COASTAL ASSESSMENT FORM

I. Instructions

A. In accordance with Chapter 240 of the Village Code, proposed actions are to be reviewed to determine their consistency with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program. This Coastal Assessment form is intended as an aid to that review.

B. As early as possible in an agency's formulation of a direct action or as soon as an agency receives an application for approval of an action, the agency shall do the following:

1. For direct agency actions, the agency shall complete this Coastal Assessment Form. This CAF shall be completed prior to the agency's determination of environmental significance under SEQRA.
2. Where applicants are applying for approvals, the agency shall cause the applicant to complete this Coastal Assessment Form, which shall be completed and filed together with the applications for approval and Environmental Assessment Form.
3. Unless the application is being undertaken, funded or approved by the Board of Trustees or is otherwise exempted under Chapter 240 of the Village Code, CAFs shall be forwarded to the Harbor Coastal Zone Management Commission for a determination of consistency. Where the action is being undertaken, funded or approved by the Board of Trustees, the Harbor Coastal Zone Management Commission shall be provided with a copy of the CAF for purposes of making a written recommendation on consistency to be forwarded to the Board of Trustees to assist that Board in determining consistency of the application. If an action cannot be certified as consistent to the maximum extent practicable with the coastal policies, it shall not be undertaken.

C. Before answering the questions in Section II, the preparer of this form should review the coastal policies contained in the LWRP. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

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)		☐ ☑
2. Flood Hazard Areas (11, 12, 17)		☑ ☐

3. Tidal or Freshwater Wetland (44)	☐	☑
4. Scenic Resource (25)	☐	☑
5. Critical Environmental Areas (7, 7a, 8, 44)	☐	☑
6. Structures, sites or sites districts of historic, Archeological or cultural significance (23)	☐	☑

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)	☐	☑
2. Development of the future or existing water-dependent uses (2)	☐	☑
3. Land and water uses (2, 4)	☐	☑
4. Existing or potential public recreation opportunities (2, 3)	☐	☑
5. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement (11, 13, 17, 19, 22, 25, 37, 38)	☐	☑
6. Physical alteration of one or more areas of land along the shoreline, land under water or coastal waters (2, 4, 11, 12, 17, 20, 28, 35,44)	☐	☑
7. Physical alteration of three or more acres of land located elsewhere in the coastal area (11, 12, 17, 33, 37, 38)	☐	☑
8. Sale or change in use of state-owned lands, located under water (2, 4, 19, 20, 21)	☐	☑
9. Revitalization/redevelopment of deteriorated or underutilized waterfront site (1)	☐	☑
10. Reduction of existing or potential public access to or along coastal waters (19, 20)	☐	☑
11. Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35)	☐	☑
12. Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck (34, 35, 36)	☐	☑
13. Draining of storm water runoff either directly into coastal waters of Mamaroneck or into any river or tributary which empties into them (33, 37)	☐	☑
14. Transport, storage, treatment or disposal or solid waste or hazardous materials (36, 39)	☐	☑
15. Development affecting a natural feature which provides protection against flooding or erosion (12)	☐	☑

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)

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

Preparer's Signature: _____ Date: 10/27/21

Preparer's Name/Title: Michael F. Stein

Company: Hudson Engineering & Consulting P.C.

Address: 45 Knollwood Road - suite 201, Elmsford, NY 10523

February 22, 2023

Coastal Assessment Form – Narrative

572 Van Ranst Pl LLC
572 Van Ranst Place
Village of Mamaroneck

Compliance with LWRP Policies

INSTRUCTIONS-Please indicate how your project complies with each LWRP policy. If a policy does not pertain to your project, please indicate "N/A." A response must be provided for each policy. If additional space for responses is needed, please add an addendum. The Village of Mamaroneck LWRP can be viewed at www.mamaroneck.ny.us

Development Policies

Policy 1. Restore, revitalize, and redevelop deteriorated and under-utilized waterfront areas.

This policy is not applicable. The property located at 572 Van Ranst Place ("the Premises") does not border any waterfront areas and is classified within the R-M3 Zoning District, which is not identified under this policy as a focus for proactive waterfront redevelopment.

Policy 2. Facilitate the siting of water-dependent uses and facilities on or adjacent to coastal waters.

This policy is not applicable as the Premises does not border any waterfront areas.

Policy 3. Not applicable.

Policy 4. Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.

This policy is not applicable. The Premises is not located within the harbor area and does not propose any water-dependent uses.

Policy 5. Not applicable.

Policy 6. Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

The Applicant is proposing to demolish the existing residential structure and construct a sustainable, five-story, multi-family, residential building with ten (10) units, consisting of six (6) one-bedroom units and four (4) two-bedroom units ("the Project"). The building will include a rooftop solar installation, four EV charging stations for electric vehicles and a state-of-the-art fuel cell system. Parking will be provided within a garage located on the ground floor of the building.

The proposed development activities do not require the Applicant to secure permits from State or Federal Agencies. As required by the State Environmental Quality Review Act ("SEQRA")[1] and as evidenced by this request for consistency review of the proposed project by the Harbor Coastal Zone Management Commission, the Applicant has made an effort to coordinate all approvals from Village agencies for the proposed development. A site plan application was submitted to the Planning Board on September 1, 2021. The Planning Board, as Lead Agency under SEQRA, issued a negative declaration on July 26, 2022, finding that the Project will not result in any significant adverse environmental impacts. An application for area variances was submitted to the Zoning Board of Appeals on August 18, 2022. Based on the ZBA's direction to its counsel at the February 2, 2023, meeting requesting that a resolution be prepared, the Applicant anticipates granting of the area variances at the ZBA's March 2, 2023, meeting.

Fish and Wildlife Policies

Policy 7. Significant coastal fish and wildlife habitats, as identified on the N.Y. Coastal Area Map (when finalized), shall be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

The Premises is not located in an area designated by New York State as a significant coastal fish and wildlife habitat. The Premises is also not located within or adjacent to Significant Habitats identified on the Natural Resources Inventory map on page 17 of the Village of Mamaroneck LWRP. Nevertheless, water quality treatment is proposed for the stormwater runoff to prevent contaminants from entering downstream waterways. The Project proposes the addition of flood-tolerant shrubs in the area between the parking lot and the fence to maximize water uptake. The Project will also add six new trees along with numerous shrubs and perennial plantings.

Policy 7a. Significant coastal fish and wildlife habitats, as identified in this document, shall be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

This policy is not applicable because there are no significant coastal and wildlife habitats located on or adjacent to the Premises.

Policy 8. Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which accumulate in the food chain or which cause significant sub-lethal or lethal effect on those resources.

There is no anticipated generation of hazardous wastes or pollutants from the Project. A Stormwater Pollution Prevention Plan ("SWPPP") and Sediment and Erosion Control Plan have been developed to prevent pollutants of concern from exiting the site during and after construction.

Policy 9. Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks and developing new resources.

[1] 6 NYCRR 617.3 & 617.6(b)(3).

This policy is not applicable because the Premises is not adjacent to coastal waters.

Policy 10. Further develop commercial finfish, shell-fish and crustacean resources in the coastal area.

This policy is not applicable because the Premises is not adjacent to coastal waters.

Flooding and Erosion Hazards Policies

Policy 11. Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

The Premises is located in the "AE" flood hazard zone with a Base Flood Elevation ("BFE") of ± 25.8. While the Village Flood Code requires the first finished and occupiable floor to be 2 feet above BFE, the Applicant is proposing the first finished floor at almost 8 feet above BFE (at elevation 33, which is approximately 12 feet above the existing grade). This elevation minimizes the endangerment of human lives and loss of property due to flooding.

The proposed new building will be powered by a state-of-the-art rooftop fuel cell system capable of supplying continuous energy to residents in a power outage. The fuel cell system will operate indefinitely, provided that natural gas is flowing. Given the underground nature of natural gas infrastructure, this power source is largely unaffected by wind or severe weather, short of an earthquake, and therefore has more reliability than the electrical grid during flooding events. As such, during the majority of flooding events, the proposed building will have an unlimited supply of power.

The proposed building will not put additional strain on the Village's emergency response system beyond existing conditions. With uninterrupted power, residents can safely remain inside the building without the need for immediate rescue. This alleviates pressure on Village emergency responders so they can focus on rescuing vulnerable people in immediate life-threatening flooding situations. The flood resiliency and high elevation of the building enable occupants to wait until the flood waters recede to leave the building.

Nevertheless, the Project is designed with an emergency door located above the base flood elevation to enable safe evacuation, if necessary. See Sheet SP1.0 of the enclosed architectural plans prepared by Sullivan Architecture, P.C. This emergency door will be located approximately 12 feet above grade, at an elevation of approximately ±33, in an area where the BFE is ±25.8. Additionally, the Project has been modified so that the emergency door provides access to an 8-foot-wide roof area that is also above the BFE, at approximately elevation ±33, that also serves as a covered entry to the lobby entrance below. Further, at the Planning Board's request, the Applicant prepared a draft Flood Emergency Management Plan that provides a framework of the procedures for the building to ensure a coordinated, prompt and appropriate response to flooding emergency.

The building will be designed to safely withstand flooding events to minimize the damage to property from flooding. The Site Plans demonstrate that flood vents will be incorporated in critical areas of the ground floor to increase the total flood volume storage on the Premises and provide additional flooding relief. Mechanical rooms and utility services will be located in the mechanical space on the roof and not

on the ground floor where they would be susceptible to water damage. The lobby at grade, elevator and stairs will be constructed of concrete walls with epoxy finish to minimize future repairs due to water damage. Lighting, mechanical systems and electrical outlets on the ground floor will be located in the ceiling at an approximate elevation of 31 feet to prevent damage from flooding. Elevators will automatically be "parked" on the second or third floors for safety and to avoid repeat damage.

The renewable energy infrastructure on the Premises will not present safety concerns during flooding events. The electric vehicle charging stations in the parking area will be equipped with electric short protection for safety in the event they are submerged in water. The rooftop solar installation will be equipped with emergency disconnect switches and rapid shutdown features required by the current electrical codes which enable firefighters to disconnect electrical service outside the building in the event of an emergency.

These innovative design features make the proposed building resilient to flooding events and can positively influence redevelopment within the floodplain. The flood resilient building is designed to minimize damage from flooding events while becoming a source of flood volume storage and will not measurably increase flooding conditions in the Village.

As detailed in the draft Flood Emergency Management Plan, the Applicant will notify all residents to remove vehicles from the Premises prior to any major storm. Nevertheless, the grade-level parking area has been designed to be fully enclosed with a guard fence to prevent vehicles from leaving the site during a significant flooding event.

The Project will increase flood volume storage onsite by adding approximately 261 cubic feet of storage capacity to reduce the flooding on and off site. The Project proposes the addition of flood-tolerant shrubs in the area between the parking lot and the fence to maximize water uptake. The Project will also add six new trees along with numerous shrubs and perennial plantings.

The proposed building is designed to minimize endangerment of human lives and damage to property caused by flooding. The building is designed to allow safe evacuation, should it be needed at all, during significant flooding events to reduce the harm to residents and emergency responders.

Policy 12. Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features.

There are no natural protective features that currently exist on the property to minimize damage from flooding and erosion. The Premises is currently fully developed, with approximately 52.7% of the lot consisting of impervious surface and the only undeveloped space consists of a small patch of lawn. As discussed in the response to Policy 11 above, all finished and occupiable areas of the proposed multi-family building will be raised 12 feet above grade, thereby protecting the property from damage due to flooding. The Project will add approximately 261 cubic feet of flood storage capacity to the site and will not measurably increase flooding conditions in the Village.

As detailed in the comprehensive SWPPP and a Sediment and Erosion Control Plan, the proposed stormwater management design will protect against erosion. The proposed redevelopment eliminates

practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded. Additionally, six new trees and flood-tolerant shrubs will be added to maximize water uptake where no landscaping currently exists.

Policy 13. The construction and reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years.

This policy is not applicable because there are no erosion protection structures at the Premises and no erosion protection structures are proposed to be constructed. Nevertheless, a comprehensive SWPPP and a Sediment and Erosion Control Plan have been developed to prevent pollutants of concern from exiting the site during and post-construction. All sediment and erosion control practices proposed are in conformance with the latest version of the New York State Standards and Specifications for Erosion and Sediment Control. As discussed in Policy 12 above, the proposed redevelopment also eliminates practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded.

Policy 14. Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development.

No erosion protection structures exist or are proposed on the Premises. The existing site is currently fully developed and therefore, the proposed redevelopment will not increase erosion or flooding. In fact, as discussed in the responses to Policies 11, 12, & 13, the proposed redevelopment increases the flood storage volume on the property to provide additional flooding relief compared to the existing conditions. All sediment and erosion control practices proposed are in conformance with the latest version of the New York State Standards and Specifications for Erosion and Sediment Control. As discussed in Policy 12 above, the proposed redevelopment also eliminates practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded.

Policy 15. Not applicable.

Policy 16. Not applicable.

Policy 17. Wherever possible, use nonstructural measures to minimize damage to natural resources and property from flooding and erosion.

The Premises currently consists of approximately 52.7% impervious surface and the Applicant is proposing to install stormwater management infrastructure where none currently exists to eliminate practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded. The Project proposes the addition of flood-tolerant shrubs to maximize water uptake and the addition of six new trees along with numerous perennial plantings. Therefore, the Project will not increase erosion or flooding. Due to the existing conditions onsite and the intended future development encompassing nearly the entire site, nonstructural measures are not practical for reducing damage due to flooding.

General

Policy 18. To safeguard the vital economic, social and environmental interests of the State and the Village of Mamaroneck, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State and this Village have established to protect valuable coastal resource areas.

This policy is not applicable because the Premises is not located in a coastal area. The Project's design documents include a comprehensive SWPPP that meets water quality and reduction standards to protect downstream waters during and post-construction.

Public Access Policies

Policy 19. Protect, maintain and increase the levels and types of access to public water related recreation resources and facilities so that these resources and facilities may be fully utilized by all the public in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas, and waterfront parks.

This policy is not applicable because the Premises does not have access to any public water related recreation resources. The Project will not adversely impact public recreational facilities, nor will the work impede public access and use of the waters of the adjacent cove for fishing and boating.

Policy 20. Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided, and it should be provided in a manner compatible with adjoining uses. Such lands shall be retained in public ownership.

This policy is not applicable because the Premises is not adjacent to the shore and does not provide access to coastal waters.

Recreation Policies

Policy 21. Water-dependent and water-enhanced recreation shall be encouraged and facilitated and shall be given priority over non-water-related uses along the coast, provided it is consistent with the preservation and enhancement of other coastal resources and takes into account demand for such facilities. In facilitating such activities, priority shall be given to areas where access to the recreation opportunities of the coast can be provided by new or existing public transportation services and to those areas where the use of the shore is severely restricted by existing development. In addition, water-dependent recreation uses shall have a higher priority over water-enhanced recreation uses.

This policy is not applicable because the Premises does not have access to coastal waters.

Policy 22. Development, when located adjacent to the shore, shall provide for water-related

recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonably anticipated demand for such activities and the primary purpose of the of the development. In the Village of Mamaroneck, this also applies to redevelopment of waterfront property.

This policy is not applicable because the Premises is not adjacent to the shore.

Policy 23. Protect, enhance and restore structures, districts, areas, or sites that are of significance in the history, architecture, or archeology or culture of the Village of Mamaroneck.

The Premises is not listed as a site of historic, architectural or archeological importance contained within the LWRP, nor will it have any negative impact on any of the 54 historic resources identified in the LWRP. While the Premises is located across the street from Columbus Park, the redevelopment of this already-improved site is consistent with the pattern of development in the surrounding neighborhood and will not impact the park. The proposed building will be more comparable in scale to the surrounding development than the existing two-family building because it will complement the architecture of the adjacent five-story Parkview Station condominium building, which also fronts on the park.

Scenic Quality Policies

Policy 24. Not applicable.

Policy 25. Prevent impairment of scenic resources of Statewide or local significance. *Note Harbor Island Park is a scenic resource of local significance.

As discussed in the response to Policy 23 above, the Project is located across the street from Columbus Park, and the Columbus Park Monument, which is designated as a historic resource in the LWRP. Given that the Project proposes redevelopment of an already improved site and is consistent with recent development surrounding Columbus Park, the Project will not impair any views from the park. In fact, the Project will mirror the adjacent Parkview Station condominiums, which span the majority of the western side of the park.

Policy 26. (Agricultural Lands Policy) Not applicable.

Energy and Ice Management Policies

Policy 27. Not included.

Policy 28. Not applicable.

Policy 29. Not included.

Water and Air Resources Policies

Policy 30. Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, and sewage, into coastal waters will

conform to State and National water quality standards.

The proposed multi-family building and residential activities on the Premises will not generate toxic or hazardous substances. A comprehensive SWPPP and a Sediment and Erosion Control Plan have been developed to prevent pollutants of concern from exiting the site during and post-construction.

Policy 31. State coastal area policies and purposes of approved Local Waterfront Revitalization Programs will be considered while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

The design documents include a SWPPP that meets water quality standards. This plan includes a hydrodynamic separator to provide water quality treatment of the runoff prior to its discharge from the site. The treatment capacity of the water quality device exceeds the treatment required by the Village and greatly improves the quality of runoff over the current site conditions.

Policy 32. Not applicable.

Policy 33. Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

The design documents include a SWPPP that incorporates Best Management Practices. As previously discussed in the response to Policy 12, the proposed stormwater management design will reduce the amount of stormwater discharge from the Premises.

Policy 34. Discharge of waste materials from vessels into coastal waters will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

This policy is not applicable because there will be no discharge of waste materials from vessels.

Policy 35. Dredging and dredge spoil disposal in coastal waters will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

This policy is not applicable because there is no dredging of coastal waters proposed.

Policy 36. Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

During construction, the storage of any hazardous materials will be limited to areas outlined on construction documents and the amount of any such materials is to be consistent with a project of this scale. Additionally, as outlined in the response to Policy 30, procedures to prevent, contain, and clean-up

spills are included within the SWPPP.

Policy 37. Best Management Practices will be utilized to minimize the nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters.

The design documents include a SWPPP that meets water quality and reduction standards. This plan includes a hydrodynamic separator to provide water quality treatment of the runoff prior to conveying runoff to the proposed exfiltration system consisting of 14 Cultec recharger 280 HD units. The treatment capacity of the water quality device exceeds the treatment required by the Village while the capacity of the exfiltration system greatly reduces the amount of runoff leaving the site.

The stormwater management practices will protect downstream waters during and after construction from pollutants/contaminants of concern. During construction, a sediment and erosion control plan will be implemented, including the installation of inlet protection on all drain inlets, silt fence down-slope of all disturbed areas, and a construction fence to prevent excess disturbance. The SWPPP provides a maintenance schedule to ensure these measures are functioning properly during construction.

Policy 38. The quality and quantity of surface water and groundwater supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

The proposed multi-family residential building will not adversely impact surface water or groundwater supplies. As discussed in the response to Policy 27, the comprehensive SWPPP and Sediment and Erosion Control Plan incorporate stormwater management measures to protect downstream waters from pollutants and contaminants of concern and is designed in accordance with NYSDEC's and the Village of Mamaroneck's requirements for redevelopment. Water quality standards will be achieved through the use of a hydrodynamic separator.

As previously discussed in the response to Policy 37, a sediment and erosion control plan, including inlet protection of all drain inlets and installation of silt and construction fences, will be implemented during construction to prevent excess disturbance. The Stormwater Pollution Prevention Plan provides a maintenance schedule to ensure these measures are functioning properly during construction.

Policy 39. The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas, will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land and scenic resources.

The Project does not involve the transport, storage, treatment and disposal of hazardous wastes. Construction debris will be removed from the site regularly and properly disposed of off-site in accordance with Village of Mamaroneck requirements.

Policy 40. Not applicable.

Policy 41. Not included.

Policy 42. Not included.

Policy 43. Not included.

Policy 44. Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

While the Premises is not located within or adjacent to tidal or freshwater wetlands, the design documents include a SWPPP that meets water quality and reduction standards to protect downstream waters from pollutants and contaminants of concern during construction activities and regular operation of the Premises.

As previously discussed in the responses to Policies 31, 37, & 38, the proposed stormwater management design utilizes a hydrodynamic separator to provide water quality treatment of the runoff prior to its discharge from the site. As discussed in the response to Policy 12 above, the proposed redevelopment also eliminates practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded, which, in turn, will protect offsite tidal and freshwater wetlands.