

**HARBOR & COASTAL ZONE MANAGEMENT COMMISSION
RESOLUTION
CONSISTENCY REVIEW
921 Soundview Drive
December 21, 2022**

WHEREAS, James D'Arcangelo (the "Applicant") has applied to the Planning Board for constructing a single-family home on property at 921 Soundview Drive in the Village of Mamaroneck, a .52-acre parcel in the R-10 zoning district with the SBI # 4-78-6A or 6B (the "Premises"); and

WHEREAS, the Village Code Article VII, Coastal Management, §240-29 B requires Village agencies to forward a copy of the Building Permit application to the Harbor and Coastal Zone Management Commission for its review and issuance of a Consistency Determination for parcels within the coastal buffer zone; and

WHEREAS, the Premises are located in the 100 and 500 year floodplains, encumbered by steep slopes of 15-25% covering approximately half the parcel and within federal jurisdictional wetlands crossing the rear portion of the parcel; and

WHEREAS, the proposal includes construction of a single family home with a 3,206 sf building footprint, a swimming pool with deck, and stormwater management facilities (the "Project"); and

WHEREAS, the Applicant submitted the following documents in support of the application to the Planning Board and to the Harbor Coastal Zone Management Commission (the "Commission");

- 1) HCZMC Application;
- 2) Coastal Assessment Narrative;
- 3) Wetlands Application;
- 4) Building Permit Application;
- 5) Building Determination Letter;
- 6) Engineering Memo;
- 7) KS Memos dated 11-10-22 (rev December 19, 2022);
- 8) Evans Memo dated 11-3-22;
- 9) AKRF Memo dated 11-14-22;
- 10) Short EAF;
- 11) Survey; and
- 12) Site Plans and Engineering Drawings (rev December 18, 2022)

(collectively, the "Application Materials"); and

WHEREAS, the project as presented was reviewed by and deemed acceptable to the Town Designated Engineer by letter dated December 19, 2022; and

WHEREAS, Village Code Article VIII, Coastal Management §240-2 D requires the HCZMC to determine whether the proposed action is consistent with the Village of Mamaroneck Local Waterfront Redevelopment Policy (LWRP); and

WHEREAS, the Applicants appeared before the Commission on November 16, 2022 and December 21, 2022 to present the project; and

WHEREAS, the Commission has reviewed and considered the coastal assessment form and the Application Materials as set forth in this resolution, finding:

1. Stormwater quality through reconstruction of the site and treatment in underground infiltration systems is consistent with LWRP policies; and
2. Stormwater discharge as sheet flow discharges to the roadways or installed underground infiltration systems rather than sheet draining to adjacent parcels is consistent with LWRP policies; and
3. Stormwater volumes are reduced and are to be treated in the infiltration system which has a capacity of 794 cubic feet, consistent with LWRP policies.

WHEREAS, the Applicants and the public have had a sufficient opportunity to be heard with respect to the Application; and

NOW, THEREFORE, on motion of the Chair, seconded by Commissioner Sellier, **BE IT RESOLVED**, that, after completing its review and evaluation of the Application, Application Materials, including the coastal assessment form and all of the other documents and comments submitted, this Commission determines that the project is consistent, to the maximum extent practicable, with the policies set forth in the LWRP and will not substantially hinder the achievement of any of those policies, subject to the following condition(s):

1. Applicant must obtain a DPW permit to install asphalt concrete curbing for drainage along Soundview Avenue prior to obtaining a building permit; and
2. All changes made during construction, such as relocation of culverts or SWPPP amendments require new approval(s) from the HCZMC.

Vote Record Resolution re: 921 Soundview Drive December 21, 2022				
	Yes/ Aye	No/Nay	Abstain	Absent
Chairperson Burt	X			
Ms. Tobias	X			
Mr. Lusk	X			
Ms. Axisa				x
Mr. Sellier	X			
Mr. Moutafis	X			
Ms. Torres	X			



Thomas Burt
Chairperson

Dated: December 23, 2022

