proposed action includes the demolition of two structures and the construction of a new 13-unit, 4-story residential building and associated site improvements including a stormwater management system.							
Name of Applicant or Sponsor: Hudson Engineering & Consulting - Michael Stein		Telephone: 914-909-0420 E-Mail: Michael@hudsonec.com					
Address: 45 Knollwood Road - Suite 201							
City/PO: Elmsford		State: NY	Zip Code: 10523				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Permit - Building Dept; Site Plan, Special Permit- Planning Board; Consistency Review- HCZMC			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? _____ 0.23 acres b. Total acreage to be physically disturbed? _____ 0.23 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.23 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Long Island Sound, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90 If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: Stormwater runoff will be collected controlled, and slowly released to the municipal drainage system. Rates of runoff have been reduced compared to the existing conditions.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
Nearest Remediation site: 139 Hoyt Avenue, Approximately 1,500 feet northwest of the project site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Hudson Engineering & Consulting - Michael Stein</u> Date: <u>June 6, 2022</u>		
Signature:  Title: <u>President</u>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Long Island Sound, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes