

Board of Trustees Agenda

VILLAGE OF MAMARONECK BOARD OF TRUSTEES AGENDA
September 25, 2017 AT 5:30 AM - Work Session - Courtroom At 169 Mt. Pleasant Avenue
NOTICE OF FIRE EXITS AND REQUEST TO TURN OFF ELECTRONIC DEVICES

OPEN MEETING

1. DISCUSSION ITEMS

- A. S Dock Fees
- B. Microbrewery Legislation
- C. PLL- Continuation of non-conforming uses in the C-1 Zoning District
- D. Proposed Local Law- Membership Clubs in the Marine Recreation District
- E. PLL re: Zoning Map Correction
- F. Wayfinding Signage Project Update
- G. Procurement Policy Review
- H. PLL re: Private Sewer Laterals
- I. Paving for 2018
- J. Multi-Space Meter Retrofit and Parking App
- K. PLL re: Volunteer Meeting Attendance
- L. PLL re: Parking Regulations in Spencer Lot
- M. New Signs for Residential Parking Zone - No Attachment
- N. Village Attorney Priorities - forthcoming
- O. Village Manager Priorities - forthcoming
- P. Update on Implementation of Village Activities as Identified in the Westchester County Hazard Mitigation Plan
- Q. Draft Resolution re: Maintenance of Federal Income Tax Deduction for Payment of State & Local Taxes
- R. Donation to Marine Education Center
- S. Hillside Avenue Bridge Update - Public Information Meeting

2. EXECUTIVE SESSION-ADVICE OF COUNSEL

- A. Executive Session- Advice of Counsel

ADJOURN

ANY HANDICAPPED PERSON NEEDING SPECIAL ASSISTANCE IN ORDER TO ATTEND THE MEETING SHOULD CALL THE VILLAGE MANAGER'S OFFICE AT 914-777-7703

All Board of Trustee Regular, ZBA, Planning Board, and HCZM Meetings are Broadcast Live on LMC-TV:

Verizon FIOS Channels 34, 35 & 36
Cablevision Channels: 75, 76 & 77
And Streamed on the Web: www.lmc-tv.org

Village of Mamaroneck, NY

Item Title: S Dock Fees

Item Summary: S Dock Fees

Fiscal Impact:

ATTACHMENTS:

Description

s-dock email

E-mail s DOCK

Type

Cover Memo

Cover Memo

Joseph Russo

To: Robert Yamuder; Daniel Sarnoff
Subject: Dock fees

Morning Rob, Dan, I am trying to make this as simple as Possible, Please forward to Board, the Fee schedule marked number One is the one that myself and Rich put together after reviewing Rye and New Rochelle Marina and speaking with several Boat Yards and clubs we went with a 2% across the board except for a few categories that we left the same, example Ramp Use, we also decided to increase work Floats by 4%. This is what we felt was best.

2 The adopted fees by the Board were exactly the SAME EXCEPT for S dock which range from a 26% increase to a 46% increase depending on the size of the Boat ?? As discussed at work session it is not Fair for the Boaters on S Dock They already are paying \$20 a foot more than the rest of the Boaters and have the same Amenities which is just water, If the Board wanted more revenue out of marina there is a Better way, increase the present 2017 DOCK fees for boats 12 to 25 feet across the Board by 4% along with the changes in other areas that have been already adopted and increase Work Float fees by 40% this would make up for S dock receiving a 4% increase the same as all other Boaters.

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Joseph Russo

From: Joseph Russo
Sent: Friday, August 25, 2017 1:44 PM
To: Robert Yamuder; Daniel Sarnoff
Subject: Harbor Fees

Rob, Dan, I put together a fee schedule That will be fair for EVERYONE and increase revenue, The Dock fees collected so far for the 2017 season is \$260000.00 that is just dock fees. Increasing dock fees 2% will bring in additional \$5200, a 4% increase would be \$10400 and a 5% increase would be \$13000. I believe the increase should be across the Board A B C D and S dock. Also I believe it would be fair to increase the SERVICE floats the same percentage as the dock fees. The work floats which belong to Contractors are much larger and boats are docked there I believe it can be increased By 40% they currently pay \$2913 a 40% increase would bring it to \$4078 for the year which is still a great deal. That would be additional \$2000 in revenue from work floats.

Rob hopefully the board will amend the adopted 2018 fee schedule, by going with the 4% or 5% increase across the board this would compensate for the increase that S dock received that I believe is not Fair they are paying \$22 per foot more for their slips and all they have are fingers. Please feel free to forward to the Board. Rob I am off on Monday but I would like to sit with you and Dan one day next week just to review one more time the fee schedule in case you have any Questions, should not take more than 30 Minutes, I like to get this done so we can move forward. Enjoy the weekend.

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Joseph Russo

From: Joseph Russo
Sent: Saturday, August 05, 2017 10:53 AM
To: Robert Yamuder; Daniel Sarnoff
Subject: Harbor fees

Morning Robert , Dan. A few years back I was asked about increasing Revenue my response was extend S dock, that was based on request from current Boaters who showed interest in moving up and a list that was handed to me in 2009. 2009 I sent out 12 certified mail letters to people who Where on the list the response was 5 people were interested they were on the list since 1997 1998. Four of them are on the dock now, don't forget I created 3 additional spots so in 9 years 4 boaters have been assigned.

I have called 14 people who are on a list I started since 2009 current Boaters at harbor interested in S dock, once I told them about the fee schedule, the response was 12 no, 1 yes, and one said yes but does not own a boat, the feedback I got was not good , I will bring up the waiting list book this week and you can follow up with list starting from 1999. I started to do this years ago and was a waste of time who died who moved.

The adopted fees 2018 for boats up to 22 feet is \$38 per foot for a resident and \$77 for a non Resident. S dock fee for 2017 was \$53 per foot for Resident and \$107 for a non resident, all that is different they have fingers which are not the correct size, the new fees for 2018 for S dock range from 22 percent to 47 percent depending on the size of the boat ?? Depending on size of boat Res \$65 to \$80 per foot Non Resident \$130 to \$160 per foot ? No Amenities just water.

In the last 9 years we had damage to docks and Piles due to Ice 2015. The docks are 30 years old we have just kept up with maintenance and safety, the Harbor collects Good revenue , there has been no Major Improvements put back into the docks just upkeep.

The Fees adopted for S dock I believe are unfair, we do not have Bathrooms with showers, Fuel dock, Laundry Rooms, vending and Ice machines ,a Marina store, electric on docks, cable at slips, Picnic areas ,Dock boxes, security Cameras, no winter storage. If we did it would justify a increase. I Believe with the current adopted fees we will lose a few of our current customers who have been with us for over 30 years who live in Mamaroneck and are taxpayers, there are seniors that look forward to the Harbor. Rob the fees that were adopted are not what I went over with Rich, I believe there are other ways to increase revenue which I would be happy to discuss with you or the Board. My Door is always open and I work Saturdays through Labor Day. S dock has also been Vandalized 3 times this year that Police have responded? Rob I looked through the entire fee schedule nowhere did I see a increase in any other area like S dock, maybe I missed something. Rob please feel free to forward to the Board hopefully we can correct.

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Present 2017

Proposed
2018 Fee

Chapter 240, Harbor and Watercraft			Adopted
	Administrative fee for all new applicants		\$ 30
	Late fee for applications received after deadline		\$ 50
	Annual municipal dock permits		
	Dinghy (maximum length 12 feet)		
		Resident	\$ 383
		Resident senior	\$ 296
		Nonresident	\$ 522
	13 feet		
		Resident	\$ 412
		Resident senior	\$ 319
		Nonresident	\$ 823
	14 feet		
		Resident	\$ 441
		Resident senior	\$ 342
		Nonresident	\$ 887
	15 feet		
		Resident	\$ 475
		Resident senior	\$ 371
		Nonresident	\$ 945
	16 feet		
		Resident	\$ 609
		Resident senior	\$ 469
		Nonresident	\$ 1,217
	17 feet		
		Resident	\$ 643
		Resident senior	\$ 499
		Nonresident	\$ 1,293
	18 feet		
		Resident	\$ 684
		Resident senior	\$ 533
		Nonresident	\$ 1,363
	19 feet		
		Resident	\$ 725
		Resident senior	\$ 563
		Nonresident	\$ 1,449
	20 feet		
		Resident	\$ 759
		Resident senior	\$ 591
		Nonresident	\$ 1,524
	21 feet		
		Resident	\$ 800
		Resident senior	\$ 621
		Nonresident	\$ 1,601
	22 feet		
		Resident	\$ 834
		Resident senior	\$ 649
		Nonresident	\$ 1,670

\$40
Same
Rob Revenue
for 2017
Dock Space
so far
\$260,000.

2%: \$5,200
4%: \$10,400
5%: \$13,000

Chapter 240, Harbor and Watercraft -- continued				Adopted	
		S-floats - 23 feet			
			Resident - 23 feet	\$ 1,231	
			Resident senior - 23 feet	\$ 985	
			Nonresident - 23 feet	\$ 2,462	
		S-floats - 24 feet			
			Resident - 24 feet	\$ 1,285	
			Resident senior - 24 feet	\$ 1,028	
			Nonresident - 24 feet	\$ 2,569	
		S-floats - 25 feet			
			Resident - 25 feet	\$ 1,338	
			Resident senior - 25 feet	\$ 1,071	
			Nonresident	\$ 2,676	
		Issuance of replacement decal		\$ 15	
		Exchange of permits		\$ 15	SAME
		Issuance of second parking permit		\$ 30	40
		Locker fee			
			Resident	\$ 68	80
			Nonresident	\$ 94	110
		Annual guest mooring space permits (maximum seven-day stay per			
			Commercial marinas or commercial boatyards, per space, per season	\$ 250	
			Yacht clubs, per space, per season	\$ 250	\$255
		Mooring tackle and buoy permits, annual administrative fees			
			Vessels moored offshore, per foot	\$ 13	
			Issuance of replacement decal	\$ 16	SAME
			Exchange of permits	\$ 11	
		Kayak rack fees			
			Resident, annual	\$ 166	170
			Nonresident, annual	\$ 291	300
		Ramp fees			
			Launch or haul, per launch or haul	\$ 25	
			Daily parking and launch for kayak(s)	\$ 10	
			Daily use of the ramp or beach, per kayak	combined	
			Daily use of ramp and parking for car-top boats	\$ 20	
			Daily use of ramp and parking for cars with trailers	\$ 40	
		Seasonal use of ramp and parking for car-top boats			
			Resident	\$ 99	105
			Nonresident	\$ 161	170
		Seasonal use of ramp and parking for cars with trailer			
			Resident	\$ 177	180
			Nonresident	\$ 250	255
NOTE: The ramp will be closed each year for the Firemen's Parade in July and the Antique Car Show in September and for the Harbor Fest/Street Fair in the spring.					
		Off-season storage of private floats in Inner Harbor, per linear ft		\$ 5	SAME
		Offshore service floats, per float, up to 400 square feet		\$ 1,446	290 490 590
		Work floats, per float, over 400 sq. ft., not to exceed 2,000 sq. ft.		\$ 2,913	4090

Chapter 240, Harbor and Watercraft -- continued					Adopted
	Operator license, in addition to mooring or dock fees, for fishing, recreational or other commercial charter activities, calendar year.				\$ 2,278
Note: all seasonal dock and ramp fees shall be pro-rated as August 1st (e.g. % months left in season X length of boat)					
Chapter 226, Housing Standards -- Recodified to Chapter 126					
	Rooming house license, per unit				\$ 16
Chapter 234, Laundries and Dry Cleaning					
	Coin-operated laundry or dry cleaning, annual license fee, per machine				\$ 30
Chapter 246, Motels					
	Number of housing or lodging units on premises				
		1 to 10, annual license fee			\$ 202
		11 to 49, annual license fee			\$ 403
		50 or more, annual license fee			\$ 690
	Variance application, filing fee				\$ 58
Chapter 268, Peace and Good Order, 268-1 -- Firearms and Fireworks					
	Fee per private event in the amount of				\$2000 + Police exp
	Note: Liability insurance required at the minimum of \$5,000,000				
Chapter 274, Peddling and Soliciting					
	Annual license fee				
		Residents, plus cost of fingerprint background check			\$ 120
		Nonresidents, plus cost of fingerprint background check			\$ 177
NOTE: Fingerprint background checks may or may not be required for one-time vendors, such as those applying to sell at fairs or carnivals, rather than for a full year, at the discretion of the Village Manager, upon consultation with the Police Chief.					
	Identification card replacement				\$20
Chapter 278, Plumbing and Sewer Connection Fees					
	Plumbing and/or sewer work permit				\$60 plus \$15.60/ea Addl \$1000 val
Chapter 285, Sidewalk Cafes					
	Annual permit fee, per square foot of public property				\$ 3.45
Chapter 286, Signs					
	New sign erection, placement or painting				
		Permanent sign application			\$ 67
		Marquee annual inspection			\$ 84
		Temporary sign			\$ 32

290

Daniel Sarnoff

From: Joseph Russo
Sent: Wednesday, September 20, 2017 10:20 AM
To: Robert Yamuder; Daniel Sarnoff
Subject: Dock info

This report on docks for Boat spaces sizes 12 to 25 feet. It does not include Dinghy, Moorings, Kayak or Ramp Permits.

1 A Dock 150 spaces 123 taken 27 open.

2C Dock 23 spaces 17 taken 6 open.

3D Dock 109 spaces 92 taken 17 open.

4 S Dock 17 spaces for boats 23 to 25 feet all spaces taken, also on S dock 5 regular spaces 3 are taken 2 are open.

Just for info we try to place the larger Boats on the outside of the dock mostly for Boats 19 to 22 feet, smaller boats on the inside. On A dock every slip on the outside is Taken. C Dock all slips on the outside is Taken. D Dock has 4 spots on the outside that are open. Some customers prefer the West Basin some want the East Basin we try to accommodate. We do have a few 22 foot bats on insides spots. Most of the open spots are on the inside for smaller boats. Rob Please forward to Mayor and Board for work session.

Joseph Russo

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Village of Mamaroneck, NY

Item Title: Microbrewery Legislation

Item Summary: Microbrewery Legislation

Fiscal Impact:

ATTACHMENTS:

Description

Type

01.PPL-P Version 5

Cover Memo

03 MMV

Cover Memo

09. VOM_CAF PLL-P 9-13-17

Cover Memo

feafpart1

Cover Memo

feafpart2

Cover Memo

feafpart3

Cover Memo

02

Cover Memo

04

Cover Memo

08

Cover Memo

Memo on Microdistilleries

Cover Memo

PROPOSED LOCAL LAW P - 2017

A Proposed Local Law to amend Chapter 342 of the Code of the Village of Mamaroneck (Zoning) to allow microbreweries, microdistilleries, microcideries, microwineries, nanobreweries and brewpubs in the Commercial Districts

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:

*(Language in strike-through ~~abedefhijk~~ to be deleted; language in **bold** is to be added)*

Section 1.

Section 342-3 of the Code of the Village of Mamaroneck is amended by adding the following definitions:

BEER

A fermented beverage of any name or description manufactured from malt, wholly or in part, or from any substitute therefor.

CIDER

The partially or fully fermented juice of fresh, whole apples or other pome fruits, containing more than three and two-tenths per centum but not more than eight and one-half per centum alcohol by volume: (i) to which nothing has been added to increase the alcoholic content produced by natural fermentation; and (ii) with the usual cellar treatments and necessary additions to correct defects due to climate, saccharine levels and seasonal conditions.

LIQUOR

Any and all distilled or rectified spirits, brandy, whiskey, rum, gin, cordials or similar distilled alcoholic beverages, including all dilutions and mixtures of one or more of the foregoing.

MICROBREWERY

An establishment in which beer is manufactured which has the capacity to produce not more than 3,000 barrels of beer per year and does not produce more than 3,000 barrels of beer per year as determined by the barrelage tax reports it files with the New York State Department of Taxation and Finance and which is permitted to sell beer for on-site consumption or for off-site distribution under the New York State Alcoholic Beverage Control Law and the applicable regulations of the New York State Liquor Authority.

MICROCIDERY

An establishment in which cider is manufactured for sale which has the capacity to produce not more than 2,000 gallons of cider per year and which does not produce more than 2,000 gallons of cider per year, as determined by the barrelage tax reports it files with the New York State Department of Taxation and Finance and which is permitted to

sell cider for on-site consumption or for off-site distribution under the New York State Alcoholic Beverage Control Law and the applicable regulations of the New York State Liquor Authority.

MICRODISTILLERY

An establishment in which liquor is manufactured for sale which has the capacity to produce not more than 2,000 gallons of liquor per year and which does not produce more than 2,000 gallons of liquor per year, as determined by the barrelage tax reports it files with the New York State Department of Taxation and Finance and which is permitted to sell liquor for on-site consumption or for off-site distribution under the New York State Alcoholic Beverage Control Law and the applicable regulations of the New York State Liquor Authority.

MICROWINERY

An establishment in which wine is manufactured for sale which has the capacity to produce not more than 500 cases of wine per year and which does not produce more than 500 cases per year, as determined by the barrelage tax reports it files with the New York State Department of Taxation and Finance and which is permitted to sell wine for on-site consumption or for off-site distribution under the New York State Beverage Control Law and any applicable New York Liquor Authority regulations.

NANOBREWERY

An establishment in which beer is manufactured which has the capacity to produce not more than 1,000 barrels of beer per year and does not produce more than 1,000 barrels of beer per year as determined by the barrelage tax reports it files with the New York State Department of Taxation and Finance and which is permitted to sell beer for on-site consumption or for off-site distribution under the New York State Alcoholic Beverage Control Law and the applicable regulations of the New York State Liquor Authority.

RESTAURANT, BREWPUB

An establishment primarily engaged in the sale and service of food for on-premises consumption which also brews beer for on-site consumption and may lawfully sell beer for off-premises consumption in accordance with the New York State Alcoholic Beverage Control Law and the applicable regulations of the New York State Liquor Authority, not more than 30 percent of the total gross floor area of the commercial space of which is used for brewing, bottling and kegging.

TASTING ROOM

An establishment or portion of a manufacturing establishment that allows customers to taste samples of beer, wine or liquor, must serve food, and may include the sale of such products in addition to related items, marketing events, and special events, in accordance with the New York State Alcoholic Beverage Control Law and the applicable regulations of the New York State Liquor Authority, and other State, County and Village applicable laws and regulations.

WINE

The product of the normal alcoholic fermentation of the juice of fresh, sound, ripe grapes, or other fruits or plants with the usual cellar treatment and necessary additions to correct defects due to climatic, saccharine and seasonal conditions, including champagne, sparkling and fortified wine of an alcoholic content not to exceed twenty-four per centum by volume.

Section 2.

Section 342-56 of the Code of the Village of Mamaroneck is amended by adding the following to the schedule of off-street parking requirements.

Restaurant, brewpub	1 for each 3 seats, plus 1 for each 2 employees
Tasting Room	1 for each 4 seats or 1 per 75 square feet of floor area devoted to patron use, whichever is greater, plus 1 for each 2 employees.

Section 3.

Section 342-30(A)(1) of the Code of the Village of Mamaroneck is amended by adding the following principal uses permitted in the C-1 General Commercial Districts:

- (r) Microbreweries, microdistilleries, microcideries, microwineries, nanobreweries and brewpubs, subject to the approval procedure set forth in Article X and in conformance with any additional requirements imposed in connection with that approval, in conformity with §342-7.1, and further provided that the premises are located along Hoyt Avenue and within 500 feet of the M-1 Manufacturing District.**

Section 4.

Section 342-30(B) of the Code of the Village of Mamaroneck is amended by adding the following permitted accessory use in the C-1 General Commercial Districts:

- (3) A tasting room accessory to a microbrewery, microdistillery, microcider, microwinery or nanobrewery.**

Section 5.

Section 342-31(A)(1)(a) of the Code of the Village of Mamaroneck is amended as follows:

- (a) Uses permitted in the C-1 Districts, as permitted therein, but not microbreweries, microdistilleries, microcideries or microwineries.**

Section 6.

Section 342-31(A)(1) is amended by adding subsection (l), as follows:

- (l) Nanobreweries and brewpubs.**

Section 7.

Section 342-31(B) of the Code of the Village of Mamaroneck is amended by adding subsection (3), as follows:

(3) A tasting room accessory to a nanobrewery.

Section 8.

The Code of the Village of Mamaroneck is amended by adding the following Section §342-7.1.

§342-7.1. Micro-alcohol production and sale in commercial districts

Microbreweries, microdistilleries, microcideries, microwineries, nanobreweries and brewpubs shall be subject to the approval procedure set forth in Article X and in conformance with any additional requirements imposed in connection with that approval, and further provided that:

- A. Not more than 70 percent of the total gross floor area of the microbrewery, microcidery, microdistillery, microwinery or nanobrewery shall be used for the brewing, distilling, cidery or winemaking function except for a brewpub where not more than 30 percent of the total gross floor area may be used for the brewing, bottling or kegging function.**
- B. The microbrewery, microcidery, microdistillery, microwinery, nanobrewery or brewpub shall obtain the appropriate manufacturing, wholesale, retail, marketing and/or other permits or licenses from the New York State Liquor Authority prior to the issuance of a certificate of occupancy.**
- C. No outdoor storage shall be permitted for such uses.**
- D. The manufacturing, bottling or kegging process shall be carried on in an area fully concealed from any street or neighboring residential zone and shall not produce noxious odors, dust, vibration, noise, effluent or other external impacts that cause a disturbance off-site.**

Section 9.

If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, the portion of the law declared to be invalid will be deemed a separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

Section 10.

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3) and will supersede the provisions of the Village Law to the extent that they are inconsistent with this local law.

Section 11.

This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27 and shall apply to all actions or proceedings pending upon its effective date or thereafter.

Robert P. Astorino
County Executive

County Planning Board

September 20, 2017

Robert J. Galvin, Village Planner
Village of Mamaroneck Planning Department
Village Hall at the Regatta
123 Mamaroneck Avenue
Mamaroneck, New York 10543

Subject: Referral File No. MMV 17-004 — Zoning Text Amendment: Micro-Alcohol Uses

Dear Mr. Galvin:

The Westchester County Planning Board has received a copy of a proposed amendment to the text of the Village Zoning Ordinance that would permit and regulate microbreweries, brewpubs and other micro-alcohol production facilities as special permit uses in a limited section of the C-1 zone along Hoyt Avenue within 500 feet of the M-1 (Industrial) District and anywhere in the C-2 (downtown) zone. The law creates definitions for establishments involved in the production of alcohol including distinctions between micro and nano production facilities. Lastly, the law amends the off-street parking schedule by adding requirements for a brewpub that match the existing requirements for restaurants and by adding new requirements for tasting rooms at 1 space for every 4 seats or 1 per 75 sf, whichever is greater, plus 1 for each 2 employees.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We find it appropriate that the Village take steps to update its zoning ordinance to reflect and to address emerging economic development trends.

Thank you for the opportunity to comment on this matter.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 
Eileen Miltenberger
Acting Commissioner

EM/LH

**VILLAGE OF MAMARONECK
HARBOR & COASTAL ZONE MANAGEMENT
COMMISSION APPLICATION**

HCZM meets on the third Wednesday of the month, 7:30PM, Village Hall Courtroom, 169 Mt. Pleasant Ave.

**Local Waterfront Revitalization Program
Coastal Assessment Form**

I. INSTRUCTIONS (please print or type all answers)

For Type I and unlisted actions, the Harbor and Coastal Zone Management Commission shall determine whether the actions are consistent, to the maximum extent practicable, with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program.

For Type II actions, the lead agency shall determine whether the actions are consistent, to the maximum extent practicable, with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program.

For direct agency actions, the agency shall complete, and for approval of an action, the agency shall cause the applicant to complete, a coastal assessment form (CAF). The CAF shall be completed prior to the agency's determination of the environmental significance pursuant to the State Environmental Quality Review Act.

Where any question on the CAF is answered "yes", a brief and precise description of the nature and extent of the action shall be provided on the CAF, and a copy of the CAF shall be forwarded to the Harbor and Coastal Zone Management Commission.

Please classify/determine if your application is Type I, Type II or Unlisted under SEQRA.

- ☐ **Type I:** An action which is likely to have a significant adverse impact on the environment.
- ☐ **Type II:** An action which will not have a significant adverse impact on the environment.
- ☒ **Unlisted:** An action which does not exceed the thresholds for Type I.

For further information, please see <http://www.dec.state.ny.us/website/dcs/seqr>.

II. 15 copies of the application and supporting documents should be submitted to the Building Dept. for review by the Bldg. Inspector to place on the HCZM Agenda and must comply with the Notification Law. Applications will not be reviewed unless all relevant materials are submitted.

- ☐ Short Environmental Assessment Form (for Unlisted actions only)
- ☒ Full Environmental Assessment Form (if Type I action)
- ☐ Construction drawing plans certified and signed by an architect or engineer licensed by the State of New York
- ☐ Topographical survey by a licensed land surveyor dated within one year

w/FEMA lines

- ☐ Completed Building Permit Application
- ☐ Elevation Certificate showing compliance with FEMA by a licensed architect or engineer licensed by the State of New York.
- ☐ Soil Erosion Mitigation Plan - See Building Department for details
- ☐ Storm Water Management Plan - See Building Department for details
- ☐ If Perimeter permit is required, proof of compliance with LL 4-2006 Section 1 (F)
- ☒ Coastal Assessment Form

III. Has this property come before this commission or a former Harbor & Coastal Zone Management Commission in the past 3 years? If so, when? No

IV. **It is the applicant's obligation to determine whether permitting is required** by any state/federal agencies including but not limited to the Department of State Dept. of Environmental Conservation, NY State Army Corp of Engineers or Federal Consistency Review.

II. DESCRIPTION OF PROPOSED ACTION

A. Type of Action – is action a direct agency action (an action planned and proposed for implementation by the Village of Mamaroneck) or does it involve the application for an approval or permit to be granted by a Village agency? Check one:

1. Direct Agency Action ☒
2. Application for an Approval ☐

If this is an Application for an Approval or Permit, identify which board or commission has the permit authority? [Click here to enter text.](#)

B. Describe nature and extent of proposed activity:

The proposed action is a local law (PLL-P-2017) amending the Code of the Village of Mamaroneck to allow microbreweries, brewpubs and other micro-alcohol production facilities in a small limited section of the C-1 zone along Hoyt Avenue within 500 feet of an M-1 zone and anywhere within the C-2 (downtown) zone. These uses will be subject to site-specific requirements including general special permit requirements provided for in Chapter 342-71, and additional new requirements outlined in a new chapter 342-7.1 "Micro-alcohol production and sale in commercial districts." The law creates definitions for establishments involved in the production of alcohol including distinctions between micro and nano production facilities. Lastly, the law amends the off-street parking schedule by adding requirements for a brewpub that match the existing requirements for restaurants and by adding new

requirements for tasting rooms at 1 space for every 4 seats or 1 per 75 sf, whichever is greater, plus 1 for each 2 employees.

C. Location of proposed activity (include street or site description): The C-2 Central Commercial Zone & properties in the C-1 General Commercial Zone that are within 500 feet of the Manufacturing District on Hoyt Avenue.

D. If an application for the proposed action has been filed with the agency, the following information shall be provided:

a.) Name of Applicant: Village of Mamaroneck

b.) Mailing Address: Village Hall at the Regatta, 123 Mamaroneck Ave, Mamaroneck NY, 10543

c.) Telephone Number: Area Code 914-777-7703

The foregoing is affirmed by Gregory Cutler Date: 9/13/2017

3. Will the action to be directly undertaken, require funding or approval by either a state or federal agency? No ☒ Yes ☐
If yes, which state or federal agency? [Click here to enter text.](#)

III. Coastal Assessment Form (Check either "Yes" or "No" for each of the following questions).
(See Chapter 342 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)		<input type="checkbox"/>		<input checked="" type="checkbox"/>
2. Flood Hazard Areas (11, 12, 17)		<input checked="" type="checkbox"/>		<input type="checkbox"/>
3. Tidal or Freshwater Wetland (44)		<input type="checkbox"/>		<input checked="" type="checkbox"/>
4. Scenic Resource (25)		<input type="checkbox"/>		<input checked="" type="checkbox"/>
5. Critical Environmental Areas (7, 7a, 8, 44)		<input type="checkbox"/>		<input checked="" type="checkbox"/>
6. Structures, sites or sites districts of historic, Archeological or cultural significance (23)		<input type="checkbox"/>		<input checked="" type="checkbox"/>

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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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2. Development of the future or existing water-dependent uses (2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Land and water uses (2, 4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Existing or potential public recreation opportunities (2, 3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Physical alteration of three or more acres of land located elsewhere in the coastal area (11, 12, 17, 33, 37, 38)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Sale or change in use of state-owned lands, located under water (2, 4, 19, 20, 21)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Revitalization/redevelopment of deteriorated or underutilized waterfront site (1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Reduction of existing or potential public access to or along coastal waters (19, 20)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck (34, 35, 36)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Transport, storage, treatment or disposal of solid waste or hazardous materials (36, 39)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Development affecting a natural feature which provides protection against flooding or erosion (12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Will the proposed activity require any of the following:		
1. Waterfront site (2, 4, 6, 19, 20, 21, 22)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Construction or reconstruction of a flood or erosion control structure (13, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. Remarks or Additional Information:

The law is a result of the efforts of the Planning Board in reviewing the viability of microbrewery uses in the Village of Mamaroneck. The Planning Department's review indicates that the proposed legislation is consistent with the Village's Comprehensive Plan, which seeks to strengthen and expand economic opportunity by attracting new businesses in the downtown area. The introduction of these new businesses will encourage retail and tourism activities similar to what is being seen in New York State.

The special conditions outlined in the law are aimed at mitigating potential quality of life and environmental impacts. These include the prohibition of outdoor storage and the requirement that the manufacturing and bottling process is carried on in an area fully concealed from any street or neighboring residential zone, and shall not produce adverse odors, dust, vibration, noise, effluent, excessive wastewater, or other external impacts that cause a significant disturbance off-site.

In addition the micro-alcohol uses will be subject to a special permit from the Planning Board that have specific criteria that are aimed at ameliorating potential environmental impacts as outlined in Chapter 342-71. As part of the special permit, any site specific issues would be reviewed by the Planning Board in relation to both the special permit and the required SEQRA review. These include hours of operations, adequate parking, traffic, orderly and appropriate development, and impacts on historic buildings. Furthermore the special permit and site-specific SEQRA review will allow the Planning Board authority to mitigate impacts on noise, odor, and light impacts.

Preparer's Signature: Gregory Cutler Date: 9/13/2017

Preparer's Name/Title: Gregory Cutler - Village Planner

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? **In the C-1 it is not permitted, in C-2 it is permitted by special permit per 347-47, manufacturing in commercial districts* ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____ _____ _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____ _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>	
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>	
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Yes – Spills Incidents database</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database</p> <p><input type="checkbox"/> Neither database</p> </div> <div style="width: 50%;"> <p>Provide DEC ID number(s): _____</p> <p>Provide DEC ID number(s): _____</p> </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p>	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____	
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100 year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500 year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ 	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. 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"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property’s setting or integrity.</p> <p>iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.</p>	<p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO

☐ YES

(See Part 1. D.2.j)

If “Yes”, answer questions a - f. If “No”, go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO

☐ YES

(See Part 1. D.2.k)

If “Yes”, answer questions a - e. If “No”, go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If “Yes”, answer questions a - f. If “No”, go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

Westchester County Planning Board

Planning and Zoning Action Referral Form

Referral Name: PII-P-2017

Address: Village Hall @ The Regatta, 123 Mamaroneck Avenue

Westchester County Planning Board comments due by:
10/2/17

Municipality: Village of Mamaroneck

Local Case Number: _____

Zip code of location of the action: 10543

Local Meeting Date: 10/10/17

Section: N/A

Block: N/A

Lot: N/A

Public Hearing: ☒ Yes ☐ No

Referring Agency:

- ☐ City Council
☒ Town/Village Board
☐ Planning Board/Commission
☐ Zoning Board
☐ Other: _____

General Land Use Classification:

Type of Action

- ☒ New
☐ Expansion
☐ Modification

SEQR Action

- ☒ EAF
☒ Lead Agency
☐ Draft Scope
☐ Draft EIS
☐ Final EIS
☐ Findings
☐ Positive Declaration
☐ Negative Declaration

Referral Description: The proposed action is local law amending the Code of the Village of Mamaroneck to allow Microbreweries, brew pubs and other micro-alcohol production facilities in a small limited section of the C-1 zone along Hoyt Avenue within 500' of the M-1 (Industrial) District and anywhere in the C-2 (downtown) zone except for microbreweries. Uses will be subject to site-specific requirements including general special permit requirements (342-71) and additional new requirements (342-7.1). Law creates definitions for these establishments involved in alcohol production including distinction between micro and nano facilities. Law establishes new parking requirements for brewpubs similar to restaurants and new requirements for tasting rooms.

Referral Trigger (Type of Action)*

Please check appropriate box for actions involving **more than 5,000 square feet of new or renovated floor area OR 10,000 square feet of total land disturbance**. If this action involves less floor area or land disturbance, please use a "notification only" form to reduce paperwork/waste.

- ☐ **Comprehensive Plan** (Adoption or Amendment)
☐ **Official Map** (Adoption or Amendment)
☐ **Site Plan** (please circle the condition)

Affecting property within 500 feet of:

- ☐ **Special Use Permit or Use Variance**
☐ **Subdivision Plat** (Only when a new street will connect directly into a **state or county** road or a new drainage line will connect directly into a **county** drainage channel)
☒ **Zoning Ordinance or Map** (Adoption or Amendment)
☐ **Moratoriums**

- A municipal boundary;
- The boundary of an existing or proposed **state or county** park or any other **state/county** recreation area;
- The right-of-way of an existing or proposed **state or county** road;
- An existing or proposed **county** drainage channel line;
- The boundary of **state or county**-owned land on which a public building/ institution is located;
- The boundary of a farm located in an agricultural district.

Contact Information

Local Contact Name: Robert James Galvin, AICP

Department/Agency: Village Consulting Planner - Planning Department

Phone Number: 914-825-8758

Email Address: BGalvin@vomny.org

Please provide notice at least **10 days** prior to any hearing (**30 days** in advance for site plans) with supporting documentation (including an EAF) and return address to:

Municipal Referrals
Westchester County Department of Planning
148 Martine Avenue, Room 432
White Plains, NY 10601-3311

Note: You may fax this sheet to (914) 995-3780, in order to start the referral process. Please send all supporting documentation within one business day of sending the fax.

* **Note:** This list is provided as a convenience. Please check General Municipal Law and the Westchester County Code to be certain which actions to refer.



Enhanced Environmental Assessment Form Part 3

Micro-Alcohol Establishments- Proposed Local Law P, 2017 (Version 5)

Introduction

The proposed action is a local law (PLL-P-2017) amending the Code of the Village of Mamaroneck to allow microbreweries, brewpubs and other micro-alcohol production facilities in a small limited section of the C-1 zone along Hoyt Avenue within 500 feet of an M-1 zone and anywhere within the C-2 (downtown) zone. These uses will be subject to site-specific requirements including general special permit requirements provided for in Chapter 342-71, and additional new requirements outlined in a new chapter 342-7.1 "Micro-alcohol production and sale in commercial districts." The law creates definitions for establishments involved in the production of alcohol including distinctions between micro and nano production facilities. Lastly, the law amends the off-street parking schedule by adding requirements for a brewpub that match the existing requirements for restaurants and by adding new requirements for tasting rooms at 1 space for every 4 seats or 1 per 75 sf, whichever is greater, plus 1 for each 2 employees.

Analysis of Use and Dimensional Changes per Zone

C-2: Central Commercial

The C-2 zone presently permits manufacturing uses through a special permit by the Zoning Board of Appeals. The manufacturing must be limited to 20% of the area devoted to retail sales and be concealed from residential areas. The proposed law would create new definitions for alcohol production facilities and permit nano-scale alcohol production facilities in the C-2 district through a special permit by the Planning Board. It would also change the percentage of area devoted to manufacturing from 20% to 70%. This was added to the proposed language after a review of other municipal codes highlighted in a Planning Advisory Service (PAS) report on microbreweries. The PAS report indicates that many codes

nationwide allow between 65%-75% of the interior space be used for manufacturing, while some codes remain entirely silent on the interior space allocations.¹ The Planning Department also met with the Village of Port Chester Planning Department who indicated that they utilized the 70% figure based on their discussions with the industry sources and a review of industry materials. From an environmental impact perspective the larger the allocation of space is for manufacturing within a specific building, the smaller the impact will be on traffic and parking generation as the ratio of trips per square foot is much higher for retail components than for manufacturing components.

Another improvement from the existing code is the requirement that “the manufacturing and bottling process is carried on in an area fully concealed from any street or neighboring residential zone and shall not produce noxious odors, dust, vibration, noise, effluent, excessive wastewater, or other external impacts that cause a disturbance off-site.” This strengthens the requirements and mitigates any potential negative environmental impacts related to micro-alcohol establishments when compared to the present code, which only requires that activities be carried on in an area fully concealed from any street or residential zone.

Lastly, as the downtown area is already built-out, full-scale new construction is not expected, and thus any micro-alcohol related use would likely utilize existing buildings. Currently 30% of all dedicated ground-floor retail space in the downtown is vacant. Experiential uses such as micro-alcohol production facilities may help reduce the vacancy rate in the face of retail decline. The adaptive reuse of buildings is an essential tool in sustainable development as it requires far fewer extractive resources to renovate an existing building than to completely demolish a building and construct a new building.

C-1: General Commercial

The C-1 zone does not presently allow manufacturing. The proposed law would allow micro-alcohol production facilities within 500 feet of the M-1 zone, which presently allows the manufacturing of alcohol. Three properties in the C-1 zone along Hoyt Avenue would be affected by the text change. These properties include 139 Hoyt Ave (Half Time), 135 Hoyt Ave (Hutter Auction House), and 115 Hoyt Ave (Bullseye Glass & Petrescu Automotive Repair). The three properties were zoned M-1 until 2014 when they were rezoned to C-1 to accommodate the existing uses and restrict the potential expansion

¹ Zoning for Micro-Alcohol Production. American Planning Association: Planning Advisory Service, 2014.

of heavy manufacturing uses, such as the abutting plastics facility. The review of impacts as described in the C-2 central commercial district section above remain the same for the C-1 general commercial zone.

C-2 Zoning Comparison Existing Use and Proposed Use

Existing:	Proposed:
<p>1) Manufacturing in Commercial Districts (342-47)</p> <p>Permitted manufacturing activities shall be carried on in an area fully concealed from any street or neighboring residential zone, and such areas shall not exceed 20% of the area devoted to retail sales. Motive power shall be electric and, except in connection with newspaper printing, shall not exceed 10 horsepower. No more than five persons may be engaged at any one time in such manufacturing or processing.</p> <p>2) Restaurants and Bars by Special Permit</p>	<p>Only nanobreweries and brewpubs.</p> <p>By Reference to C-1 Permitted Uses 342-30</p> <p>A. Not more than 70 percent of the total gross floor area of the microbrewery, microcidery, microdistillery, microwinery or nanobrewery shall be used for the brewing, distilling, cidery or winemaking function except for a brewpub where not more than 30 percent of the total gross floor area may be used for the brewing, bottling or kegging function.</p> <p>B. The microbrewery, microcidery, microdistillery, microwinery, nanobrewery or brewpub shall obtain the appropriate manufacturing, wholesale, retail, marketing and/or other permits or licenses from the New York State Liquor Authority prior to the issuance of a certificate of occupancy.</p> <p>C. No outdoor storage shall be permitted for such uses.</p> <p>D. The manufacturing, bottling or kegging process shall be carried on in an area fully concealed from any street or neighboring residential zone and shall not produce noxious odors, dust, vibration, noise, effluent or other external impacts that cause a disturbance off-site.</p>

C-1 Zoning Comparison Existing Use and Proposed Use

Existing:	Proposed:
<p>1) Micro-alcohol production Not Permitted</p> <p>2) Restaurants and Bars by Special Permit</p>	<p>342-30(A)(1) (r) Microbreweries, microdistilleries, microcideries, microwineries, nanobreweries and brewpubs, subject to the approval procedure set forth in Article X and in conformance with any additional requirements imposed in connection with that approval, in conformity with §342-7.1, and further provided that the premises are located along Hoyt Avenue and within 500 feet of the M-1 Manufacturing District.</p> <p>§342-7.1 Micro-alcohol production and sale in commercial districts Microbreweries, microdistilleries, microcideries, microwineries, nanobreweries and brewpubs shall be subject to the approval procedure set forth in Article X and in conformance with any additional requirements imposed in connection with that approval, and further provided that:</p> <p>A. Not more than 70 percent of the total gross floor area of the microbrewery, microcidery, microdistillery, microwinery or nanobrewery shall be used for the brewing, distilling, cidery or winemaking function except for a brewpub where not more than 30 percent of the total gross floor area may be used for the brewing, bottling or kegging function.</p> <p>B. The microbrewery, microcidery, microdistillery, microwinery, nanobrewery or brewpub shall obtain the appropriate manufacturing, wholesale, retail, marketing and/or other permits or licenses from the New York State Liquor Authority prior to the issuance of a certificate of occupancy.</p> <p>C. No outdoor storage shall be permitted for such uses.</p> <p>D. The manufacturing, bottling or kegging process shall be carried on in an area fully concealed from any street or neighboring residential zone and shall not produce noxious odors, dust, vibration, noise, effluent or other external impacts that cause a disturbance off-site.</p>

Analysis of Traffic Generation

The Institute of Traffic Engineers publishes trip generation reports for many different types of land uses. Unfortunately the report does not include micro-alcohol uses. In the absence of specific trip generation data from the ITE, the Planning Department reviewed other resources to better understand the potential trip generation of micro-alcohol uses. By our estimation the closest comparable uses listed in the ITE report are restaurant uses. Furthermore, in our review we were able to find a single study of a microbrewery's trip generation from Sandy Springs, GA in suburban Atlanta. The findings of the aforementioned study and the ITE report are shown in the table below:

PM Peak Trip Generation per 1000 sf by Facility Type

Facility	Total trips/1000 sf PM Peak	Transit-Reduced Rates (20% reduction)
Quality Restaurant	7.49	5.9
High-turnover Restaurant	9.85	7.9
Drinking Place	11.34	9.1
Microbrewery	4.8 ²	3.8

Aside from microbrewery all other trip generations are based on the ITE Trip Generation 9th Edition.

The findings indicate that microbreweries tend to have limited trip generation when compared to restaurants and drinking places. Furthermore the sampling location (suburban Atlanta) of the microbrewery is decidedly low density and transit-deficient indicating that similar facilities in higher density transit-rich locations may yield fewer automobile trips. Alternatively both areas affected by the proposed law are located in the denser mixed-use downtown core within a quarter-mile of the Metro

² Doyle, Julie. "Trip Generation for Entertainment Land Uses." *Street Smarts*, 1998.
<https://www.yumpu.com/en/document/view/27283097/trip-generation-for-entertainment-land-uses-institute-of->

North station. Research suggests that context and built environment attributes such as density, mixed land uses, design, and distance to public transit have a significant impact on mode choice and automobile use. The ITE manual recommends reducing rates by 20% when a facility is located within a quarter-mile of a transit station (reduced rates are shown in the table above.³) It should also be noted that restaurants and bars are currently permitted by special permit in both C-1 and C-2 zones. Therefore even a conservative estimate utilizing the “high-turnover restaurant” or “drinking place” trip generation rates for micro-alcohol facilities would yield no net increase in traffic generation from existing permitted uses.

In addition, the target market of craft microbreweries is primarily millennials, or those who are between 21 and 35 years old. Millennials account for the majority of weekly craft beer drinkers at 57%, compared to Generation X at 24%, and Baby Boomers at 17%.⁴ This statistic is important as millennials have different transportation patterns than their predecessors. In general, millennials prefer a multi-modal lifestyle instead of an auto-centric lifestyle.⁵ Since the primary market for microbreweries is millennials who prefer to use public transit, we may see a lessened impact in terms of traffic generation. It is also expected that a good portion of visitors will be tourists and will travel to Mamaroneck via the Metro North railroad and not by vehicle.

The traffic impacts are minimal when comparing the additional expected traffic generation to the existing traffic counts for the areas affected by the proposed use changes. For example, according to a December 2016 Washingtonville Neighborhood Traffic Study, Hoyt Avenue experiences a total of 787 vehicles per hour during the PM peak. Utilizing the conservative rate for a “high-turnover restaurant” would result in 39 additional vehicle trips if one 5,000 sf micro-alcohol facility were to open on vacant land; equating to a 5% increase in traffic generation during the PM peak. Moreover if the microbrewery were to utilize a space that was formerly a different use that had equivalent traffic generation rates then there would be no net increase in traffic generation. Since the three properties along Hoyt are fully built-out it is expected that the increase in traffic would be less than 5%. The same statistical increases

³ Clifton, Kelly, Kristina Currans, and Christopher Muhs. "Contextual Influences on Trip Generation." August 2012. Accessed July 5, 2017. doi:10.15760/trec.119.

⁴ Herz, Julia. "Today's Craft Beer Lovers: Millennials, Women and Hispanics." Brewers Association. August 15, 2016. Accessed July 05, 2017. <https://www.brewersassociation.org/communicating-craft/understanding-todays-craft-beer-lovers-millennials-women-hispanics/>.

⁵ "Millennials & Mobility: Understanding the Millennial Mindset." 2013. Accessed July 5, 2017. <http://www.apta.com/resources/reportsandpublications/Documents/APTA-Millennials-and-Mobility.pdf>.

of 5% seen for micro-alcohol facilities may occur under the existing permitted uses if one similarly sized high-turnover restaurant were to open on Hoyt Avenue. It should be noted that according to the Washingtonville Traffic Study Hoyt Avenue has additional capacity due its exceptionally large width.

Similarly for Mamaroneck Avenue between the Metro North train station and the Boston Post Road, one to two 5,000 sf micro-alcohol facilities utilizing the same conservative trip generation rates would result in 39-78 additional trips (both AM and PM), assuming new construction on vacant land. This equates to an overall increase of .3%-.6% when compared to the New York State Department of Transportation Average Daily Traffic of 12,376 vehicles for Mamaroneck Avenue in 2015. In the more likely scenario that the microbreweries will be replacing an existing use there may be a smaller increase or no net increase in traffic generation. Since the downtown is fully built-out it is expected that the traffic generation for one microbrewery would be less than .3% and for two microbreweries would be less than .6%. The same statistical increases of .3%-.6% seen for micro-alcohol facilities may occur under the existing permitted uses if one or two high-turnover restaurants were to open in the downtown. For the reasons outlined above the proposed law is not expected to have a significant adverse environmental impact in terms of traffic.

Expected Traffic Generation

Location	Number of Micro-Alcohol Facilities	Traffic Increase*	Percentage Increase*
Hoyt Avenue	1 @ 5,000 sf	39 – “High Turnover Restaurant”**	5%
		19 – “Microbrewery”	2.5%
Mamaroneck Avenue	1-2 @ 5,000 sf each	39-78 – “High Turnover Restaurant”**	.3%-.6%
		19-38 – “Microbrewery”	.15%- .3%

*Traffic increases assume new construction on vacant land, the actually increases are expected to be lower.

****Restaurants are permitted under the existing zoning in both C-1 and C-2 zones, therefore there is no expected net increase, and a likely decrease in traffic generation from existing permitted uses.**

Off-street parking requirements

The proposed local law proposes that brewpubs follow the same off-street parking requirement as restaurants, which is 1 space for every 3 seats plus 1 space for every 2 employees. Since brewpubs are essentially restaurants with ancillary beer production, the expected parking generation is comparable. Other micro-alcohol uses would be subject (depending on their components) to the parking requirements for manufacturing, warehousing, and retail; plus the proposed parking requirements for a tasting room. The parking requirements are outlined in the table below:

Off-street Parking Requirements

Use	Requirement
Manufacturing & Warehousing (Existing)	1 space per 750 sf
Retail (Existing)	1 space for per 350 sf up to 3,500 sf; 1 space per 200 sf of the next 3,500 sf 1 space per 100 sf in excess of 7,000 sf
Tasting Room (Proposed)	1 space per 4 permanent seats or 1 per 75 sf, whichever is greater, plus 1 for each 2 employees.
Restaurant, Brewpub (Existing for restaurant, brewpub is proposed)	1 space for each 3 seats, plus 1 space for each 2 employees

Analysis of Distribution-Related Traffic

The Village of Mamaroneck Planning Department established an estimated truck delivery chart based upon industry research related to microbreweries.

Estimated Weekly Truck Deliveries by Level of Production

Annual Barrel Production	Average Weekly Production (in barrels)	# of half kegs produced	# of half kegs for delivery (40%-60%)	Estimated Weekly Truck Deliveries *
1,000	19	38	15-23	<1
2,000	38	76	30-46	1
3,000	57	114	46-68	1-2
4,000	77	154	62-92	1-2
5,000	96	192	77-115	2-3
6,000	115	230	92-138	2-4

10,000	192	384	153-230	4-5
15,000	288	576	230-345	5-8

*26 ft. box truck load capacity is 7,400 lb. = 46 half kegs at 161 lb each

It should be noted that the percentage of product that is distributed off-site is dependent on how established the brewery is. Those breweries that are just starting out tend to do more consumption on-site and slowly ramp-up distribution over time.

Use	Estimated Weekly Truck Deliveries
Restaurant @ 5,000 sf (Existing Use)	33 commercial vehicle trips/week ⁶
Microbrewery brewing @ 15,000 barrels per year	5-8 commercial vehicle trips/week

In comparison to existing uses even a large microbrewery with a production level of 15,000 barrels per year would be expected to produce far less commercial vehicle traffic than the presently permitted restaurant use. The Planning Department did not conduct a review of the equivalent impact in terms of distribution of other non-beer related alcohol facilities however the impacts are expected to be similar. It is not expected that the distribution-related traffic will result in any significant adverse environmental impact, particularly when assessed in conjunction with the anticipated limited traffic generation of other micro-alcohol facility components.

Flooding

As stated earlier the majority of the downtown and all of the properties in the C-1 that fall within 500 feet of an M-1 district are fully built-out. It is unlikely that any full-scale redevelopment will occur with the express intent of hosting a micro-alcohol facility, and therefore there is no expected change from existing conditions in terms of impervious surfaces and storm water. In the case where redevelopment is necessary, the applicant would be required to meet the Village's stormwater management and erosion and sediment control code (Chapter 294), and FEMA standards, which will require the applicant to improve stormwater, water quality, and flood safety conditions in comparison to existing conditions. It

⁶ Truck Trip Generation Data. Report. NATIONAL COOPERATIVE HIGHWAY RESEARCH NCHRP PROGRAM. Accessed September 13, 2017. http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_syn_298.pdf.

should be noted that all commercial redevelopment in these locations that has occurred in the past decade has occurred on developed sites. Therefore the proposed local law is not expected to have a significant adverse environmental impact in terms of flooding.

Water Usage & Waste Water

For the purposes of evaluating the use of water the Planning Department will compare water usage between a restaurant use, which is presently permitted in both zones, and the proposed micro-alcohol uses. To simplify the review the analysis utilizes the same size footprint of 4,000 sf for each facility type, in an effort to create a fair baseline for comparison. The Planning Department identified an existing restaurant in the C-2, which will remain anonymous, that is approximately 4,000 sf and applied water usage estimations based on the number of seats in the restaurants. This is compared to a microbrewery with a tasting room, a microwinery, and a microdistillery all of which will be estimated at 4,000 sf.

Facility Type	Unit of Measure	Units in Facility	Estimated Total Daily Water Usage in Gallons
Restaurant (Existing Use)	24.2 Gallons per Seat per Day (utilizing average rate) ^{7**}	112 seats (in 4,000 sf facility)	2,710 gallons/day
Microbrewery w/ Tasting Room	7 Gallons per 1 Gallon of Beer ⁸	3,000 barrels of beer/ year* or 254.8 gallons of beer/day	1,784 gallons/day
Microwinery	2.78 Gallons per Gallon of Wine ⁹	500 cases of wine/year or 3.25 gallons/day	9 gallons/day
Microdistillery	39.04 Gallons per Gallon of Liquor ¹⁰	2,000 gallons of liquor/ year or 5.5 gallons/day	214 gallons/day

*4,000 sf brewery with a tasting room was estimated to produce a maximum of 3,000 barrels per year based on the proposed legislation's maximum barrel production.

**Restaurant rate is utilizing the average rate and not the peak rate, the actual total daily water usage may be higher.

***Brewery rate is based on United States Average; it should be noted many craft brewers have ratios as low as three to one. ¹¹

⁷ Water Resources Engineering, 1st Edition. Larry W. Mays, John Wiley & Sons, Inc. 2001. (Table 11.1.4 page 346)

⁸ Water and Wastewater: Treatment/Volume Reduction Manual. Industry Report. 2010. Accessed September 13, 2017. https://s3-us-west-2.amazonaws.com/brewersassoc/wp-content/uploads/2017/05/Sustainability_Water_Wastewater.pdf. (introduction to water usage)

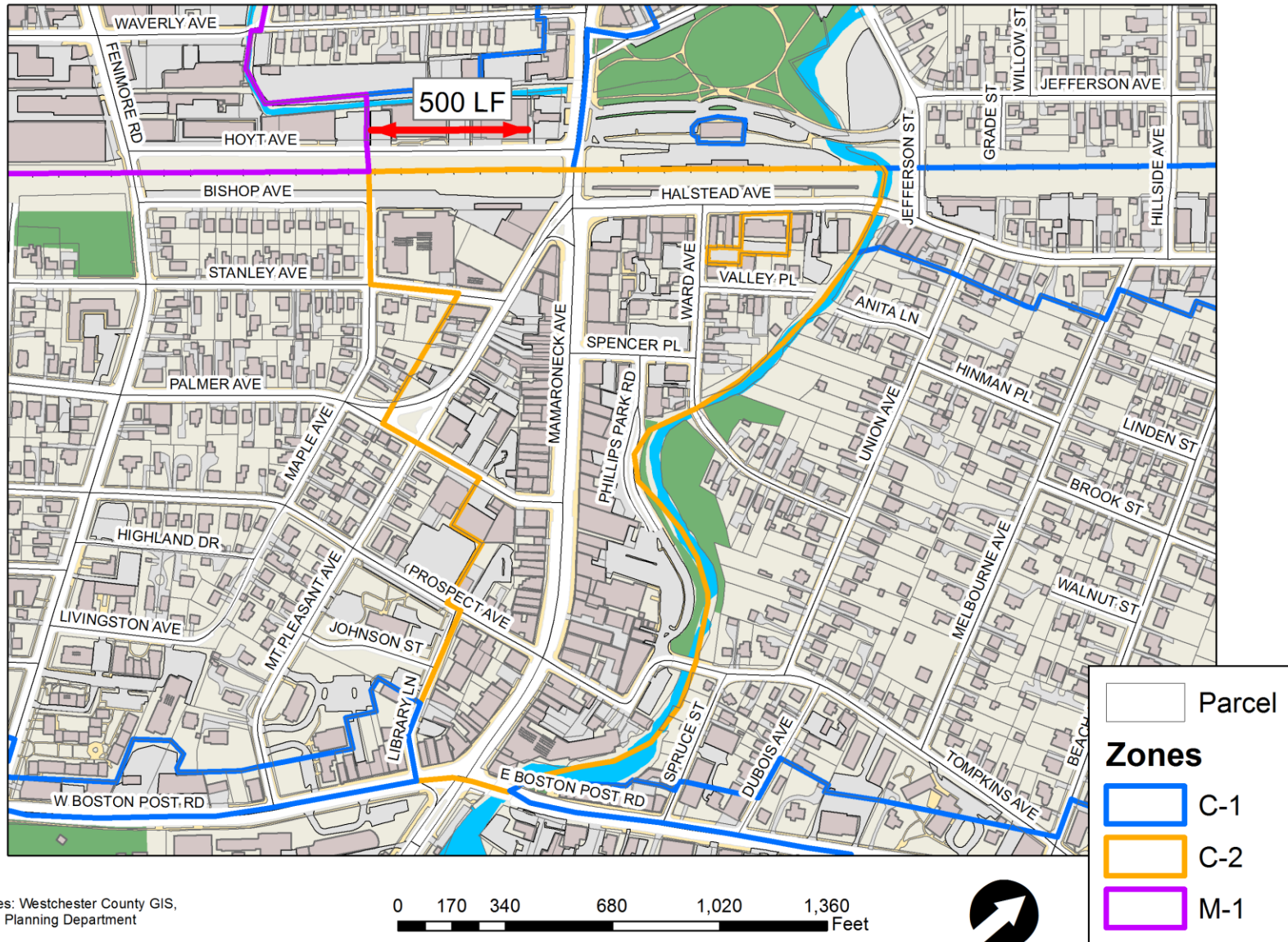
⁹ Beverage Industry Continues to Drive Improvement in Water and Energy Use. Report. 2016. Accessed September 13, 2017. http://media.wix.com/ugd/49d7a0_fb6ab6f0359c45d89b6e0a72a42988d1.pdf.

¹⁰ Ibid

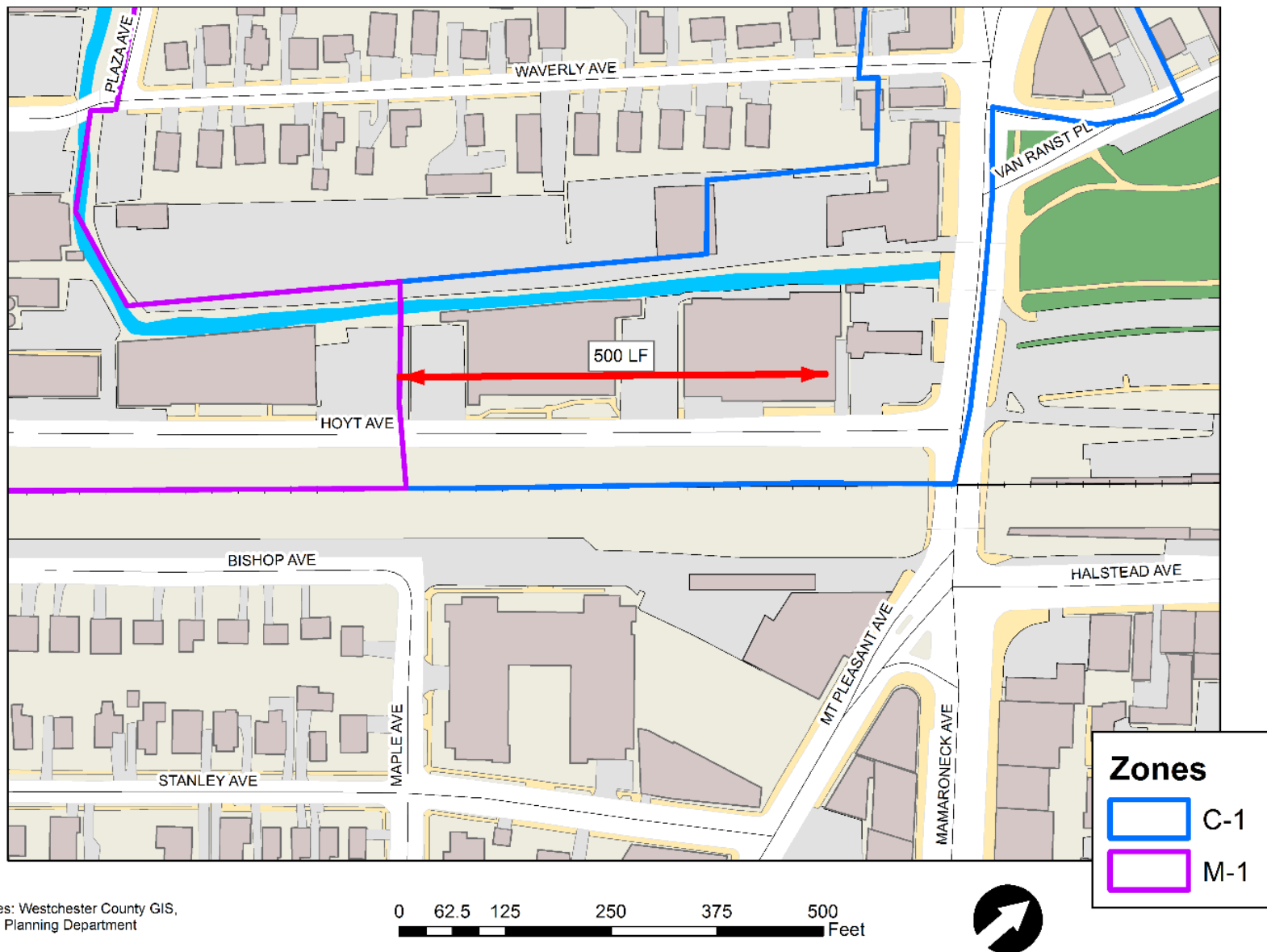
¹¹ Ibid

The above analysis indicates that the expected water usage of all micro-alcohol typologies is likely to be considerably less than that of restaurants, which are presently permitted in both zoning districts affected by the proposed legislation. It should be noted that the amount of water usage has a direct correlation with sewerage production, and therefore it is expected that the proposed uses will have a lessened impact in terms of the creation of additional sewage. While the water usage will depend on the size and type of facility, the Special Permit process and SEQRA will analyze site-specific conditions and mitigate potential impacts. For the reasons outlined above proposed local law is not expected to have a significant adverse environmental impact in terms of waste water usage and sewerage production.

C-2 Zone & C-1 Zone within 500 lf of M-1 Zone



500 Feet from M-1



Coastal Assessment Form – Narrative

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:

http://www.village.mamaroneck.ny.us/pages/mamaroneckny_webdocs/LWRP.pdf

Development Policies

Policy 1. Restore, revitalize, and redevelop deteriorated and under-utilized waterfront areas for commercial and industrial, cultural and other compatible uses.

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

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.

Policy 5. Encourage the location of development in areas where public services and facilities essential to such development are adequate.

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

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.

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.

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

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.

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

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.

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.

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.

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 or at other locations.

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.

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.

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.

- 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.

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.

Policy 22. Development, and redevelopment, 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.

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 State, Village or the Nation.

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.

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, into coastal waters will conform to State and National water quality standards.

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.

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.

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.

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.

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.

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

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.

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.

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.



Village of Mamaroneck Planning Department

Memo

To: Village Manager, Rob Yamuder

Cc: Mayor and Board of Trustees, Assistant Village Manager- Dan Sarnoff, Building Inspector- Dan Gray, Village Planning Consultant- Bob Galvin, Village Attorney- Bob Spolzino, Land Use Counsel- Lester Steinman

From: Greg Cutler – Village Planner

Date: 9/13/2017

Re: Microdistilleries in C-2 Zone

The Village Board of Trustees has agreed to refer version 5 of Proposed Local Law P regarding micro-alcohol uses in the C-1 within 500 ft of an M-1 district and in the C-2 zone to HCZMC for a consistency review. From the outset of the policy process the Planning Department has recommended permitting certain micro-alcohol typologies within the C-2 downtown zone. The current version of the legislation limits the micro-alcohol typologies to brewpubs and nanobreweries. This may have the consequence of making an existing microdistillery, Good Shepherd Distillery at 360 Mt Pleasant Avenue, non-conforming.

Presently the business is operating under a special permit provided by Chapter 342-7 of the code which allows manufacturing in the C-2 commercial district. Their special permit was granted on September 10, 2015 for a three year term. They will be required to renew their special permit in approximately one year from now. If adopted as presently drafted the business will become non-conforming. While the business will maintain its grandfathered status it will not be permitted to expand in any way. Good planning practice should not make functioning, successful, and low-impact businesses non-conforming. Rather such businesses should be accommodated for their contribution to the local culture and economy.

The business is already operating in the C-2 zone it is an excellent case study to forecast future microdistillery impacts. It is operating without any known environmental or neighborhood impacts and it demonstrates that future microdistilleries will not negatively impact the C-2 zone (there are no violations or complaints in the Building Department records).

The Village Planning Department reached out to the owner to review the business model relative to the Proposed Local Law. The owner indicated that it does not produce more than 2,000 gallons per year at its current production levels and it would be able to continue operating under the proposed definition. With that said he indicated that in terms of industry standards 2,000 gallons per year is extremely low, and that it would limit even moderate

growth of his business. He expressed that 4,000-5,000 gallons per year would be an appropriate number in terms of providing room to grow while also preserving a craft-size operation.

Since the water usage, wastewater, and traffic impacts of microdistilleries are less than that of existing permitted uses, such as restaurants, the Planning Department believes that there would be no major impact if the production levels were to be increased to 4,000 or 5,000 gallons per year. At full production 5,000 gallons per year would equate to 534 gallons of water per day, which is 1/5 the water consumption of a restaurant of equivalent size. In addition, since there is an expected reduced impact relative to existing permitted uses in the C-2, "microdistilleries" subject to the same special permit provisions outlined in the new section 342-7.1 should be permitted.

Village of Mamaroneck, NY

Item Title: PLL- Continuation of non-conforming uses in the C-1 Zoning District

Item Summary: PLL- Continuation of non-conforming uses in the C-1 Zoning District

Fiscal Impact:

ATTACHMENTS:

Description

lawful non-conforming uses

Memo Re

Type

Cover Memo

Cover Memo

PROPOSED LOCAL LAW __ - 2017

A Proposed Local Law to amend Chapter 342 of the Code of the Village of Mamaroneck (Zoning) regarding the schedule of minimum requirements for nonresidential districts

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:

(Language in strike-through ~~abedefghijk~~ to be deleted; language in **bold** is to be added)

Section 1.

Section 342-64 of the Code of the Village of Mamaroneck is amended as follows:

§ 342-64 Nonconforming use of buildings.

A. A building or structure the use of which does not conform to the use regulations for the district in which it is situated shall not be altered, enlarged or extended, unless the use therein is changed to a conforming use. Notwithstanding the above, the Board of Appeals, after public notice and hearing, may grant a special permit to allow:

- (1) a nonconforming use to be extended throughout those parts of a building which were manifestly arranged or designed for such use prior to the time of enactment of the chapter provision that made the use nonconforming, and provided that no structural alterations, other than those required for health or safety, are made therein; or
- (2) **allow a building or structure of which the accessory use does not conform to the use regulations for the C-1 district in which it is situated to be renovated or reconstructed so long as the renovated or reconstructed building or structure has the same or lesser square footage than the building or structure to be renovated or reconstructed.**

Any other alteration, enlargement or new construction shall require a variance to be granted by the Board of Appeals.

- B. A nonconforming use of a building shall not be changed to another nonconforming use, except where approved by the Board of Appeals after a finding that the change will be to a less nonconforming use and one that will be more harmonious with the surrounding area.
- C. If any nonconforming use of a building ceases for any reason for a continuous period of more than six months or is changed to a conforming use or if the building in or on which such use is conducted or maintained is moved for any distance whatever, for any reason, **except in accordance with subsection A(2) herein**, any future use of such building shall conform and be subject to the prevailing standards specified by this chapter for the district in which such building is located.
- D. If any building in which any nonconforming use is conducted or maintained is hereafter removed, **except in accordance with subsection A(2) herein**, the subsequent use of the land on which such building was located and the subsequent use of any building thereof shall be in conformity with the standards specified by this chapter for the district in which such land or building is located.

Section 2.

If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, the portion of the law declared to be invalid will be deemed a separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

Section 3.

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3) and will supersede the provisions of the Village Law to the extent that they are inconsistent with this local law.

Section 4.

This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.



Village of Mamaroneck Planning Department

Memo

To: Village Manager, Rob Yamuder
Cc: Mayor and Board of Trustees, Assistant Village Manager- Dan Sarnoff, Building Inspector- Dan Gray, Village Planning Consultant- Bob Galvin, Village Attorney-Bob Spolzino
From: Greg Cutler – Village Planner
Date: 9/22/2017
Re: Maintaining Nonconformities in the C-1 Zoning District

Over the past several years, various Boards of Trustees have been approached with proposals that would enable the McDonalds at 1205 W Boston Post Road to be renovated without losing the “grandfathered” status of the drive-through. The proposal dated August 9, 2017 proposed a text change that would have allowed drive-throughs on properties in the C-1 zone that are over 43,650 sf and have vehicular ingress, egress or both on at least two streets, one of which must be a State highway. At the August 14th Board of Trustees Work Session the BOT directed staff to work with the applicant to find an alternative policy route to meet the goal of permitting the continuation of the drive-through at the property while also allowing the building and site to be substantially improved in terms of aesthetics and circulation.

Since that time the applicant has provided an alternative policy route that would amend section 342-64 of the Code regarding Nonconforming use of buildings to permit “a building or structure the use of which does not conform to the use regulations for the district in which it is situated to be renovated or reconstructed so long as the renovated or reconstructed building or structure has the same or lesser square footage than the building or structure to be renovated or reconstructed” through a special permit by the Zoning Board of Appeals.

As it is presently written any nonconforming use regardless of zoning district would be able to apply for a special permit to reconstruct their building or structure and continue the nonconforming use. Allowing this would limit the effectiveness of the zoning regulations in all districts of the Village by encouraging the continuation of nonconforming uses even in cases of complete reconstruction. The Planning and Building Department recommend limiting the provision to accessory uses (ie the drive-through) that are located within the C-1 Zoning District. This would provide additional protections to the Village while also permitting the applicant to improve the site and maintain the drive-through. The suggested revisions are attached to this memo.

Village of Mamaroneck, NY

Item Title: Proposed Local Law- Membership Clubs in the Marine Recreation District

Item Summary: Proposed Local Law- Membership Clubs in the Marine Recreation District

Fiscal Impact:

ATTACHMENTS:

Description

PLL

Type

Cover Memo

PROPOSED LOCAL LAW __ - 2017

A Proposed Local Law to amend Chapter 342 of the Code of the Village of Mamaroneck (Zoning) regarding membership clubs in the Marine Recreation District

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:

*(Language in strike-through ~~abedefghijk~~ to be deleted; language in **bold** is to be added)*

Section 1.

The following definitions established by section 342-3 of the Code of the Village of Mamaroneck, are amended as follows:

CLUB, MEMBERSHIP

A not-for-profit corporation or organization with its facilities catering exclusively to members and/or their guests for recreational, athletic or social purposes and where vending stands, merchandising, commercial or business activities are not conducted, except as required generally for the membership and purpose of such ~~club~~**Membership Club. Membership** Clubs shall operate without profit or division of any revenues to its members, except as reasonable compensation for special services actually rendered, devoting all revenues received to supporting the purposes and objectives of the ~~club~~**Membership Club** or to charitable uses. **Membership** Club facilities and property interests shall be owned or leased by the corporation or organization and shall not be owned, leased, rented, or otherwise encumbered for use by individual members or nonmembers. **Membership Clubs in the MR Marine Recreation Districts must adhere to the regulations, laws and guidance governing not-for-profit entities as set forth in Internal Revenue Code §501(c)(7) and the applicable laws, rules and regulations of the State of New York, including but not limited to those laws, rules and regulations which define what constitutes a member, member event and non-member event and concern governance of the entity.**

COVERAGE

That percentage of the lot area covered by the combined area of all buildings or structures, **including non and/or semi-pervious sports courts,** on the lot. A parking garage whose height is at least ~~50%~~ **80%** below ~~finished~~ **average** grade **using the lowest elevations at any points within 10 feet of the proposed structure prior to undertaking the project** is exempt from this definition, provided that the roof of the parking garage is landscaped. The height of a parking garage that is located in the one-hundred-year floodplain may exceed ~~50%~~**80%** below finished grade, provided there is sufficient mitigation including landscaping, screening and setbacks.

RESIDENCE, SEASONAL

~~Living quarters~~**Rooms in the main clubhouse** for transient **(short term hotel type) residential** use by members and guests of members when accompanied by a

member, and may be occupied between April 15 and October 15 and may not be occupied between October 16 and April 14. A seasonal residence **room** may not be occupied by the same person(s) for more than 30 days in a calendar year. A seasonal residence is limited to a maximum of ~~600~~**400** square feet. Seasonal residences shall not have kitchen or cooking facilities.

Section 2.

Section 342-35 of the Code of the Village of Mamaroneck is amended as follows:

- A. **Intent. It is the expressed intent that a Membership Club in the Marine Recreation zoning district be for members of the Membership Club, that the Membership Club be managed and governed by members and that the Zoning Board of Appeals, in its sole determination, shall determine compliance, taking into account laws regulations and guidance from the Internal Revenue Service and New York State governing such entities, starting with the review of the Membership Club's IRS 990 filing and supplemental information provided by each Membership Club.**
- B. Permitted principal uses. ~~The following are the only principal uses permitted in MR Marine Recreation Districts:~~**is a Not-for-Profit Membership Club which is**
- ~~(1) Recreational facilities of membership clubs, such as beach, golf, country, yacht, and similar clubs, whether or not they are wholly contained within buildings, including:~~
- ~~(a) Tennis courts, paddle tennis courts, swimming pools, beaches, facilities for docking, mooring and launching boats, basketball courts and other similar outdoor recreation uses (in accordance with any applicable local, county, state or federal laws);~~
- ~~(b) Boathouses, gymnasiums, cabanas, health and fitness facilities, racquetball courts, squash courts and other similar types of recreational facilities.~~ **organized and operates in full compliance with the requirements of (i) Internal Revenue Code §501(c)(7) and (ii) State of New York laws and regulations governing such not-for-profit corporations/entities and has a valid special permit as provided in subsection D,**
- ~~(2) which may include a A principal clubhouse with activities and spaces customarily included within a membership club's principal clubhouse structure, such as~~ **where members of the Membership Club can socialize and entertain their guests in meeting rooms, lounges, reception areas, game rooms, libraries, dining and bar bathroom facilities and including, together with bathroom facilities, incidental minor storage spaces, coat rooms, kitchen and pantry areas, but not including dining, entertainment and bar facilities, residential uses with no more than 10 temporary seasonal residence rooms, and any associated administrative offices or**

maintenance and storage facilities **supporting Membership Club operations.**

C. Permitted accessory uses. The following accessory uses are permitted in MR Marine Recreation Districts only in conjunction with a principal permitted use:

- ~~(1) Any accessory buildings or accessory use permitted in a residential district, except excluding professional offices, non-club offices, non-club business activities, studios and customary home occupations.~~
- ~~(2) Dining, entertainment, and bar facilities, not to exceed 40% of the square footage of the principal clubhouse structure; however, kitchen facilities and outdoor, seasonal, unenclosed facilities shall not be included in calculating the percentage of dining, entertainment, or bar facilities, and this provision shall not apply to any clubhouse or principal structure which does not exceed 2,500 square feet.~~
- ~~(3) Club administrative offices, locker rooms, maintenance facilities, storage buildings and laundry facilities necessary for club operations, boat storage, dock master and guard houses, cart storage, fuel and oil sales to members and guests only, facilities for pumping out of marine holding tanks, facilities for waste oil collection and other similar types of club support facilities.~~
Recreational facilities, including buildings, such as beach, golf, tennis, racquetball, squash courts and other sports courts, swimming pools, cabanas, gymnasiums and in-water and upland boat facilities.
- ~~(4) Residences Accessory residential facilities only for full-time, including full-time caretakers and staff during the time of their employment workers employed by the Membership Club.~~
- ~~(5) Seasonal residences for club members and their guests. The maximum number of seasonal residences permitted at any membership club is 12.~~
- ~~(62) Day camps, sports and educational programs (not including schools) for members.~~
- ~~(73) Fences, walls or retaining walls pursuant to § 342-14, except that fences of not less than 3/4 open construction shall be permitted up to not more than 12 feet in height around tennis athletic courts and other similar facilities.~~
- ~~(84) Other accessory buildings and accessory uses customarily incidental to the principal club~~**Membership Club** use of the premises.
- (5) Outdoor dining facilities such as grills, bars and dining areas.**
- (6) Any accessory use permitted in a residential district except for professional offices and customary home occupations. Living quarters, apartments or residences for members, guests and/or owners, other than seasonal residence rooms described above, are prohibited.**
- ~~(9) Nonmember events:~~
 - ~~(a) Any club which intends to conduct events or activities that are not restricted to members only or that are not hosted or financially~~

~~guaranteed by a member (to be known as “nonmember events”) must first obtain a special permit from the Zoning Board of Appeals in accordance with the procedures set forth in Article X. Such special permit shall be for periods of no more than three years, at which time an application for renewal must be made, except that an application for a new special permit must be submitted upon a change or addition to the existing accessory uses. In order to obtain or renew a special permit, there must be a showing that, in addition to compliance with all applicable provisions of Article X and all other requirements of the Zoning Code, not more than 20% of the events or activities of any one of the foregoing accessory uses, in any calendar year, have been nonmember events. Upon application for renewal of any special permit, each club must demonstrate that, in addition to all other requirements, it has complied with any other conditions previously established by the Zoning Board of Appeals. A special permit to conduct nonmember events issued pursuant to this subsection shall apply to the entirety of the club property notwithstanding that a portion of such property extends beyond the MR Zoning District into an adjoining residential zoning district.~~

- ~~(b) In addition to all other requirements, any club which holds a special permit shall annually file a copy of Internal Revenue Service Forms 990 and 990T with the Clerk-Treasurer of the Village.~~

D. Conditions.

- (1) Membership Clubs shall be required to obtain a special permit from the Zoning Board of Appeals valid for a period of three years which may permit the Membership Club to conduct non-member events. The Zoning Board of Appeals shall be authorized to request documentation substantiating the Membership Club’s on-going status as a not-for-profit Membership Club.**
- (a) The special permit shall automatically be voided upon the failure of the Membership Club holding such special permit to either (i) continue to be a Membership Club or (ii) comply with the filing requirements set forth in paragraph 2 of this subsection of §342-35.**
- (b) A special permit may allow a Membership Club to conduct non-member events only if both (i) total revenue received by the Membership Club from nonmember events or activities of such accessory use is less than 20% of the total aggregate revenue received by such membership Club from all the events or activities of such accessory use and (ii) the total number of nonmember events or activities of such accessory use is less than 20% of the total number of such events or activities of such accessory use. The Membership Club must demonstrate, prior to the granting of any special permit permitting non-member events, and at any other time as may be requested by the Zoning Board of Appeals, with**

such documentation as may be requested by the Zoning Board of Appeals, that the restrictions described above with respect to non-member events have been satisfied.

- (i) A “nonmember event or activity” is any event or activity conducted at a Membership Club that is not a member event or activity. A “member event or activity” conducted at a Membership Club is any event or activity with respect to which a bona fide member of the Membership Club is present during the event or activity and the bona fide member is fully financially responsible for the event or activity. A “bona fide member” is an individual who was a member of the Membership Club for at least six consecutive months prior to entering into any agreement or obligation regarding the event or activity, did not become a member of the Membership Club solely in connection with the event or activity and is expected to, and does, avail himself or herself of membership privileges after the event or activity.
 - (c) The Zoning Board of Appeals shall have the right to impose any reasonable conditions it deems appropriate to meet the spirit of the Village Code including the quality of life for adjacent neighbors and nearby neighborhoods.
- (2) To maintain its special permit, each Membership Club shall annually file with the Village Clerk Internal Revenue Service Forms 990 and 990T (Form 990EZ is not acceptable) and the corresponding forms required by the New York State Department of Taxation and Finance concurrently with the filing with the Internal Revenue Service and the New York State Department of Taxation and Finance. The Zoning Board of Appeals shall review the forms annually to confirm that the Membership Club is operating within the zoning parameters. Failure to file the forms within 30 days of filing with the Internal Revenue Service and the New York State Department of Taxation and Finance shall automatically void the previously issued special permit. A Membership Club may apply for a new special permit to the Zoning Board of Appeals but may not undertake any activities for which a special permit is required until such time as a special permit is granted by the Zoning Board of Appeals.
- (3) No commercial activity of any kind shall be allowed by the Membership Club or any other person or entity within the MR Marine Recreation Districts. Non-member income must fall below the Internal Revenue Service thresholds applicable to membership clubs or the special permit shall be automatically voided.
- (4) Failure to maintain not-for-profit status with Internal Revenue Service or the State of New York shall result in automatic voiding of the special permit.

(5) Outside speakers and amplification are prohibited after 10:00pm.

E. Prohibited activities.

- (1) No nonmember event may commence prior to 8:00 a.m.
- (2) No event or activity commenced Sunday through Thursday may continue after ~~midnight~~**10:00 p.m.**, and no event commenced on a Friday, Saturday or the day before a legal holiday may continue after ~~2:00 a.m.~~ **12:00 midnight.**

Section 3.

If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, the portion of the law declared to be invalid will be deemed a separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

Section 4.

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3) and will supersede the provisions of the Village Law to the extent that they are inconsistent with this local law.

Section 5.

This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.

Village of Mamaroneck, NY

Item Title: PLL re: Zoning Map Correction

Item Summary: PLL re: Zoning Map Correction

Fiscal Impact:

ATTACHMENTS:

Description

Zoning Map Draft

Amending Zoning Map

Public Hearing

Type

Cover Memo

Cover Memo

Cover Memo

Village of Mamaroneck, New York

Date Adopted: September 25, 2017

Revision	Date

DRAFT

DRAFT

Town of Mamaroneck

Rye

Zoning Districts

- TOD Transit Oriented Development Overlay
- HISO Harbor Island Scenic Overlay
- R-20 Single-Family Residential 20,000 SF Lots
- R-15 Single-Family Residential 15,000 SF Lots
- R-10 Single-Family Residential 10,000 SF Lots
- R-7.5 Single-Family Residential 7,500 SF Lots
- R-6 Single-Family Residential 6,000 SF Lots
- R-5 Single-Family Residential 5,000 SF Lots
- R-2F One and Two Family Residential
- RM/SC Multiple Residence / Senior Citizen Housing
- R-4F/P One to Four Family Residential/ Parking
- R-4F One to Four Family Residential
- RM-1 Multiple Residence
- RM-2 Multiple Residence
- RM-3 Multiple Residence
- C-1 General Commercial
- C-2 Central Commercial
- M-1 Manufacturing
- MC-1 General Marine - Commercial
- MC-2 General Marine - Commercial
- MR Marine Recreation
- P Parking
- PB Parkland
- C-1/RM-2 General Commercial/ Multiple Residence
- R-6/O-1 Single-Family Residential 6,000 SF Lots/ Office
- R-5/O-1 Single-Family Residential 5,000 SF Lots/ Office
- RM-1/P Multiple Residence/ Parking
- R-5/ P Single-Family Residential 5,000 SF Lots/Parking



Official Zoning Map

Map prepared by
Greg Cutler,
Village Planner

PROPOSED LOCAL LAW V – 2017

A Proposed Local Law to amend Chapter 342 of the Code of the Village of Mamaroneck (Zoning) regarding the official zoning map of the Village of Mamaroneck

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:

*(Language in strike-through ~~abedefghijk~~ to be deleted; language in **bold** is to be added)*

Section 1.

Chapter 342-6 of the Code of the Village of Mamaroneck is amended as follows:

§ 342-6 Zoning Map.

The boundaries of said districts are hereby established as shown on the Zoning Map, Village of Mamaroneck, dated ~~March 6, 2015~~ **September 25, 2017**, as may be subsequently amended, which is hereby adopted and made a part of this chapter. ~~Said Map~~ **The zoning map**, indicating the latest amendments, shall be kept up-to-date in the offices of the ~~Director of Building, Code Enforcement and Land Use Administration~~ **Building Department** for the use of the public.

Section 2.

If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, the portion of the law declared to be invalid will be deemed a separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

Section 3.

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3) and will supersede the provisions of the Village Law to the extent that they are inconsistent with this local law.

Section 4.

This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.

RESOLUTION RE:

**SCHEDULING A PUBLIC HEARING ON PLL-V 2017 – A PROPOSED LOCAL LAW
AMENDING CHAPTER 342 OF THE VILLAGE CODE (ZONING) REGARDING THE
OFFICIAL ZONING MAP OF THE VILLAGE OF MAMARONECK**

A PROPOSED LOCAL LAW regarding the official zoning map of the Village of Mamaroneck having been duly introduced by a member of the Board of Trustees, it is

RESOLVED that pursuant to 6 NYCRR § 617.5(c)(19) the adoption of the proposed local law is a Type II action under the New York State Environmental Quality Review Act (SEQRA) requiring no further environmental review; and be it further

RESOLVED that a public hearing on Proposed Local Law S of 2017 in accordance with Municipal Home Rule Law § 20 be held on October 10, 2017 at 7:30 p.m. at the municipal building, located at 169 Mount Pleasant Avenue, Mamaroneck, New York.

Village of Mamaroneck, NY

Item Title: Wayfinding Signage Project Update

Item Summary: Wayfinding Signage Project Update

Fiscal Impact:

ATTACHMENTS:

<u>Description</u>	<u>Type</u>
Wayfinding	Cover Memo



Village of Mamaroneck Planning Department

Memo

To: Village Manager, Rob Yamuder
Cc: Mayor and Board of Trustees, Assistant Village Manager- Dan Sarnoff, Village Planning Consultant- Bob Galvin
From: Greg Cutler – Village Planner
Date: 9/22/2017
Re: Wayfinding Status Update & Wayfinding Smartphone/Tablet App

Status Update

On August 24, 2017 the Village received four sealed bids for the Wayfinding signage project. Since receiving the bids staff has been in touch with Merje, who are contracted to perform a bid analysis on behalf of the Village. Merje will hold a Q & A session in the next weeks with all four bidders in an effort to determine whether the bidders have appropriately priced the signage on a per unit basis. Following this Q & A session and a review of the bids Merje will provide a summary bid analysis memo and a recommended vendor to the Village of Mamaroneck.

Wayfinding App

Background

One of the major recommendations that came out of the Wayfinding Master Plan by Merje was the creation of an app that will integrate with the signage system and direct residents and visitors to local amenities and businesses. Since that time the Village Planning Department, with the help of a summer intern, has created a beta version of the app which is available for review at <https://app.buildfire.com/app/index.html?appId=215657ea-4e7a-11e6-bfe7-124798dea82d&mode=0#/>.

Current Build

The current build of the app was created utilizing Buildfire software, which is a web-based application builder. It features six main menu items including 1) Things to do 2) Parking 3) Calendar & Events 4) Municipal Services 5) Metro-North Train Time and 6) Historic Tour. The functionality of the menu items are detailed below.

1) Things to do

The things to do section is the primary function of the app. It lists and categorizes businesses, activities and cultural institutions in the Village of Mamaroneck downtown and commercial districts. The main categories are entertainment, dining, shopping, recreation, fitness and lifestyle, art, water-based activities, and kids activities. The widget also allows the user to review a map that shows the locations of each of the items.

2) Parking

The parking function contains two items, the first links to download or open the Way to Park app which works with the existing multi space meters, and the second item is a map that highlights parking areas and time limits in the downtown. If the Village updates its parking systems the app can be linked directly to any new payment systems.

3) Calendar and Events

The calendar and events widget pulls directly from the Village's RSS calendar. At this point the Village uses a single calendar that includes formal meeting dates, which may not need to be highlighted as part of the app. This should be updated to pull from a new RSS calendar that only highlights significant events in the Village. This new events calendar may be maintained by the recreation department. With a paid plan the Village may also utilize push notifications to send notices out regarding events in the Village.

4) Municipal Services

This feature highlights municipal services available in the Village by department including the Village Manager's office, Clerk-Treasurer, Building Department, Police Department, Public Works, and Parks & Recreation.

5) Metro-North Apps Connection

Metro-North has two official apps available for download 1) the Train Time which provides timetables and information on delays and emergencies and 2) the Etix app which allows users to buy and use electronic tickets. By linking to these apps to the wayfinding app the Village is encouraging users to utilize public transit to visit Mamaroneck.

6) Historic Tour

This feature identifies significant historic sites in the Village of Mamaroneck and provides a short summary about the historical significance of the site. This feature aims to promote interest in the history of the Village of Mamaroneck. It also has map functionality to guide users to the historic sites.

Pricing & Features

There are several options in terms of pricing and features:

Premium Plan

\$59/ Month when paid monthly (\$708/ year)

\$53/ Month when year is paid in full (\$636/ year)

Works with iOS, Android, and HTML5. Comes with 20k downloads, 50k sessions per month, 50k push notifications per month, user management abilities, user tagging, and analytics.

Professional Plan

\$149/ Month when paid monthly (\$1788/ year)

\$134/ Month when year is paid in full (\$1608/ year)

Works with iOS, Android, and HTML5 plus Ipad and Android Tablet. Comes with 100k downloads, 1m sessions per month, 500k push notifications per month, user management abilities, user tagging, and analytics. Also includes RSS based push notifications, plugin access settings, roles and permissions for back end users, and GEO fence push notifications.

Staff Recommendation

The official launch of the app should coincide with the installation of the wayfinding signage. In the meantime quality control and beta review should continue. Once the app is ready for launching staff recommends that the premium plan be utilized. It is highly unlikely that the app will exceed 20k downloads or 50k sessions per month for the time being. The Village of Mamaroneck's population in and of itself does not exceed 20k. Therefore there is no additional benefit gained by the increased allowance in terms of downloads, sessions, or push notifications. Other features gained by utilizing the professional plan, as opposed to the premium plan, include RSS notifications, customized roles and permission, and GEO fence notifications (a customized notification when someone enters a certain geographic location). While these additional features are certainly useful the benefits remain marginal, and are not needed this early in the application development. The professional plan may be revisited in the future depending on the usage and analytics derived from the premium plan.

Village of Mamaroneck, NY

Item Title: Procurement Policy Review

Item Summary: Procurement Policy Review

Fiscal Impact:

ATTACHMENTS:

Description

Procurement Policy

Draft

Type

Cover Memo

Cover Memo

MEMORANDUM

Village of Mamaroneck



To: Robert A. Yamuder, Village Manager

From: Daniel J. Sarnoff, Assistant Village Manager

Re: Procurement Policy

Date: September 21, 2017

P 914-777-7703

F 914-777-7760

www.villageofmamaroneck.org

Pursuant to §104-b of the New York State General Municipal Law, each political subdivision in the State of New York is required to enact a policy to ensure that the purchase of goods and services not subject to competitive bidding requirements (i.e. good & services contracts under \$20,000 and public works contracts under \$35,000) “are procured in a manner so as to assure the prudent and economical use of public monies... to facilitate the acquisition of goods and services of maximum quality at the lowest possible cost...”

The Village’s procurement policy was last revised in August 2016 and re-adopted at the Annual Organizational Meeting on December 5, 2016. Pursuant to GML§104-b(4), the governing body of each municipality with a population of less than 1,000,000 people (i.e. every municipality save for New York City) must review its policy on an annual basis.

Consistent with past practice, the Village Board typically adopts the Procurement Policy at its Annual Organization meeting which for this year is tentatively scheduled for December 4, 2017. The most recent revisions to the policy were crafted in coordination with the Village’s Budget Committee, and given that they meet once per month and have only three meetings before the next Annual Organization Meeting, staff began review of this policy with the Committee at their September 19, 2017 meeting.

Based on this cursory review, several revisions are already being recommended to correct grammatical errors and provide more specificity and are attached hereto.

Although no Board action is required at this time, I would respectfully request that this item be placed on the September 25, 2017 work session agenda for the Board’s information. Again, while no decisions need to be made on the policy right now, it will initiate the process for the Board to review the policy and provide comments over the next several weeks for the staff and Budget Committee to consider as part of a final recommendation.

Executive Summary and Report:

In formalizing the Village of Mamaroneck's purchasing policy to be established under the New York State General Municipal Law, the Village Manager has recommended and the Mayor and the Board of Trustees find that certain controls are necessary to ensure the efficient, effective and accountable operation of government from an expenditure standpoint.

Competition for purchases and services also drives down expenses for governments, and in turn taxpayers. All departments and employees should continuously make an extra effort to find suppliers and contractors to increase competition and obtain the most competitive price and value.

As a municipal entity, the Village of Mamaroneck and its employees should make every effort to ensure that purchases by the Village are accompanied by a tax exempt form, ~~which can decrease the Village expenses on purchases by between 6.75% to 8.25%.~~

The following policy was prepared by the Village Administration by performing an analysis of purchases and expenditures made by the Village on a regular basis. This is the latest revision of the purchasing policy for the Village of Mamaroneck.

PROCUREMENT AND PURCHASING POLICY

1. Every purchase to be made must be initially reviewed to determine whether it is a purchase contract or a public works or service contract. Once that determination is made, a good faith effort will be made to determine whether it is known or can reasonably be expected that the total aggregate amount to be spent on the item of supply or service is subject to competitive bidding, taking into account past purchases and the aggregate amount to be spent in a Fiscal Year.
2. The following items are not subject to competitive bidding pursuant to Section 103 of the NY State General Municipal Law:
 - a. purchase contracts under \$20,000, or as may be further amended pursuant to GML §103 and
 - b. public works contracts under \$35,000, or as may be further amended pursuant to GML §103;
 - c. emergency purchases;
 - d. certain municipal hospital purchases;
 - e. goods purchased from agencies for the blind or severely handicapped;
 - f. goods purchased from correctional institutions;
 - g. purchases under New York State, Westchester County contracts, or contracts from other political subdivisions within the United States if such contract was let in a ~~matter-manner~~ that constituted public bidding and made available for use by other governmental entities;
 - h. surplus and second-hand purchases from another governmental entity;

- i. and professional services contracts.

~~*Note: purchases over \$20,000 of used, surplus or second hand materials and equipment should comply to the maximum extent practicable with the public bidding process.~~

****Note:** All vehicle purchases require approval by the Board of Trustees.

The decision that a purchase is not subject to competitive bidding will be documented in writing by the individual making the purchase. This documentation may include written quotes from vendors, a memo from the purchaser explaining the decision, a copy of the contract indicating the source which makes the item or service exempt, a memo from the purchaser detailing the circumstances which led to an emergency purchase, or any other written documentation that is appropriate.

3. All goods and services will be secured by use of written requests for proposals, written quotations, or any other method that assures goods will be purchased at the lowest price, except in the following circumstances:

- a. purchase contracts over \$20,000 and public works contracts over \$35,000, or as may be further amended by GML §103;
- b. goods purchased from agencies for the blind or severely handicapped pursuant to Section 175-b of the State Finance Law;
- c. goods purchased from correctional institutions pursuant to Sec. 186 of the Correction Law;
- d. purchases under State contracts pursuant to Section 104 of the General Municipal Law;
- e. purchases under County contracts pursuant to Section 103(3) of the General Municipal Law;
- f. purchases under contracts from other political subdivisions within the United States pursuant to Section 103(16) of the General Municipal Law.
- g. or purchases pursuant to Subdivision 8 of this policy.

4. The following method of purchase will be used when required by this policy in order to achieve the highest savings:

Note: Total aggregate purchases over the course of a Fiscal Year should be considered when determining whether an item requires written quotes, or is subject to public bid.

<u>Estimated Amount of Purchase Contract</u>	<u>Method</u>
\$1,500. <u>00</u> - \$4,999. <u>99</u>	At least 2 or written/faxed/e-mail quotes; memo or price quotes to be documented.
\$5,000. <u>00</u> - \$19,999. <u>99</u>	At least 3 written/faxed/e-mailed quotes; memo or price quotes to be documented.

\$20,000.00 and above

Subject to publicly advertised bid.
Must be circulated to at least 3 companies.
Contract must be approved by the Mayor and Board of Trustees. A purchase order and/or contract must be signed by the Village Manager after Board approval is granted, prior to order being made.

Estimated Amount of Public Works/Service

Contract

\$1,500.00 - \$4,999.99

Method

At least 2 written/faxed/e-mail quotes; memo or price to be documented.

\$5,000.00 - \$34,999.99

At least 3 written/faxed/e-mailed quotes; memo or price quotes documents.

\$35,000.00 and above

Subject to publicly advertised Bid.
Must be circulated to at least 3 companies.
Contract must be approved by the Board of Trustees. A formal contract must be signed by the Village Manager after Board approval is granted.

A good faith effort shall be made to obtain the required number of proposals or quotations. If the purchaser is unable to obtain the required number of proposals or quotes, purchaser will document such attempts. In no event shall failure of a vendor to submit a quote be a bar to the procurement.

Purchases of capital budget items made pursuant to Section 2(a) – 2(g), or any other contract issued by a governmental agency in accordance with state statute, shall not be subject to the quotes or competitive requirements in Section 3 above but shall be subject to the approval requirements of such section. Purchases of operating budget items made through these contracts must be approved by the Village Manager.

The Village extends a 5% preference on quotes to local business enterprises for supplies, equipment and nonprofessional services from \$1,500 to \$19,999.

A local business is defined as “a business firm with fixed offices or distribution points located within the Village of Mamaroneck boundaries, with a Village of Mamaroneck business street address.”

~~Purchases of capital budget items made pursuant to Section 2(a) – 2(g), or any other contract issued by a governmental agency in accordance with state statute, shall not be subject to the quotes or~~

~~competitive requirements in Section 3 above but shall be subject to the approval requirements of such section. Purchases of operating budget items made through these contracts must be approved by the Village Manager.~~

A Purchase Order shall be required for each purchase in excess of \$1,500 or as may be further required by a vendor.

For Purchase Orders both Department Head and Village Manager approval are required.

5. Documentation, including but not limited to written quotes and memoranda, is required of each action taken in connection with each procurement. Such documentation shall be kept in accordance with the Village's records and retention policy.

6. Documentation and an explanation is required whenever a contract is not awarded to other than the lowest response. This documentation could include an explanation of how the award will achieve savings or why the offer was not acceptable. Such determination shall be made by the purchaser and may not be challenged under any circumstances.

7. As provided in New York State Law, in order to comply with terms calling for timely remittances to vendors upon the delivery of materials or supplies or the rendering of services to the Village for the conduct of its affairs, payments for items such as utilities, postage or other items requiring payment, as further identified in NYS Village Law §5-524(6), may be made in advance of a Board of Trustees audit, provided such payments are duly approved by a department head, the Village Manager and the Village Treasurer. Such payments made in advance of a Board of Trustees audit shall be presented to the Board of Trustees for ratification. Each department shall take advantage of discounts where available and process those payments in a timely manner to ensure compliance with vendor terms.

8. Pursuant to General Municipal Law Section 104-b(2)(f), the procurement policy may contain circumstances when, or types of procurements for which, in the sole discretion of the governing body, the solicitation of alternative proposals or quotations will not be in the best interest of the municipality. In the following circumstances it may not be in the best interests of the Village of Mamaroneck to solicit quotations or document the basis for not accepting the lowest bid:

- a. Professional services or services requiring special or technical skill, training or expertise, such as architects, attorneys, insurance coverages, engineers and other professional consultants. The individual or company must be chosen based on qualifications showing accountability, reliability, responsibility, skill, education and training, judgment, integrity, and moral worth. These qualifications are not necessarily found in the individual or company that offers the lowest price and the nature of these services are such that they do not readily lend themselves to competitive procurement procedures. In circumstances where the cost of

professional services is estimated to exceed \$10,000 in a fiscal year, a Request for Proposal process may be conducted which will give the Village the flexibility to retain services based on a firm's or individual's expertise, training and experience and not limited solely to costs.

In determining whether a service fits into this category the Board of Trustees shall take into consideration the following guidelines: (a) whether the services are subject to State licensing or testing requirements; (b) whether substantial formal education or training is a necessary prerequisite to the performance of the services; and (c) whether the services require a personal relationship between the individual and municipal officials. Professional or technical services shall include but not be limited to the following: services of an attorney; services of a physician; technical services of an engineer engaged to prepare plans, maps and estimates; securing insurance coverage and/or services of an insurance broker; services of a certified public accountant; investment management services; printing services involving extensive writing, editing or art work; management of municipally owned property; and computer software or programming services for customized programs, or services involved in substantial modification and customizing of pre-packaged software.

- b. Emergency purchases pursuant to Section 103(4) of the General Municipal Law. Due to the nature of this exception, these goods or services must be purchased immediately and a delay in order to seek alternate proposals may threaten the life, health, safety or welfare of the residents. This section does not preclude alternate proposals if time permits. Emergency situation must be documented.
- c. Purchases of surplus and second-hand goods from any source ~~as it. If alternate proposals are required, the Village is precluded from purchasing surplus and second hand goods at auctions or through specific advertised sources where the best prices are usually obtained. It~~ is also difficult to try to compare prices of used goods and a lower price may indicate an older product.
- d. Individual goods or services under \$1,500. The time and documentation required to purchase through this policy may be more costly than the item itself and would therefore not be in the best interests of the taxpayer. In addition, it is not likely that such de minimus contracts would be awarded based on favoritism. However, it is recommended whenever possible that the Village try to obtain three (3) comparison bids/prices, or purchase off of State or County contracts to realize the best price. If the aggregate amount is expected to exceed \$20,000 for any one vendor during a fiscal year, a ~~public bid is required unless such a RFP is required~~ unless said purchase is being made in accordance with Sections 3(b) through 3(f) above.

9. Authorized Officials responsible for the use of the Village of Mamaroneck credit card purchases will accept responsibility that purchases are made in accordance with the Village of Mamaroneck Procurement Policy and Procedures.
- a. The Board of Trustees may authorize the certain officials/employees of the Village of Mamaroneck be issued credit cards, under a Village master credit card account, for purpose of facilitating departmental purchases. These credit cards are administered under the provisions of the Village's Procurement Policy. ~~No purchases of personal items shall be made on Village credit cards, even if the intent is to reimburse the Village. Credit cards shall only be used for business related expenses.~~
 - b. No department shall request a "store" credit card account under the Village of Mamaroneck unless previously authorized by the Village Manager. No additional bank credit lines or accounts will be established without authorization of the Village Manager.
 - c. This section does not pertain to vendor accounts established for the purpose of "buying on account" (~~a.k.a.i.e.~~ A "House" Account") with an invoice subsequently sent to the Village for payment. These accounts are established on an as needed basis through the Clerk – Treasurer's office.
 - i. The following officials/employees are authorized to have credit cards under a Village master credit account:
AGGREGATE TOTAL \$25,000
 - Village Manager ~~Richard Slingerland~~Robert A. Yamuder - \$5,000
 - Assistant Village Manager Daniel J. Sarnoff - \$5,000
 - Police Chief Christopher Leahy - \$5,000
 - Village Clerk/Treasurer Agostino A. Fusco - \$5,000
 - Recreation Superintendent Sandy Korkatzis - \$5,000
10. This policy shall go into effect immediately upon adoption by the Board of Trustees and will be reviewed annually.

Village of Mamaroneck, NY

Item Title: PLL re: Private Sewer Laterals

Item Summary: PLL re: Private Sewer Laterals

Fiscal Impact:

ATTACHMENTS:

Description

Second Draft Sewer

Type

Cover Memo

PROPOSED LOCAL LAW __ - 2017

A Proposed Local Law to amend Chapter 282 of the Code of the Village of Mamaroneck (Sewers) regarding sanitary sewer laterals

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:

Section 1.

Article IV of Chapter 282 of the Code of the Village of Mamaroneck (Removal of Illegal Sewer Connections and Elimination of Illegal Discharge of Liquids) is repealed in its entirety and replaced with the following:

Article IV. Sanitary Sewer Laterals

§282-12 Legislative Intent.

The purpose of this Article is to reduce infiltration and inflow into the sanitary sewer system operated by the Village of Mamaroneck, and exfiltration of sewage into groundwater and waterways, by requiring inspection, testing, repair, replacement and ongoing maintenance of private sewer laterals by property owners in the Village of Mamaroneck.

§282-13 Definitions.

As used in this article, the following terms are defined as follows:

DISCHARGE COMPLIANCE CERTIFICATE

A certificate issued by the Building Inspector based upon a Plumber's Certification stating that:

- A. All of the connections leading from the structures on the property to the public stormwater sewer lines and the public sanitary sewer lines comply with the requirements of the New York State Building Code, the Westchester County Sewer Act, the Westchester County Sanitary Code and the Village Code; and
- B. There are no culverts, drains, hoses, leaders, lines, pipes or pumps that discharge liquids into the sanitary sewer; and
- C. The sanitary sewer laterals leading from the structures on the property do not directly or indirectly allow inflow or infiltration into the Village's public sanitary sewer lines.

EXFILTRATION

Raw sewage that leaks out of laterals into soil, groundwater and waterways

INFILTRATION

Water other than wastewater that enters a sewer system (including sanitary sewer laterals or sewer service connections) from the ground through such means as defective pipes, pipe joints, connections, or manholes. Infiltration does not include, and is distinguished from, inflow.

INFLOW

Water other than wastewater that enters a sewer system (including sanitary sewer laterals or sewer service connections) from sources such as, but not limited to, roof leaders, sump pumps, cellar drains, yard drains, area drains, foundation drains, drains from springs and swampy areas, manhole covers, cross connections between storm sewers and sanitary sewers, catch basins, cooling towers, stormwaters, surface runoff, street wash waters and drainage. Inflow does not include, and is distinguished from, infiltration.

PLUMBER'S CERTIFICATION

A certification made to the Village by a plumber licensed to do business within the County of Westchester that the plumber:

- A. Has inspected all of the connections leading from the structures on the property to the public stormwater sewer lines and the public sanitary sewer lines and that all such connections comply with the requirements of the New York State Building Code, Westchester County Sewer Act, the Westchester County Sanitary Code and the Village Code;
- B. Has inspected the real property and found that there are no culverts, drains, hoses, leaders, lines, pipes or pumps that discharge liquids into the sanitary sewer; and
- C. Has inspected the sanitary sewer laterals leading from the structures on the property and determined that such laterals do not directly or indirectly allow inflow or infiltration therefrom into the Village's public sanitary sewer lines, which inspection must include either (i) a video record of a closed circuit television (CCTV) inspection of the entire sanitary sewer lateral that has been provided to the Village, or (ii) in the case of a force or pump system, the results of a pressure test of the system, satisfactory, in either case, to the Building Inspector or his designee.

RENEWAL EVENT

Either a transfer of title to the real property, other than a transfer between family members in order to create a joint tenancy or tenancy in common, or an application for a building and/or plumbing permits for construction with a value that exceeds fifty percent (50%) of the assessed value of the property, including improvements.

SANITARY SEWER LATERAL OR LATERAL

The sanitary sewer pipe running from the structures on a property conveying wastewater from the structure and connecting to the public sanitary sewer main.

§282-14 Standards for Maintenance of Sanitary Sewer Laterals.

- A. It is the sole responsibility of the private property owner to perform all required maintenance, repairs and replacements of sanitary sewer laterals in accordance with the requirements of this article and the requirements of the New York State Building Code, the Westchester County Sewer Act, the Westchester County Sanitary Code and the Village Code.
- B. Laterals shall be kept free from roots, grease deposits and other solids which may impede the flow or obstruct the transmission of sewage.
- C. Laterals shall not exhibit any signs of infiltration.

- D. Laterals shall not exhibit any sign of exfiltration or leakage.
- E. Lateral pipe joints shall be tight and all lateral pipes shall be free of any structure defects such as breaks, openings, and voids.

§282-15. Correction or abatement.

- A. If at any time any sanitary sewer lateral is found to not be in compliance with the requirements of §282-14, the owner of the property must cause all necessary repairs made to bring the lateral into compliance. Unless the Building Inspector allows additional time for good cause shown, the owner of the property must undertake to complete the required repairs to the satisfaction of the Building Inspector or his designee within 60 days of the sooner of (i) becoming aware of the non-compliance, or (ii) receiving notice from the Village or otherwise, including an inspection by a plumber done in connection with providing a Plumber's Certification, that the lateral is not in compliance.
- B. If the owner fails to complete the repairs and bring the lateral into compliance within the time required, the Village may enter upon the property and complete the required work and the cost of doing so will be billed to the owner of the property, and in the event of nonpayment, will be a lien on the property which can be collected and enforced as part of, and in the same manner as, Village taxes.
- C. Upon completion of the repairs, the owner must provide to the Building Inspector a Plumber's Certification and obtain from the Building Inspector a Discharge Compliance Certificate.
- D. An owner may choose to correct the non-compliance by replacing the sanitary sewer lateral. Any new sanitary sewer lateral, whether installed to correct a non-compliance or otherwise, must be installed in accordance with all applicable codes and regulations, including this article, and must be inspected by the Building Inspector, who will issue a Discharge Compliance Certificate if the new lateral complies with the requirements of this article.

§282-15.1. Inspection upon Renewal Event.

- A. Each property owner must obtain Discharge Compliance Certificate prior to any renewal event. Upon making an application for a Discharge Compliance Certificate, the Building Inspector or his designee shall have the right to inspect the property. If the plumber's inspection, the video required to be submitted, or the inspection by the Building Inspector or his designee, indicates the lateral is not in compliance with the requirements set forth in §282-14 above, the owner shall be required to correct the conditions not meeting the requirements and provide a Plumber's Certification and video indicating all conditions have been corrected and that the Lateral is now in compliance with this Article. Upon the Building Inspector's determination that the lateral is in compliance, the Discharge Compliance Certificate will be issued.
- B. If at the time of a renewal event or a required inspection the owner can prove that a Discharge Compliance Certificate has been issued within the preceding ten (10) years, and there has been no significant change in the condition of the property, the Building Inspector may waive the requirement for a new Discharge Compliance Certificate for that particular renewal event.
- C. If the renewal event is a transfer of title, and remedial work or a replacement is required for the issuance of a Discharge Compliance Certificate, the Building Inspector may permit the transfer of title to proceed without the Discharge Compliance Certificate if the transferor deposits with the Village, in a trust and agency account to be maintained by the Village Treasurer, an amount

determined by the Building Inspector to be sufficient to complete the remedial work or replacement, and (ii) the transferor agrees that the work will be completed within six (6) months, and that if the work is not completed within six (6) months, the Village may enter upon the property and complete such work using the escrowed funds. The Village Treasurer will bill to the transferor any cost to complete the work beyond the amount deposited with the Village Treasurer and if the transferor does not pay that amount, the balance due will be a lien on the property which can be collected and enforced as part of, and in the same manner as, the Village taxes.

§282-15.2 Fees.

The fee for the issuance of a discharge compliance certificate shall be as set forth in Chapter A347, Fees.

§ 285-15.3. Penalties for offenses.

Any person, firm, association or corporation which violates any of the provisions of this article or fails to complete remediation as required herein, shall be guilty of a violation and, upon conviction, shall be punished by a fine of not more than \$500 or imprisonment for not more than 15 days, or both such fine and imprisonment. Each day the violation exists shall constitute a separate offense.

Section 2.

If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, the portion of the law declared to be invalid will be deemed a separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

Section 3.

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3) and will supersede the provisions of the Village Law to the extent that they are inconsistent with this local law.

Section 4.

This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.

Village of Mamaroneck, NY

Item Title: Paving for 2018

Item Summary: Paving for 2018

Fiscal Impact:

ATTACHMENTS:

Description

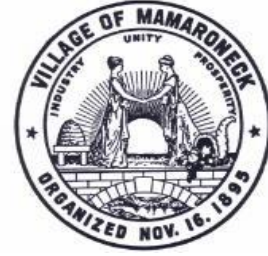
memo paving

Type

Cover Memo

MEMORANDUM

Village of Mamaroneck



To: Robert A. Yamuder, Village Manager

From: Daniel J. Sarnoff, Assistant Village Manager

Re: Paving for 2018

Date: September 22, 2017

P 914-777-7703

F 914-777-7760

www.villageofmamaroneck.org

In regard to the above captioned matter, the Village has not conducted any paving since 2015. We currently have approximately \$580,000 in CHIPS funding available for paving which after accounting for curbs, handicap ramps and other field conditions allows for the paving of approximately 2.5 lane miles of roadway based on current prices. The Village has approximately 100 lane miles of roadway and the standard for repaving a road is typically once every 20 years, understanding that small residential streets with limited traffic can go 30-35 years while arterial roads which carry significant traffic may require repaving every 10-15 years.

Lacking any additional budget appropriate, the Village receives approximately \$230,000 - \$280,000 in State funding which would allow for the paving of approximately 1.25 lane miles of roadway on an annual basis. Given that the Village has approximately 100 lane miles of road and an average span of 20 years, this would entail paving approximately 5 lane miles of roadway on an annual basis. Given that the State allotment only allows for paving 1-2% of the roads, if the Village is desirous of maintaining a 20-year schedule and approach to the repaving of its roads, supplemental funding is required.

In addition to the level of paving to be performed in 2018, the Village is planning to update its Pavement Management Survey. The Village has worked with Cornell University through their local roads program twice over the past several years. These reports have been helpful in providing a framework for the Administration to identify streets for repaving in an objective fashion to ensure that funds are spent on an equitable basis for the roads most in need of repaving. Rather than using Cornell again next year, staff would like to retain an engineering firm to perform this work as they tend to have more sophisticated equipment (e.g. LIDAR, video recording of recording of all street blocks, GIS) and can provide better deliverables to the Village.

I would respectfully request that you place this item on the agenda for the September 25, 2017 work session agenda for further review and discussion with the Board. If you have any additional questions, or require additional information, please contact me.

Village of Mamaroneck, NY

Item Title: Multi-Space Parking Meter Retrofit and Parking App

Item Summary: Multi-Space Meter Retrofit and Parking App

Fiscal Impact:

ATTACHMENTS:

<u>Description</u>	<u>Type</u>
Upgrade Kits	Cover Memo
Retrofit Quote	Cover Memo



Revolution Pay Station Upgrade Kits

IPS Revolution Upgrade Kits are designed to retrofit existing pay stations. This maximizes current investment and infrastructure, while upgrading to the latest parking meter technology. The kit updates outdated components with new IPS technology and features. Designed with the service technician in mind, the modular components can be easily removed, serviced, and replaced with no more than a screwdriver. Cities benefit from lower equipment upgrade costs, ease of maintenance, and reduced overall cost of ownership.



Key Benefits

Flexibility: The upgrade kits are available in pay-by-space, pay-and-display, and pay-by-plate models. A simple change of the keypad and a firmware update are all that are required to support the different modes.

Unparalleled Power Efficiency: Powered by environmentally-friendly solar panels and combination battery packs to maximize ongoing power.

Customization: Configurable buttons include help screens, alternative languages, max time, and more.

Improved Visibility: LED lighting above the display provides enhanced visibility for motorists, technicians, and collections staff.

Customer Friendly Features: IntelliTouch™ provides additional flexibility when completing a transaction. Users may begin the payment sequence in any order after which the pay station will guide them through the transaction.

Dependability: Pay stations communicate wirelessly on the GPRS/3G cellular network, ensuring fast and reliable communications while processing secure credit card authorizations, wireless downloads of rates and messages, and transmissions to the Data Management System (DMS).

Easy Maintenance: Modularly designed with the technician in mind for easy plug-and-play maintenance.

Future-proof Design: IPS Group's open interface provides seamless integration with third-party systems, such as enforcement, permitting, and ANPR (automatic number plate recognition) in order to further optimize parking operations.

Physical Features



Large display



Intuitive keypad



Card reader



LED lighting



Proximity sensors

Current Kits Available



Revolution ST
Retrofits: Parkeon Stelio



Revolution SR
Retrofits: Parkeon Strada



Revolution SM
Retrofits: Siemens Prisma



Revolution CL
Retrofits: Cale MPC 104



Revolution DL1
Retrofits: Digital
Payment Technologies
Luke I



Revolution DL1 (custom
faceplate design option)



Revolution DG
Retrofits: Parkeon DG



Revolution V
Retrofits: Ventek 400



=Bill Note Acceptor

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For more information about **IPS Group's** dynamic parking solutions, please contact us.
Call for an on-site demo: **877-630-6638**
Online: **www.ipsgroupinc.com**



Quote

Date 8/16/2017
Quote # MB08161701
Exp. Date 9/16/2017

The Next Generation in Parking

IPS Group, Inc
 7737 Kenamar Court
 San Diego, CA 92121
 Mark Berling
 858-252-2560
 mark.berling@ipsgroupinc.com

TO: Village of Mamaroneck
 123 Mamaroneck Ave
 Mamaroneck, NY 10543
 Mary Shiffer
 914-825-8111
mshiffer@vomny.org

Salesperson	Contract	Shipping Method	Payment Terms	Delivery Date
MB	NCPA	Ground	Due on receipt	6-8 weeks

Qty	Item #	Description	Unit Price	Line Total
14		Multi Space Retrofit of Cale Pay by Space - coin and credit card only. No Bill Note Acceptor. Includes 1 year warranty.	\$2,500.00	\$35,000.00
14		Pay by Space (PbS) Keypad	\$75.00	\$1,050.00
14		Shipping	\$150.00	\$2,100.00
14		Installation, Training, and Commissioning	\$200.00	\$2,800.00
70		7" Paper Roll	\$24.50	\$1,715.00
Spares				
2		Printer	\$615.00	\$1,230.00
2		Main Operating Board (with LCD and modem)	\$700.00	\$1,400.00
2		Card Reader	\$49.00	\$98.00
2		Coin Validator Assembly	\$69.00	\$138.00
2		4 Button Horizontal Keypad	\$69.00	\$138.00
2		4 Button HVertical Keypad	\$69.00	\$138.00
2		Pay by Space Keypad Assembly	\$165.00	\$330.00
3		16Ah Battery	\$165.00	\$495.00
2		Coin Shutter	\$199.00	\$398.00
Recurring Fees				
14		Management System License Fee & Base Wireless Data Fee (per month per meter)	\$25.00	
		Secure Credit Card Gateway Fee (per credit card transaction)	\$0.13	

Village of Mamaroneck, NY

Item Title: PLL re: Volunteer Meeting Attendance

Item Summary: PLL re: Volunteer Meeting Attendance

Fiscal Impact:

ATTACHMENTS:

Description

Draft Volunteer Attendance

Type

Cover Memo

PROPOSED LOCAL LAW __ - 2017

A Proposed Local Law to amend Chapter 48 of the Code of the Village of Mamaroneck
(Officers and Employees) regarding the removal of members for failure to attend

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:

*(Language in strike-through ~~abedefghijk~~ to be deleted; language in **bold** is to be added)*

Section 1.

Section 48-2 of the Code of the Village of Mamaroneck, is amended as follows:

§ 48-2. Removal from office due to absence.

The chair of each ~~Persons appointed to serve on~~ boards, commissions, councils and committees of the Village of Mamaroneck ~~are subject to removal from office by reason of three unexplained absences without prior notification between December 1 of the current year and November 30 of the following year~~ shall report to the Village Manager whenever any member of the board, commission, council or committee fails to attend three meetings in any year. If the Village Manager concludes, after consulting with the chair and the member who has been absent, that there is no reasonable excuse for the absences, the Village Manager shall remove the member from office. The Village Manager shall report any such removal to the Board of Trustees at its next meeting.

Section 2.

If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, the portion of the law declared to be invalid will be deemed a separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

Section 3.

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3) and will supersede the provisions of the Village Law to the extent that they are inconsistent with this local law.

Section 4.

This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.

Village of Mamaroneck, NY

Item Title: PLL re: Parking Regulations in Spencer Lot

Item Summary: PLL re: Parking Regulations in Spencer Lot

Fiscal Impact:

ATTACHMENTS:

Description

Type

PLL

Cover Memo

reso-public hearing on PLL T

Cover Memo

Memo

Cover Memo

PROPOSED LOCAL LAW T- 2017

A Proposed Local Law to amend Chapter 326, Vehicles & Traffic as it relates to Parking in the Metered Parking Zone 21 (Spencer Lot)

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:
Language in strike-through ~~abedefhijk~~ to be deleted; language in **bold** is to be added
Chapter 326. Vehicles and Traffic

Section 1.

Chapter 326-52 **Time Limits** Subsection (D) is hereby amended as follows:

- D. The parking of vehicles in Metered Parking Zones 7, 8, 10(c) only the two spaces on the south side of Halstead Avenue over the Mamaroneck River ~~and 21~~, established by this article, for a period in excess of four hours is prohibited.

Section 2.

Chapter 326-52(J) **Time Limits** Subsection J is hereby added as follows:

- J. The parking of vehicles in Metered Parking Zone 21 established by this article, for a period in excess of four hours is prohibited between the hours of 8:00 am through 12:00 am. Between the hours of 12:00 a.m. through 8:00 am, the provisions of §326-53(E) shall apply in Metered Parking Zone 21.**

Section 3.

Chapter 326-53 **Prohibited Hours for Parking** Subsection (D) is hereby amended as follows:

- D. Metered Parking Zones 20, ~~21~~ and 22: Vehicle parking is prohibited between the hours of 6:00 p.m. and 8:00 a.m. without an ON parking decal issued pursuant to § 326-40 of this chapter.

Section 4.

Chapter 326-53 **Prohibited Hours for Parking** Subsection (E) is hereby amended as follows:

- E. ~~(Reserved)~~^[1]
~~[1] Editor's Note: Former Subsection E, regarding the hours of prohibited parking in Zone 3(b), was repealed 3-12-2001 by L.L. No. 5-2001, effective 3-28-2001.~~
Metered Parking Zone 21: Vehicle parking is prohibited between the hours of 12:00 a.m. and 8:00 a.m. without an ON parking decal issued pursuant to § 326-40(B) of this chapter.

Section 5.

If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, the portion of the law declared to be invalid will be deemed a

separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

Section 6.

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3) and will supersede the provisions of the Village Law to the extent that they are inconsistent with this local law.

Section 7.

This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.

RESOLUTION RE:

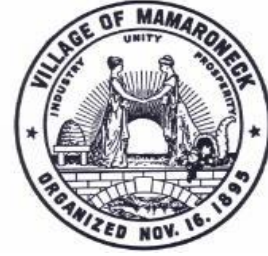
**SCHEDULING A PUBLIC HEARING ON PLL-T 2017 – A PROPOSED LOCAL LAW
TO AMEND CHAPTER 326 OF THE VILLAGE CODE “VEHICLES & TRAFFIC” AS
IT RELATES TO PARKING REGULATIONS IN THE SPENCER PLACE PARKING
LOT**

RESOLVED, that a Public Hearing on Proposed Local Law #T-2017 be and is hereby scheduled for October 23, 2017 at 7:30 p.m. at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York; and be it further

DRAFT

MEMORANDUM

Village of Mamaroneck



To: Robert A. Yamuder, Village Manager

From: Daniel J. Sarnoff, Assistant Village Manager

Re: PLL-T – 2017 – Proposed Changes to Spencer
Parking Lot Regulations

Date: September 21, 2017

P 914-777-7703

F 914-777-7760

www.villageofmamaroneck.org

In regard to the above captioned matter, for many years there have been complaints about confusing signage in the Spencer Parking Lot, specifically the metered spaces. In reviewing the code, it appears as if the confusion is a result of contradictory language in several sections of the Village's Vehicle and Traffic Law, Chapter 236.

In short, parking in this area, identified as Metered Area 21 in the code is confusing at best. Put simply, one Village Code provision allows four hour parking from 8:00 a.m. through 12:00 a.m.; another provision requires the paying of parking fees from 8:00 a.m. through 6:00 p.m.; and a third provision only allows GP-ON parking at the parking spaces from 6:00 pm through 8:00 am.

The main conflict arises between the four hour time limit until 12:00 am and the requirement for a GP-ON permit after 6:00 PM. Given the proximity of these parking spaces to the Central Business District and the need to provide parking for nighttime businesses, the Village has appropriately allowed and encouraged parking in this area. Because of conflicting language, individuals parking after 6:00 p.m. were subject to getting parking tickets because they lacked the appropriate parking permit, and people with parking permits were subject to being ticketed for violation of the four-hour time limit.

In order to correct this issue, staff has prepare a proposed local law which seeks to eliminate these conflicts. The proposed law would change the effective hours for the permit requirement so that it is required from 12:00 a.m. to 8:00 a.m. as opposed to 6:00 p.m. to 8:00 a.m. Functionally, anyone with a GP-ON permit would have no fear of being ticketed if they were to park after 8:00 pm as they would not be subject to the maximum time limit after that point.

I respectfully request that this item be added to the work session agenda for Board review and discussion at their September 25, 2017 meeting. If you have any questions, or require additional information, please contact me.

Village of Mamaroneck, NY

Item Title: New Signs for Residential Parking Zone - No attachment

Item Summary: New Signs for Residential Parking Zone - No Attachment

Fiscal Impact:

Village of Mamaroneck, NY

Item Title: Village Attorney Priorities - forthcoming

Item Summary: Village Attorney Priorities - forthcoming

Fiscal Impact:

Village of Mamaroneck, NY

Item Title: Village Manager Priorities - forthcoming

Item Summary: Village Manager Priorities - forthcoming

Fiscal Impact:

Village of Mamaroneck, NY

Item Title: Update on Implementation of Village Activities as Identified in the Westchester County Hazard Mitigation Plan

Item Summary: Update on Implementation of Village Activities as Identified in the Westchester County Hazard Mitigation Plan

Fiscal Impact:

ATTACHMENTS:

Description

memo haz mit plan

9.33 Mamaroneck Village

Mitigation Plan Follow- Up Comments

Type

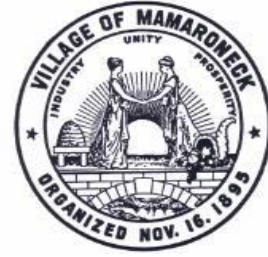
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MEMORANDUM

Village of Mamaroneck



To: Robert A. Yamuder, Village Manager

From: Daniel J. Sarnoff, Assistant Village Manager

Re: Multi-Hazard Mitigation Plan

Date: September 21, 2017

P 914-777-7703

F 914-777-7760

www.villageofmamaroneck.org

At the September 11, 2017 meeting, Trustee Tafur requested that staff provide an update on the implementation of projects as detailed in the Village of Mamaroneck Appendix to the Westchester County Multi-Jurisdictional Hazard Mitigation Plan. In accordance with this request, staff prepared a draft update which is attached hereto. It is still being revised, and before it is finalized, it will identify individual(s) responsible for implementation as well as timelines for implementation

Background

Before reviewing the attachment, it is appropriate to provide some context on Hazard Mitigation Plans in the Village of Mamaroneck. Most important to note is that the Disaster Mitigation Act of 2000 and the National Flood Insurance Program requires that all local governments adopt an approved Mitigation Plan (Plan) to be eligible to receive future hazard mitigation and flood prevention grant funding. The purpose of the Plan is to demonstrate the jurisdiction's commitment to reduce risks from hazards, serving as a guide for decision-makers as they commit resources to reducing the effects of natural, technological and human-caused hazards. Local plans also serve as the basis for the State and Federal governments to provide technical assistance and to prioritize project funding.

Preparing the Village's Local Multi-Hazard Mitigation Plan

After a disaster declaration in 2010, the Village applied to New York State for grant funding in the amount of \$37,500 to prepare a Multi-Hazard Mitigation plan. Upon receipt of award, the Village prepared an RFP and received responses from multiple firms in early 2011, ultimately resulting in retaining the consulting firm of ETG (Environmental Technology Group).

In preparing the plan, it was necessary establish a working group of staff and residents/community stakeholders. To meet this requirement, a working group was created which included the following:

Rich Slingerland, Village Manager
Dan Sarnoff, Asst. Village Manager
Chief Christopher Leahy, VMPD
Chief Dean DeLitta, VMFD
Tony Iacovelli, DPW

Joe Russo, Harbor Master
Paul Ryan, Resident
Reggie Wilson, MEMS
Zoe Colon, Hispanic Resource Ctr.

Put simply, the work of the committee has included conducting a village-wide risk analysis to identify specific risks and the impact that they may have on the Village. e.g. flooding is a frequent risk that has a major impact on the Village as opposed to tsunamis which are relatively rare along the Atlantic seaboard and would likely have a small impact on the Village.

After conducting this Risk Assessment, the Committee set goals and objectives for types of mitigation activities and identified specific activities that should be implemented.

In testament to the quality and completeness of the plan, we were able to complete the entire project within 12 months and adopt a plan in April 2012. Typically, preparation of a plan takes longer, and the Village anticipated an 18-24 month schedule in the original RFP.

The County Hazard Mitigation Plan

After Hurricane Sandy, Westchester County announced that they were updating their Hazard Mitigation Plan and would expand it to be a multi-jurisdictional plan rather than one solely for the County. There were several advantages to adopting the County Plan as follows:

- 1) Relieves the Village of the administrative obligation to update its own plan (which would have had to be completed by April 2017. The County Plan remains in effect until 2020.
- 2) Access to grant funds – The New York State Office of Emergency Management (NYSOEM) no longer provides grant funding to municipalities for single jurisdictional plans. As such, the cost of updating the plan would be borne entirely by the Village
- 3) A multi-jurisdictional plan would allow for greater intermunicipal cooperation. As many hazards are experienced over a regional area (e.g. flooding, hurricanes, wind storms, etc.) there is value to coordinated projects to mitigate the impacts of these events.
- 4) The County plan was prepared using current FEMA guidance which earn extra points as it relates to the Community Rating System program. If the Village could use these credits in addition to other points, we could lower our rating from 8 to 7 allow residents to realize up to an additional 5% reduction in their flood insurance premiums.

Given these factors, the Village participated in the County's process and officially adopted the County Plan in December 2015.

Next Steps

As a next step, staff has previously suggested that the Village's Flood Mitigation Advisory Committee's (FMAC) scope be revised to that of a Hazard Mitigation Advisory Committee. Given the momentum of the Army Corps Project to help alleviate flooding along the Mamaroneck & Sheldrake Rivers, the FMAC may be the optimal group through which to spearhead mitigation activities. This would have several benefits including a demonstration of an ongoing commitment to implementing projects and working together with local residents to insure public participation in prioritization of projects.

Staff would like to review this with the Board and the FMAC to determine if there is support for moving forward with this concept.

9.33 Village of Mamaroneck

This section presents the jurisdictional annex for the Village of Mamaroneck.

9.33.1 Hazard Mitigation Plan Point of Contact

The following individuals have been identified as the hazard mitigation plan's primary and alternate points of contact.

Primary Point of Contact	Alternate Point of Contact
Daniel Sarnoff, Assistant Village Manager 123 Mamaroneck Ave, Mamaroneck, NY 10543 (914) 777-7703 dsarnoff@vomny.org	Rich Slingerland, Village Manager 123 Mamaroneck Ave, Mamaroneck, NY 10543 (914) 777-7703 RSlingerland@vomny.org

9.33.2 Municipal Profile

This section provides a summary of the community.

Population

According to the U.S. Census, the 2010 population for the Village of Mamaroneck was 18,930, with a population density of 5,971 persons per square mile. The population increased slightly from the 2000 census (18,752).

Location

The Village of Mamaroneck is situated in southeastern Westchester County, approximately 20 miles northeast of New York City. The Village is bordered by the town of Mamaroneck to the west and northwest, the Village/Town of Harrison to the northeast, and the city of Rye to the east. The Village of Mamaroneck is comprised of portions of two towns, Mamaroneck and Rye, which are located on the west and east sides of the Mamaroneck River respectively.

Brief History

The Village of Mamaroneck was incorporated in 1895. Residents on both side of the Mamaroneck River recognized that their growing community needed services to develop from a rural farming community to a healthy commercial village. In 1890, they determined that a new village should be incorporated joining the two areas adjacent to the river. The problem with incorporating a new village was that the residents lived in two towns – either the Town of Mamaroneck or the “Rye Neck” part of the Town of Rye.

Slowly the new Village came into its own, its population growing from about 1,500 in 1895 when it was a small farming community to just under 19,000 for the 2000 census. Today the Village is primarily a residential community on Long Island Sound with a major harbor and facilities to build and service pleasure boating. Mamaroneck Avenue and Boston Post Road are the main commercial areas. A light industrial area is located along Fenimore Road. The Village comprises 6.7 square miles of area, approximately nine miles of coastline, and 55 miles of roads including State and County-owned roads.

The Village is home to distinct residential neighborhoods, each with its own characteristic. Shore Acres, Greenhaven and Orienta are all places previously owned by wealthy families from New York City as summer homes along the Long Island Sound. Heathcote Hill is situated on the hill overlooking the harbor, developed since incorporation. The Heights is located at the northeastern corner of the Village, developed in the 1920s.

The Old Rye Neck area with older homes was built in the 1880s along Barry and Melbourne Avenues. Further east in Rye Neck, neighborhoods were developed in the 1920s and 1930s. The Washingtonville area is also known as “The Flats” because it is surrounded by higher ground.

The railroad first came through the Village in 1848 servicing riders from New York City to Connecticut and is now the New Haven line of MetroNorth.

Governing Body Format

The Village Board of Trustees is the Village's elected legislative body. Composed of the Mayor and four Trustees, the Board also acts as the Board of Police Commissioners. The Mayor appoints a Deputy Mayor from the Board to serve as Acting Mayor if necessary. The Mayor and/or Trustees also appoint the Village Manager, Village Attorney, Village Prosecutor, Special Counsel to the Zoning Board, Village Clerk-Treasurer and the Police Officers of the Village. The Mayor and Trustees are each elected at-large for two-year terms.

The Village Manager is the Chief Executive Officer and Chief Administrative Officer of the Village. The Village Manager is responsible for the daily operations of all Village departments, with the exception of the Police Department.

Growth/Development Trends

The Village of Mamaroneck is largely built out, with only a handful of vacant properties remaining. A small amount of new mixed uses may be developed per the village's existing land use patterns. According to the Hazard Mitigation Plan adopted in 2012, proposed changes to the Zoning Codes are presently under consideration and review by the Village of Mamaroneck. One focus is for the Village to provide additional affordable housing to the community. New residential developments and accessory buildings are currently in the planning stages. The Village of Mamaroneck is also in the process of improving the downtown area, easing congestion in the industrial area.

The following table summarizes recent residential/commercial development since 2005 and any known or anticipated major development that has been identified in the next five years within the municipality.

Table 9.33-1. Growth and Development

Property or Development Name	Type (e.g. Res., Comm.)	Number of Units / Structures	Location (address and/or Parcel IDs)	Known Hazard Zones*	Description / Status
Recent Development					
122-134 development corp	Commercial	One	122-134 Mamaroneck Ave	None	done
Elk Homes	Commercial and residential	1800 sf retail; 6 units rental	108 Mamaroneck Ave	None	done
Murphy Bros. Storage	Commercial	30,000 s.f. storage and office	Fenimore Rd. and Waverly Ave.	Adjacent to AE Zone	in construction
Known or Anticipated Development					
Sheldrake Lofts	Residential	96 units	270 Waverly Avenue	AE Zone	Applying for building permit
690 Mamaroneck Ave	Commercial and residential	Commercial 2950 s.f.; 21 units residential	690 Mamaroneck Ave	AE Zone	Planning Board Site Plan Review

Table 9.33-1. Growth and Development

Property or Development Name	Type (e.g. Res., Comm.)	Number of Units / Structures	Location (address and/or Parcel IDs)	Known Hazard Zones*	Description / Status
Mamaroneck Beach and Yacht Club expansion	Seasonal Residences and club renovations	Not determined – 25 to 30	550 South Barry Avenue	AE and V Zones	SEQRA and Planning Board Site Plan Review
Hampshire Country Club	Residential with existing club	To be determined – in litigation	1025 Cove Road	AE Zone	Petition for Rezoning for approximately 100 units
532 W. Boston Post Road	Residential	7 units	532 W. Boston Post Road	Adjacent to AE Zone	Planning Board Site Plan Review
151 Mamaroneck Avenue	Commercial and residential	3,500 s.f. retail plus 10 units	151 Mamaroneck Avenue	Adjacent to AE Zone (not structures)	Planning Board and HCZMC Process
1017 Grove Street	Residential	3-lot subdivision	1017 Grove Street	In 500-year flood plain	Approved.
1216 Henry Avenue	Residential	3-lot subdivision	1216 Henry Avenue	None	In Planning process
Aquatots	Commercial	Adaptive Re-use existing buildings	120 Madison St.	AE Zone	Petition for Rezoning

* Only location-specific hazard zones or vulnerabilities identified.

9.33.3 Natural Hazard Event History Specific to the Municipality

Westchester County has a history of natural and non-natural hazard events as detailed in Volume I, Section 5.0 of this plan. A summary of historical events is provided in each of the hazard profiles and includes a chronology of events that have affected the County and its municipalities. For the purpose of this plan update, events that have occurred in the County from 2005 to present were summarized to indicate the range and impact of hazard events in the community. Information regarding specific damages is included, if available, based on reference material or local sources. This information is presented in the table below. For details of these and additional events, refer to Volume I, Section 5.0 of this plan.

Table 9.33-2. Hazard Event History

Dates of Event	Event Type	FEMA Declaration # (If Applicable)	County Designated?	Summary of Damages/Losses
March 13-31, 2010	Severe Storms and Flooding	DR-1899	Yes	According to the Hazard Mitigation Plan adopted in 2012, the Nor'easter of March 13, 2010 brought rain and high wind gusts of up to 62 mph. Northeast winds brought coastal water from the Mamaroneck Harbor crashing onto the land, flooding the Orienta and Harbor Heights sections of the Village. Trees and power lines were downed, closed local roads, and basements flooded. Reports of downed trees came from Florence Street and Walton Avenue, where trees landed on homes; Bleeker Avenue; the Parkway; South Barry Avenue; Madison Street; Center Avenue, where a tree fell on a vehicle; and Mamaroneck Avenue. Power outages occurred to 650 customers in the Village.

Table 9.33-2. Hazard Event History

Dates of Event	Event Type	FEMA Declaration # (If Applicable)	County Designated?	Summary of Damages/Losses
December 26-27, 2010	Severe Winter Storm and Snowstorm	DR-1957	Yes	According to the Hazard Mitigation Plan adopted in 2012, the Blizzard of December 26-27, 2010 dropped 22 inches of snowfall on the Village. Extremely high winds knocked a high voltage wire loose from the transformer on Palmer Avenue, knocking out power to the block.
August 26 - September 5, 2011	Hurricane Irene	DR-4020	Yes	According to the Hazard Mitigation Plan adopted in 2012, over 7 inches of rainfall fell on the Village of Mamaroneck and flooded approximately 40 percent of the village, affecting approximately 3,300 homes. Hardest hit were Washingtonville, First Street, Second Street, and a section of Harbor Heights. River flooding impacted Washingtonville. A storm surge of over three feet occurred and tidal flooding impacted the Shore Acres and Orienta Neighborhoods. Between 400 and 500 homes in the Village's low lying areas and coastal and riverine flood zones were affected by an evacuation order. Trees and power lines were also downed. Wind gusts of 75–80 MPH knocked out power. Con Edison reported that the storm knocked out power to approximately 4,000 customers in the Village. An estimate of 280 people utilized the emergency shelter located in the gym at Mamaroneck High School.
September 7-11, 2011	Remnants of Tropical Storm Lee	DR-4031	No	Several homes that were repaired after Irene were damaged by the effects of T.S. Lee.
October 27- November 8, 2012	Hurricane Sandy	DR-4085	Yes	The village lost 150 trees during the storm. The storm surge occurred two hours before high tide, which helped lessen the impacts. The power outage averaged one week, but some areas were without power for two weeks. Approximately 60% of the Village was without power. Gasoline service stations experienced lines of up to two hours or more due to the combination of demand and the delivery times. The T1 phone lines were damaged at two village facilities (the police department and the Regatta building) and both the primary and backup lines were unavailable, although mobile phones worked, and in some cases internet phones were utilized. The Sandy PA reimbursement will be approximately \$1.1M, although this is not final because part of the reimbursement is pending.

*Notes:**EM* Emergency Declaration (FEMA)*FEMA* Federal Emergency Management Agency*DR* Major Disaster Declaration (FEMA)*IA* Individual Assistance*N/A* Not applicable*PA* Public Assistance

9.33.4 Hazard Vulnerabilities and Ranking

The hazard profiles in Section 5.0 of this plan have detailed information regarding each plan participant's vulnerability to the identified hazards. The following summarizes the hazard vulnerabilities and their ranking in the Village of Mamaroneck. For additional vulnerability information relevant to this jurisdiction, refer to Section 5.0.

Natural Hazard Risk/Vulnerability Risk Ranking

The table below summarizes the natural hazard risk/vulnerability rankings of potential hazards for Village of Mamaroneck.

Table 9.33-3. Natural Hazard Risk/Vulnerability Risk Ranking

Hazard type	Estimate of Potential Dollar Losses to Structures Vulnerable to the Hazard ^{a, c}	Probability of Occurrence	Risk Ranking Score (Probability x Impact)	Hazard Ranking ^b
Earthquake	100-Year GBS: \$0 500-Year GBS: \$2,268,458 2,500-Year GBS: \$53,402,798	Occasional	24	Medium
Extreme Temperature	Damage estimate not available	Frequent	30	Medium
Flood	1% Annual Chance: \$1,569,269,518	Frequent	48	High
Severe Storm	100-Year MRP: \$12,542,478 500-year MRP: \$69,179,165 Annualized: \$852,405	Frequent	48	High
Winter Storm	1% GBS: \$37,614,190 5% GBS: \$188,070,949	Frequent	51	High
Wildfire	Estimated Value in the WUI: \$49,448,058	Frequent	18	Medium

a. Building damage ratio estimates based on FEMA 386-2 (August 2001)

b. The valuation of general building stock and loss estimates was based on the custom inventory developed for Westchester County and probabilistic modeling results and exposure analysis as discussed in Section 5.

c. The earthquake and hurricane wind hazards were evaluated by Census tract. The Census tracts do not exactly align with municipal boundaries; therefore, a total is reported for each Town inclusive of the Villages.

d. Frequent = Hazard event that is likely to occur within 25 years;

Occasional = Hazard event that is likely to occur within 100 years; and

Rare = Hazard event that is not likely to occur within 100 years

e. The estimated potential losses for Severe Storm are from the HAZUS-MH probabilistic hurricane wind model results. See footnote c.

GBS = General building stock

MRP = Mean return period

RCV = Replacement cost value

National Flood Insurance Program (NFIP) Summary

The following table summarizes the NFIP statistics for the municipality.

Table 9.33-4. NFIP Summary

Municipality	# Policies (1)	# Claims (Losses) (1)	Total Loss Payments (2)	# Rep. Loss Prop. (1)	# Severe Rep. Loss Prop. (1)	# Policies in 100-year Boundary (3)
Village of Mamaroneck	798	1340	29802067.14	123	54 (up from 23 after T.S. Irene)	463

Source: FEMA Region 2, 2014

- (1): Policies, claims, repetitive loss and severe repetitive loss statistics provided by FEMA Region 2, and are current as of March 31, 2014. Please note the total number of repetitive loss properties excludes the severe repetitive loss properties. The number of claims represents the number of claims closed by March 31, 2014.
- (2): Information regarding total building and content losses was gathered from the claims file provided by FEMA Region 2.
- (3): The policies inside and outside of the flood zones is based on the latitude and longitude provided by FEMA Region 2 in the policy file. FEMA noted that where there is more than one entry for a property, there may be more than one policy in force or more than one GIS possibility.

Critical Facilities

The table below presents HAZUS-MH estimates of the damage and loss of use to critical facilities in the community as a result of a 1- and 0.2-percent annual chance flood events.

Table 9.33-5. Potential Flood Losses to Critical Facilities

Name	Municipality	Type	Exposure		Potential Loss from 1% Flood Event		
			1% Event	0.2% Event	Percent Structure Damage	Percent Content Damage	Days to 100-Percent ⁽²⁾
Beach Point Club	Mamaroneck (V)	Marina	X	X	-	-	-
Brewer Yacht Sales	Mamaroneck (V)	Marina	X	X	-	-	-
Derecktor Shipyards	Mamaroneck (V)	Marina	X	X	-	-	-
Great Hudson Sailing Cent	Mamaroneck (V)	Marina	X	X	-	-	-
Hampshire Country Club Dam	Mamaroneck (V)	Dam	X	X	-	-	-
Larchmont/Mamaroneck Hunger Task Force	Mamaroneck (V)	Pantry	X	X	3.9	-	-
Mamaroneck Avenue Elementary School	Mamaroneck (V)	School		X	-	-	-
Mamaroneck C.A.P.	Mamaroneck (V)	Pantry	X	X	3.9	-	-
Mamaroneck Village F.D.	Mamaroneck (V)	Fire	X	X	11.0	38.4	480
Mamaroneck Village Launch	Mamaroneck (V)	Marina	X	X	-	-	-
Mamaroneck Village Marina	Mamaroneck (V)	Marina	X	X	-	-	-
McMichael Yachts	Mamaroneck (V)	Marina	X	X	-	-	-
McMichael Yachts (Service	Mamaroneck (V)	Marina	X	X	-	-	-
MMK. VILLAGE VFD RESCUE SQUAD	Mamaroneck (V)	EMS		X	-	-	-
My Sister's Place	Mamaroneck (V)	Shelter		X	-	-	-
Nichols Marina	Mamaroneck (V)	Marina	X	X	-	-	-
No Name Provided	Mamaroneck (V)	Wastewater Pump	X	X	-	-	-
No Name Provided	Mamaroneck (V)	Wastewater Pump	X	X	-	-	-
No Name Provided	Mamaroneck (V)	Wastewater Pump	X	X	-	-	-
Orienta Beach Club	Mamaroneck (V)	Marina		X	-	-	-
Orienta Yacht Club	Mamaroneck (V)	Marina	X	X	-	-	-
Total Marine Ltd.	Mamaroneck (V)	Marina	X	X	-	-	-

Source: HAZUS-MH 2.1

Note: x = Facility located within the 0.2-percent annual chance flood boundary.

Please note it is assumed that wells have electrical equipment and openings are three-feet above grade.

- (1) HAZUS-MH 2.1 provides a general indication of the maximum restoration time for 100% operations. Clearly, a great deal of effort is needed to quickly restore essential facilities to full functionality; therefore this will be an indication of the maximum downtime (HAZUS-MH 2.1 User Manual).
- (2) In some cases, a facility may be located in the DFIRM flood hazard boundary; however HAZUS did not calculate potential loss. This may be because the depth of flooding does not amount to any damages to the structure according to the depth damage function used in HAZUS for that facility type.

Other Vulnerabilities Identified by Municipality

The Village of Mamaroneck is vulnerable to a variety of hazards. According to its Hazard Mitigation Plan adopted in 2012, the HAZNY Analysis resulted in no “high” scores for hazards. Floods, coastal storms, and severe storm & thunderstorm were ranked moderately high hazards; and the remaining were ranked moderately low or low hazards. Looking back on the development of the plan in the last few years, Village officials believe that hurricanes were ranked too low, and that the risk should be considered higher during the development of this annex. The following specific information about vulnerabilities was identified by the municipality and described in the Hazard Mitigation Plan adopted in 2012.

Winter Storms

Challenges associated with winter storms have increased subsequent to the adoption of the Hazard Mitigation Plan in 2012. For example, the village ran short of places to bring snow during the winter of 2013-2014. Accumulation was constant because temperatures did not drop to the extent needed for some melting. The winter of 2013-2014 was also notable because the harbor froze in places and some docks experienced damage. In contrast, the winters of 2011-2012 and 2012-2013 were snowy, but temperatures allowed some melting. However, the February 2013 snowstorm that caused disaster declarations in the northeast was not overly challenging in the village.

Wind Events

According to the Hazard Mitigation Plan adopted in 2012 – and confirmed during Hurricane Sandy – utility failures occur during severe storms such as nor’easters, tropical storms, wind and snowstorms. This is usually due to the breakage of utility poles or power lines causing electrical failures in local areas. This damage may be localized in several areas or may impact the entire village. Con Edison reports that during storm events several hundred thousand customers have been without power for several days. Storm related damage has sometimes required help from other utilities outside our region in order to restore power.

The Village would like to make additional improvements in Harbor Island Park to make it more resilience to wind damage.

Flooding

Large portions of the Village are located in designated flood zones according to the FIRM and FIS. Accordingly, the Village is prone to, and, has experienced serious flooding problems over the years. Consider the following:

- Flooding has been a major risk in the Village of Mamaroneck with documentation dating back to 1942 when the U.S. Department of War, New York District Engineer’s Office began a Flood Control Study.
- In 1945, the Westchester County Harding Report studied alternate approaches to flood mitigation along the Mamaroneck and Sheldrake Rivers.
- The Army Corps of Engineers commenced the Mamaroneck and Sheldrake Rivers mitigation studies in 1977.
- In 1987, the Corps created a preliminary design for a flood control project to widen and deepen the Mamaroneck River and reroute the Sheldrake River under Fenimore Road. This project was not completed due to high costs.

- Following the floods of 2007 and subsequent events, the Village formed a flood committee and retained consulting engineers LJA Associates. A range of recommendations were contemplated, including increasing capacity at the confluence of the Sheldrake and Mamaroneck Rivers in Columbus Park to mitigate flood impacts to the Industrial Area. Additional measures could be taken that would include strategic property acquisitions of underutilized lots on the banks of the Sheldrake River. Once acquired, these lots could be restored as wetlands or detention areas and used as natural vegetative buffers. Priority would be given to the most flood-prone lots immediately abutting the Sheldrake River.

A Federal, State, and County agreement was signed in 2010 to authorize the Corps to reexamine opportunities to mitigate flooding in the Mamaroneck and Sheldrake Rivers drainage basins, thus reducing flood risks to the Village of Mamaroneck. The participating agencies are reevaluating the flood mitigation projects that were abandoned in the 1970s and 1980s. Changes to the rivers' flow regimes will require another study prior to pursuing the project. This project is a partnership between the Army Corps of Engineers, the New York State Department of Conservation (NYSDEC), and Westchester County. A public information meeting was held on May 22, 2014 to discuss flood the mitigation options. The study is currently scheduled to be completed in 2016.

A Flood Mitigation Action (FMA) Plan was developed in February 2008 to address flooding, and the Village adopted a Hazard Mitigation Plan in 2012 to be eligible for mitigation grants and enter the Community Rating System. Detailed descriptions of areas with flood risk were provided in the Hazard Mitigation Plan adopted in 2012. Areas that have experienced the most damage from flooding occur as follows:

- A portion of the Harbor Heights section of the Village bordering the Mamaroneck River
- Washingtonville section of the Village
- West of Mamaroneck Avenue bordering Sheldrake River
- Along the lower section of the Mamaroneck River
- Areas along Beaver Swamp Brook
- The neighborhoods of Orienta and Shore Acres

Flooding remains a frequent problem in the Village. As recently as April 2014, a severe rainstorm caused drainage-related flooding in the village and a car was submerged on a flooded street.

Closely related to flooding, bridge vulnerabilities are of concern, as are the contributions of bridges to flooding. According to Village personnel, wing wall maintenance and rehabilitation is needed at the Anita Lane/Valley Place Bridge, but the County would be responsible for this particular bridge. Likewise, other similar mitigation projects may be possible in the village, but some of them may not be the Village's responsibility. For this reason, the Village must work closely with the two towns in which it is situated (Rye and Mamaroneck) and the County to pursue mitigation projects. The Village has identified potential bridge projects at Hillside Avenue, Waverly Avenue, and Center Avenue; the latter is a pedestrian bridge and would be removed rather than replaced. Both Waverly and Center Avenues are at the Sheldrake River whereas Hillside Avenue is at the Mamaroneck River.

Dams

Three dams are located immediately upstream of the Village of Mamaroneck:

- The Larchmont Dam (Sheldrake Lake on the Sheldrake River) is located on the New Rochelle city line and is owned by the Village Larchmont but operated by the Town of Mamaroneck. This was a former Larchmont Water Company supply. Failure of the dam would have severe consequences in

Mamaroneck. Inundation mapping and an EAP were completed for this dam in 2010. The Village of Mamaroneck would like the town to install a larger valve in the dam so it can be lowered more quickly prior to predicted rain and flood events, thus improving opportunities to mitigate and reduce future risks from flooding. Given the three municipalities involved, it may be relatively complex to pursue this mitigation strategy.

- Larchmont Dam #2 (Goodliffe Pond on the Sheldrake River) is located immediately downstream of the Sheldrake Lake. This was a former Larchmont Water Company supply. Failure of the dam would have severe consequences in Mamaroneck. Inundation mapping and an EAP were completed for this dam in 2010.
- The Mamaroneck Dam (Mamaroneck Reservoir on the Mamaroneck River) impounds the former Mamaroneck Water Works supply. This is a Class C hazard dam, but Village personnel believe the actual hazard may be lower. The water supply is inactive, and the dam is believed to provide protection from the 10-year storm. The Army Corps of Engineers believes that it might provide protection from storms by preventing larger debris such as logs and trees from getting washed downstream and causing projectile damage. However, the EAP for the dam does not demonstrate that higher protection is provided.

Wildfires

Tidal marshes are vulnerable to brush fires during dry periods. However, the Village is completely served by the Westchester Joint Water Works and therefore risks are low due to its extensive fire suppression capabilities.

9.33.5 Capability Assessment

This section identifies the following capabilities of the local jurisdiction:

- Planning and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification
- National Flood Insurance Program
- Integration of Mitigation Planning into Existing and Future Planning Mechanisms

Planning and Regulatory Capability

The table below summarizes the regulatory tools that are available to the municipality.

Table 9.33-6. Planning and Regulatory Tools

Tool / Program (code, ordinance, plan)	Do you have this? (Y/N)	Authority (local, county, state, federal)	Dept. /Agency Responsible	Code Citation and Comments (Code Chapter, date of adoption, name of plan, explanation of authority, etc.)
Building Code	Y	Local	Building Department	Chapter 126 Building Code Administration and Enforcement
Zoning Ordinance	Y	Local	Building Department, Planning Board	Chapter 342 Zoning
Subdivision Ordinance	Y	Local	Building Department, Planning Board	Chapter A348 Subdivision Regulations
NFIP Flood Damage Protection Ordinance	Y	Federal, State, Local	Building Department, Engineering Department	Chapter 186 Flood Damage Prevention and Erosion and Sediment Control (the chapter addresses erosion and sediment control along with Chapter 294)
NFIP - Freeboard	Y	Federal, State, Local	Engineering Department, Building Department	State mandated BFE+2'
NFIP - Cumulative Substantial Damages	N	NA	NA	NA
Special Purpose Ordinances (e.g. wetlands, critical or sensitive areas)	Y	Local	Planning Board, Building Department, Engineering Department	Chapter 168 Critical Environmental Areas; Chapter 192 Freshwater Wetlands; Chapter 240 Management of Coastal Zone, Harbor, and Watercraft; Chapter 294 Stormwater Management and Erosion and Sediment Control; Chapter 318 Trees. <i>Chapter 192 requires review within a 100- foot wide buffer.</i>
Growth Management	N	NA	NA	NA
Floodplain Management / Basin Plan	Y	Local	Building Department, Engineering Department	Chapter 186 Flood Damage Prevention and Erosion and Sediment Control (the chapter addresses erosion and sediment control along with Chapter 294)
Stormwater Management Plan/Ordinance	Y	Local	Engineering Department and Public Works	Chapter 294 Stormwater Management and Erosion and Sediment Control

Table 9.33-6. Planning and Regulatory Tools

Tool / Program (code, ordinance, plan)	Do you have this? (Y/N)	Authority (local, county, state, federal)	Dept. /Agency Responsible	Code Citation and Comments (Code Chapter, date of adoption, name of plan, explanation of authority, etc.)
Comprehensive Plan / Master Plan	Y	Local	Planning Board and Village Board	Comprehensive Plan adopted 2012
Capital Improvements Plan	Y	Local	Public Works, Engineering, Village Manager, and Village Board	
Site Plan Review Requirements	Y	Local	Planning Board, Engineering and Building Departments	Zoning Ordinance and Subdivision Regulations
Habitat Conservation Plan	Y	Local	Planning Board	Chapter 168 Critical Environmental Areas
Economic Development Plan	Y	Local	Planning Board	Comprehensive Plan adopted 2012
Emergency Response Plan	Y	Local	Fire Department, Police Department	Village Emergency Response Plan
Post Disaster Recovery Plan	N	N/A	N/A	N/A
Post Disaster Recovery Ordinance	N	N/A	N/A	N/A
Real Estate Disclosure req.	Y	Local, Federal	Engineering Department	NYS mandate, FEMA CRS
Other (e.g. steep slope ordinance, local waterfront revitalization plan)	Y	Local	Planning Board, Engineering Department, Building Department	Chapter 240 Management of Coastal Zone; LWRP update is in draft form
Coastal Erosion Control Districts	N	N/A	N/A	N/A
Shoreline Management Plan	Y	Local	Planning Board, Engineering Department, Building Department	Chapter 240 Management of Coastal Zone; LWRP update is in draft form
Sediment Control	Y	Local	Planning Board, Engineering Department	Chapters 186 and 294 (both listed above)
Mutual Aid Plan	Y	County	Police	Mutual Aid Plan in place for entire County

(1) NYS Subdivision laws provide a general framework, but allow room for local ordinances and interpretation.

Administrative and Technical Capability

The table below summarizes potential staff and personnel resources available to the Village of Mamaroneck.

Table 9.33-7. Administrative and Technical Capabilities

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Engineering Department
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Engineering Department
Planners or engineers with an understanding of natural hazards	Y	Engineering Department
NFIP Floodplain Administrator	Y	Building Department
Surveyor(s)	N	
Personnel skilled or trained in “GIS” applications	Y	Engineering Department
Scientist familiar with natural hazards in the County.	N	
Emergency Manager	Y	Police Chief
Grant Writer(s)	Y	Village Manager’s Office
Staff with expertise or training in benefit/cost analysis	Y	Village Manager’s Office
Professionals trained in conducting damage assessments	Y	Engineering and Building Departments

Fiscal Capability

The table below summarizes financial resources available to the Village of Mamaroneck.

Table 9.33-8. Fiscal Capabilities

Financial Resources	Accessible or Eligible to Use (Yes/No/Don’t Know)
Community Development Block Grants (CDBG)	No. HUD is preventing funding to County administrators.
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	Yes
Impact Fees for homebuyers or developers of new development/homes	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	
Withhold public expenditures in hazard-prone areas	No
Mitigation grant programs	Yes – including recent HMGP funds
Other	N/A

Community Classifications

The table below summarizes classifications for community program available to the Village of Mamaroneck.

Table 9.33-9. Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	The Village recently applied to FEMA for Community Rating System credit and was approved as Class 8. ⁱ	October 2014
Building Code Effectiveness Grading Schedule (BCEGS)	TBD	
Public Protection	TBD	
Storm Ready	NP ⁱⁱ	N/A
Firewise	NP ⁱⁱⁱ	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To be determined.

The classifications listed above relate to the community's ability to provide effective services to lessen its vulnerability to the hazards identified. These classifications can be viewed as a gauge of the community's capabilities in all phases of emergency management (preparedness, response, recovery and mitigation) and are used as an underwriting parameter for determining the costs of various forms of insurance. The CRS class applies to flood insurance while the BCEGS and Public Protection classifications apply to standard property insurance. CRS classifications range on a scale of 1 to 10 with class 1 being the best possible classification, and class 10 representing no classification benefit. Firewise classifications include a higher classification when the subject property is located beyond 1000 feet of a creditable fire hydrant and is within 5 road miles of a recognized Fire Station.

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

National Flood Insurance Program

The following section provides details on the National Flood Insurance Program (NFIP) as implemented within the municipality:

NFIP Floodplain Administrator:

The building inspector and the Village Engineer are identified in the Village Code as the NFIP administrators.

Flood Vulnerability Summary

As explained above, large portions of the Village are located in designated flood zones according to the FIRM and FIS. Accordingly, the Village is prone to, and, has experienced serious flooding problems over the years. A Flood Mitigation Action Plan was developed in 2008 and the Village developed a Hazard Mitigation Plan in 2011-2012 that was adopted in 2012.

Capabilities have increased sharply in recent years. Despite the damage from Hurricane Sandy, the Public Assistance reimbursement was lower than it was for the April 2007 nor'easter and flood. The National Guard was deployed to the village after the 2007 storm, and the village received 1,000 calls for assistance related to pump-outs and other flood-related issues. By comparison, the village received only 1/10th of the number of calls during storms Irene and Sandy, demonstrating that capabilities have increased and that residents are become more aware. The Village had also planned ahead and issued an evacuation order more than 24-hours in advance of Hurricane Sandy to notify residents they would not be reachable for rescue or emergency assistance during the storm.

Village staff are aware of the properties that have been damaged by floods. Post-Irene HMGP funds have been used to elevate two residential structures in the village.

Resources

Although the Floodplain Administrator is the primary person granted the responsibilities of floodplain administration in the Village of Mamaroneck, he is assisted by the Village Engineer, the Emergency Management Director, and the Village Manager's office. Floodplain administration services include permit review, inspections, recordkeeping, education, and outreach. Floodplain development permits are heard and approved by the Planning Board.

The Village Engineer in an important technical and administrative position in Mamaroneck. The Village Engineer has responsibility in carrying out engineering matters and general direction is received in matters of Village policy. The Village Engineer works closely with the Village Manager's Office, the Building Department, Assessor's Office, and the Department of Public Works to assess the Village's infrastructure and determine proactive and corrective actions necessary. The Village Engineer is knowledgeable in the design and construction of storm and sanitary sewers, stormwater management practices, water mains, curbs, sidewalks, traffic signage, pavement markings, roadway construction and other public works improvements. The Village Engineer also provides support for the Land Use Boards including the Planning Board and Harbor and Coastal Zone Management Commission (HCZM).

The Village Harbormaster overseas the Village's nine miles of shoreline. There are numerous yacht clubs, boat yards and marinas located along the coastline, containing approximately 800 boat slips and 400 moorings.

The Village of Mamaroneck is protected by five volunteer fire companies of the Village of Mamaroneck Fire Department (VMFD) that operate out of four Fire Stations located throughout the village. The combined volunteer fire companies operate a total of five engines, two trucks, three utility units, and three command vehicles.

Compliance History

The Village of Mamaroneck is in good standing with the NFIP. The Village submitted an application to join the Community Rating System and was recently approved as a Class 8 community.

Regulatory

The Village's floodplain management regulations/ordinances exceed the FEMA minimum requirements and are consistent with the State minimum requirements (for example, BFE plus 2 feet). The Village maintains local ordinances, plans and programs that support floodplain management and meet the NFIP requirements. The Village has not yet adopted the new advisory FIRMs. The Village plans to evaluate impact to existing LOMAs, and also would like to evaluate areas changing from the AE to VE zone. With regard to the two feet of freeboard, the Village has a height restriction. The Village floodplain management personnel (described

above) will propose to the Planning Board that the height requirement may be exceeded when elevating structures.

Integration of Hazard Mitigation into Existing and Future Planning Mechanisms

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into the day-to-day local government operations. As part of this planning effort, each community was surveyed to obtain a better understanding of their community's progress in plan integration. A summary is provided below. In addition, the community identified specific integration activities that will be incorporated into municipal procedures.

Planning

Comprehensive Plan

The Village of Mamaroneck Comprehensive Plan was developed by the "2025 Comprehensive Plan Revision Committee" and adopted in 2012. One of the goals of the Comprehensive Plan is "Encourage conservation and strict development regulations on the waterfront, floodplains and wetlands." A review of the Comprehensive Plan demonstrates that it is consistent with the principles of hazard mitigation and with the Village's 2012 Hazard Mitigation Plan and this update/annex. Consider the following:

- Section 5.3 describes flood control in the Village's industrial area.
- Section 6.1 describes flooding and watercourses.
- Section 6.3 discusses steep slopes and recommends that steep slopes be added as development constraints for the Planning Board to consider under the Village's site plan and subdivision controls.
- Section 6.4 discusses stormwater and drainage.
- Section 6.7 discusses climate change and sea level rise.

The Comprehensive Plan explains that in 2006, the Village rezoned an industrial area on Waverly Avenue from M-1 to RM-3, a multi-family zone. The rezoning is consistent with area land use trends which have seen former industrial areas rezoned to allow residential uses. The Comprehensive Plan recognizes the potential to allow additional residential uses on a narrow portion of the M-1 zone land on Hoyt Street and located close to the downtown and train station but notes the flooding of April 2007 caused a number of businesses to vacate commercial buildings in this area. The Comprehensive Plan recognizes that new development in this area should only occur after flooding has been addressed and mitigated.

The Comprehensive Plan explains that some members of the public have suggested that the Village create local "flood-risk zones" to recognize flood-prone areas that may not be within a SFHA (and therefore not subject to NFIP regulations). It is understood that creation of such localized flood-risk zones would not change the administration of NFIP regulations. But the local zones (most likely zoning overlays) could be regulated by local laws and actions and therefore effective in addressing specific flooding issues. The Comprehensive Plan does not recommend the creation of any specific local flood-risk zones; however it notes that the Village may wish to pursue their creation through appropriate revisions to Chapters 186 and 342 of the Village Code. The Comprehensive Plan explains that this issue should be part of a separate study that is based on data and documented flooding experience, with the full cooperation affected property owners.

Recommendations of the Comprehensive Plan include:

- Develop strategies to acquire private lands adjacent to the Sheldrake River as part of the Village's open space network and for flood mitigation.

- Prioritize and implement the flood mitigation recommendations of the Village Citizen's Flood Committee. Potential measures include increasing the capacity at the confluence of the Sheldrake and Mamaroneck Rivers in Columbus Park, re-dredging the Joint Waterworks Dam, updating riverbed data to establish sites in need of dredging and regularly dredging the Mamaroneck and Sheldrake Rivers.
- Continue to implement short-term mitigation measures such as regular cleaning and maintenance of catch basins and removal of debris from Village streets and waterways that can contribute to blockages and exacerbate flooding (this is an ongoing capability).
- Conduct a comprehensive assessment of the Village's compliance with the NFIP Community Rating System (completed).
- Complete and adopt a Multi-Hazard Mitigation Plan to allow the Village to receive additional funding from FEMA (completed and adopted in 2012)
- Prepare an open space master plan for the remainder of the Village excluding Harbor Island Park. Plan would provide: an assessment of existing parks, a list of potential acquisitions of land in the industrial area abutting the Sheldrake River for both public access and potential flood mitigation.

This hazard mitigation plan update supports and incorporates these recommendations.

LWRP

The Village has been in the process of updating its LWRP for several years. The current version available for public review is dated September 2011. Adoption of the LWRP is anticipated in 2015. The Draft LWRP notes that "Mamaroneck's character and land use are largely defined by its Long Island Sound and riverine coastlines." Much of the flood-related text of the Draft LWRP is similar to the text in the Comprehensive Plan, including background discussions about the studies of the Sheldrake and Mamaroneck Rivers.

Policy #4.1 of the Draft LWRP is "Minimize loss of life, structures and natural resources from flooding and erosion hazards." The following are offered as methods of supporting this policy:

- Use the following management measures, which are presented in order of priority: (1) avoid development other than water-dependent uses in coastal hazard areas; (2) locate or move development and structures as far away from hazards as possible; (3) use vegetative non-structural measures which have a reasonable probability of managing flooding and erosion, based on shoreline characteristics including exposure, geometry and sediment composition; (4) enhance existing natural protective features and processes, and use non-structural measures which have a reasonable probability of managing erosion; (5) use hard structural erosion protection measures for control of erosion only where the above measures are not sufficient to protect the principal use, or the use is water-dependent or reinforces the role of a maritime center or a waterfront redevelopment area.
- Mitigate the impacts of erosion control structures.
- Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
- Control the alteration of natural floodplains, stream channels and natural protective barriers which are involved in the accommodation of flood waters.
- Control filling, grading, dredging and other development which may increase erosion or flood damages.
- Regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.
- Qualify for and maintain participation in the NFIP.

Policy #4.5 is “4.5 Ensure that expenditure of public funds for flooding and erosion control projects results in a public benefit” and Policy #4.6 is “Consider sea level rise when siting and designating projects involving substantial public expenditures.” This hazard mitigation plan update supports the above three policies.

Regulatory and Enforcement

Upon adoption, this hazard mitigation plan will be made available to applicable Village departments as a planning tool to be used in conjunction with existing documents and regulations. It is expected that revisions to other Village plans and regulations such as the LWRP, Comprehensive Plan, department annual budgets, and the Village code may reference this plan and its updates. The Village Manager will be responsible for ensuring that the actions identified in this hazard mitigation plan are incorporated into ongoing Village planning activities, and that the information and requirements of this hazard mitigation plan are incorporated into existing planning documents within five years from the date of adoption or when other plans are updated, whichever is sooner. Refer to Table 9.X.10 for a cross-reference of which plans and regulations may be most important for updating relative to this hazard mitigation plan.

Table 9.33-10. Plans and Regulations to be potentially updated

Regulation or Plan	Status Relative to Hazard Mitigation Plan	Responsible Party
LWRP	Ensure that the draft remains consistent with Hazard Mitigation Plan as it is prepared for adoption.	Village Manager
Comprehensive Plan	Already consistent with Hazard Mitigation Plan.	Village Manager

The Village Manager will be responsible for assigning appropriate Village officials to update portions of the LWRP, Comprehensive Plan, Emergency Management Plan, and the Village Code to include the provisions from this Plan if it is determined that such updates are appropriate and have not already been accomplished. However, should a general revision be too cumbersome or cost prohibitive, simple addendums to these documents may be added that include the provisions of this hazard mitigation plan.

Operational and Administration

Since the Hazard Mitigation Plan was adopted in 2012, the village replaced the asphalt roof of the Halstead Fire House (a critical facility as well as the EOC) and replaced the asphalt roof of the Harbor Island Pavilion with a standing-seam metal roof. This demonstrates significant capabilities with respect to mitigation for wind damage.

Relative to flood mitigation, post-Irene HMGP funds have been used thus far to elevate two structures in the village. The village wishes to elevate three buildings in the Harbor Island Park and add hurricane shutters. The potential use of flood and wind mitigation funds (combined) was discussed during the planning process for the development of this annex.

The Village awarded a contract in 2014 for catch basin cleaning and inspections. The goal is to clean out 500 of the 1,000 catch basins in the year. The contractor will also jet the lines. Then within 24 months, the remaining 500 will be done. Then the Village will revert to regular annual cleaning. The Village replaced 40 collapsing catch basins along the Boston Post Road in 2013-2014.

Approximately \$300,000 has been allocated to address sewer inflow and infiltration in 2014-2015. About 15% of the village’s drainage system has already been lined, and about another 3% will be lined in 2014-2015.

While communications are generally believed adequate, a potential new mitigation action is to establish redundant communications at the 146 Palmer Avenue municipal facility.

The Village of Mamaroneck has actively supported the study of flood risks and identification of flood mitigation options. As noted above, an agreement between Federal, State, and County agencies was signed in 2010 to authorize the Corps to reexamine opportunities to mitigate flooding from the Mamaroneck and Sheldrake Rivers, thus reducing flood risks to the Village of Mamaroneck. A public information meeting was held on May 22, 2014 to discuss flood the mitigation options, and the study is currently scheduled to be completed in 2015.

9.33.6 Mitigation Strategy and Prioritization

This section discusses past mitigations actions and status, describes proposed hazard mitigation initiatives, and prioritization.

Past Mitigation Initiative Status

The following table indicates progress on the community's mitigation strategy identified in the current 2012 HMP. Actions that are carried forward as part of this plan update are included in the following subsection in its own table with prioritization. Previous actions that are now on-going programs and capabilities are indicated as such in the following table and may also be found under 'Capability Assessment' presented previously in this annex.

Table 9.33-10. Past Mitigation Initiative Status

Description	Status	Review Comments
Channelization and Improvement of the Confluence of the Sheldrake and Mamaroneck Rivers	In Progress	This is an Army Corps of Engineers project. A public presentation occurred on May 22, 2014. The final report is due in 2016. Construction has not been funded. A new mitigation initiative is "Work with the Army Corps and other partners to implement cost effective projects resulting from the Sheldrake and Mamaroneck Rivers flood mitigation study."
Inflow and Infiltration Removal	In Progress	12.5% of the systems are being addressed in 2014 with ongoing work. An additional \$300,000 has been allocated for the next few percent. A total of \$600,000 has been allocated. A new mitigation initiative is "Upon completion of the inflow and infiltration improvement program, determine if additional efforts are needed."
River Dredging and Silt Removal	In Progress	The Village has performed some river dredging subsequent to the 2012 hazard mitigation plan. Several specific locations remain where dredging is desired, although its flood mitigation effectiveness has been debated. A new mitigation initiative is "Work with the Army Corps and other partners to implement cost effective projects resulting from the Sheldrake and Mamaroneck Rivers flood mitigation study" (listed above).
Ongoing Removal of Debris and Obstructions in the Rivers, Dams and Catch Basins	Capability	Ongoing.
Repair, Raise, Remove and Replace Bridges	Complete	The Jefferson Avenue bridge has been replaced and the center abutment was removed; the Village anticipates that this will reduce the potential for a debris jam. They have already observed the benefits. During a storm in spring 2014, the river was a foot below the bank and the debris jam/dam did not occur and cause flooding.
Redirect Wing Wall at Anita Lane/Valley Place	In Progress	This is a county bridge with a wing wall that juts out into the Mamaroneck River. The County is presently designing a repair. The Village removed some silt from a choke point. The new bridge will remove the center abutment. Construction is planned for 2015-2016. A new

Table 9.33-10. Past Mitigation Initiative Status

Description	Status	Review Comments
		mitigation initiative is “Support the County’s efforts to replace the Anita Lane/Valley Place bridge.”
Enhance Inspections	See comments to the right	<p>The 2012 HMP specifies that this is inspection of “buildings, structures, and other properties” to focus on “flood mitigation.” The Village has not made progress in this area, and the initiative is discontinued. The Village will direct its efforts at working with property owners wishing to conduct flood mitigation.</p> <p>The planning process for development of this annex focused on inspections in the context of “streets and bridges.” As noted in the discussion in this annex, the Village awarded a contract in 2014 for catch basin cleaning and inspections. Significant progress has been made.</p>
Continue Relining and Refurbishing Storm and Sanitary Sewer Lines	In Progress	The Village retained ARCADIS to evaluate sanitary sewer lines. The study will help identify the largest problem areas. Regarding storm sewers, the Village plans to focus on the elimination of illicit discharges among other goals. They have reduced discharges in the past few years.
Install Backflow/Check Valves in Service Lines of Affected Buildings	Capability	The Village encourages this as needed.
Develop a Plan and Change Code to Base Flood Elevation (BFE) + 2 feet +.	Capability	The Village requires BFE+2’ per State code.
Improve Zoning, Storm Water, Erosion and Sediment Control Codes	In Progress	The Village is updated Stormwater/Chapter 294 (Proposal local law V) in 2014.
Raise Homes Located in the Flood Plain +2 feet and Amend Zoning Codes to Facilitate Home Raising	In Progress	An HMGP grant was used for elevation of two structures. A third structure is being elevating with owner funds. The Village Board allowed a waiver of building permit fees for elevations.
Reinforce Existing Structures to Ensure They are Flood Safe.	In Progress	Since Hurricane Sandy, the Village has focused on the harbor pavilion and the Volunteer Fire House. The pavilion will be a challenge because the BFE is very high. The Village would need to make other safety improvements associated with making it so high. The Village is evaluating a flood gate for the Fire House.
Update Emergency Operation Plan and Evacuation Plan per NIMS	In Progress	The Village maintains an existing EOP. A draft update needs to be completed.
Check Vulnerability, Stability of Waterfront Sea Wall, Docks, Pilings, Gas Tanks	Capability	This is done informally by Public Works and the harbormaster.
Procure a Public Address System to Announce Potential Emergencies in the Community	Capability	They use the WJWW system but might move to CodeRED. The Village also has an email blast system. Residents can subscribe to the list.
Revise Communications Protocols Including the Reverse 911 Warning System	Capability	They use the WJWW system but might move to CodeRED. The Village also has an email blast system. Residents can subscribe to the list.

Table 9.33-10. Past Mitigation Initiative Status

Description	Status	Review Comments
Develop a Coordination Plan for Inter-Municipality Decontamination (Decon) Preparedness	Capability	Overseen by Fire Department.
Create Multi-Lingual Educational Materials for LMC TV, and Videos for Schools	In Progress	The Village has applied for some grants to do this. CRS will require this, and it is forthcoming. The Flood Mitigation Advisory Committee will be working on this and other public information for CRS.
Create a Multi-Lingual Flooding Preparedness Procedures Manual	In Progress	The Village has applied for some grants to do this. CRS will require this, and it is forthcoming. The Flood Mitigation Advisory Committee will be working on this and other public information for CRS.
Work With Local Agencies, Westchester County and Metropolitan Transit Authority (MTA) to Prepare for Mass Evacuation From NYC	Capability	MTA does its own planning and tabletop exercises. The County also addresses mass evacuation.
File Required CRS Documentation	Complete	Complete
Develop a CRS Program Plan and Manage the Program	In Progress	The Village is managing its CRS participation without a separate plan. The HMP will be the FMP.
Ensure an Accurate Inventory of Severely Repetitive Loss (SRL) Properties	Complete	24 SRL properties.
Audit Village Facilities, Equipment, and Personnel for Strengths and Weaknesses	Complete	The Village just finished a space needs study. It made recommendations for improvements, considered flood-related issues, and recommended elevating utilities and consolidation of three buildings.
Relocate Equipment Impacted by Floods	Complete	This has been mostly accomplished. The Parks Dept. will move its equipment before floods. Some permanent relocations have been made. They elevated a boiler.
Plan for Pre-Evacuation and Staging of Emergency Equipment	Capability	This is done before each storm. Harbor Heights has such significant flooding that they cannot get emergency equipment there if a flood is occurring. The Village will station equipment there before a flood (fire and EMT vehicles and equipment).
Evaluate Safety and Possible Relocation of Waterborne Equipment (Police, Fire, and Harbormaster Boats)	Capability	This is done as needed. The Village removes boats before storms if possible.
Trim Trees and Limbs that Endanger Utility Lines	Capability	The Village tries to maintain its own trees. ConEd trims trees near its lines. They have improved their policies.
Obtain a Permanent Power Generator for Emergency Services and Facility	In Progress	A grant was obtained for this.
Purchase Emergency Response Equipment	No progress	The Village was interested in obtaining additional firefighting boats. The funding is not in place for this yet.
Relocate Emergency Equipment from Flood Prone Areas	Complete	As noted above.
Review NOAA Documents, LI Sound Study and Nature Conservancy Coastal Resilience	In Progress/Complete	These plans and studies are being incorporated into the updated LWRP, and are also discussed in

Table 9.33-10. Past Mitigation Initiative Status

Description	Status	Review Comments
Program and Projections of Changing Weather Patterns and Coastal Impacts		the Comp Plan.
Participate in Programs to Lower the Village's Carbon Footprint and to Minimize Impacts from Sea-Level Change	In Progress	The Village has been reducing energy consumption (lights) and fire houses have been converted to natural gas. The Village has added hybrid vehicles to its fleet.
Prepare for More Severe Storms	Capability	Ongoing.
Establish Long Term Plan to Protect Coastal Residential Areas	In Progress	This will be documented by the LWRP and will be implemented through the CRS participation. A separate coastal resilience plan is not believed necessary at this point.

Completed Mitigation Initiatives not Identified in the Previous Mitigation Strategy

The Village of Mamaroneck has identified the following as mitigation projects/activities that have been completed, are planned, or on-going within the municipality (all were listed on pages 17 and 18):

- The village replaced the asphalt roof of the Halstead Fire House (a critical facility as well as the EOC) and replaced the asphalt roof of the Harbor Island Pavilion with a standing-seam metal roof.
- Relative to flood mitigation, post-Irene HMGP funds have been used thus far to elevate two structures in the village.
- The Village awarded a contract in 2014 for catch basin cleaning and inspections. The goal is to clean out 500 of the 1,000 catch basins in the year. The contractor will also jet the lines. Then within 24 months, the remaining 500 will be done. Then the Village will revert to regular annual cleaning.
- The Village replaced 40 collapsing catch basins along the Boston Post Road in 2013-2014.
- Approximately \$300,000 has been allocated to address sewer inflow and infiltration in 2014-2015. About 15% of the village's drainage system has already been lined, and about another 3% will be lined in 2014-2015.
- The Village has joined CRS as a Class 8 community and will be undertaking outreach and education projects to maintain its rating.
- The Village is restoring the Parks Maintenance garage with BFE-compliant equipment and utilities, as well as a rack-storage system to elevate motorized equipment or materials out of flood waters.

Proposed Hazard Mitigation Initiatives for the Plan Update

The Village of Mamaroneck has identified mitigation initiatives that it would like to pursue in the future. Some of these initiatives may be previous actions carried forward for this plan update. These initiatives are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities. Table 9.33-11 identifies the municipality's updated local mitigation strategy.

As discussed in Section 6, 14 evaluation/prioritization criteria are used to complete the prioritization of mitigation initiatives. For each new mitigation action, a numeric rank is assigned (-1, 0, or 1) for each of the

14 evaluation criteria to assist with prioritizing actions as ‘High’, ‘Medium’, or ‘Low.’ Table 9.33-12 below summarizes the evaluation of each mitigation initiative, listed by Action Number.

Table 9.33-11. Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	CRS Category
VOM-1	Replace Hillside Avenue Bridge	Existing	Floods	1, 2, 4	Public Works, Engineer	High	High	Municipal, HMA	DOF	Medium	SIP	SP
VOM-2	Produce multilingual Flood Preparedness Information	Existing	Floods	3	EM (PD)	Medium	Low	Municipal	Short Term	High	EAP	PI
VOM-3	Replace Waverly Avenue Bridge	Existing	Floods	1, 2, 4	Public Works, Engineer	High	High	Municipal, HMA	DOF	Medium	SIP	SP
VOM-4	Remove Center Avenue Pedestrian Bridge	Existing	Floods	1, 2, 4	Public Works, Engineer	High	High	Municipal, HMA	DOF	Medium	SIP	SP
VOM-5	Acquire Shallow Water Rescue Boat	Existing	Coastal Wind and Flood	5	EM (PD)	Medium	High	DHS, AFG	DOF	Medium	SIP	ES
VOM-6	Acquire Generators for Village Hall and Public Library	Existing	All Hazards	2, 5	Village Manager, Engineer	High	High	Municipal, HMA	DOF	Medium	SIP	ES
VOM-7	Work with Larchmont and Mamaroneck Town to achieve greater flood mitigation through strategic operation of the Larchmont Dam (Sheldrake Lake).	Existing	Floods	1, 2, 4	Village Manager, Engineer	High	Medium	Municipal, HMA	Short Term	High	SIP	SP
VOM-8	Encourage the Planning Board to modify Village Code to account for the BFE when evaluating building heights.	Existing	Floods	1, 2, 4	Engineer, Building, Planning Board	High	Low	Municipal	Short Term	High	LPR	PR
VOM-9	Establish redundant communications at the 146 Palmer Avenue municipal facility.	Existing	All Hazards	5	EM (PD)	Medium	Medium	Municipal	Short Term	High	EAP	ES
VOM-10	Allow new residential uses in a portion of the M-1 zone on Hoyt Street (suggested in Comp Plan) only after flood mitigation has been implemented.	New	Floods	1, 2, 4	Planning Board, Engineer	Medium	Low	Municipal	Long Term	Medium	LPR	PR
VOM-11	Conduct the evaluation of "flood risk overlay zones" that is described in the	Both	Floods	1, 2, 4	Planning Board, Engineer	Medium	Low	Municipal	Short Term	Low	LPR	PR

Table 9.33-11. Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	CRS Category
	Comp Plan.											
VOM-12	Develop strategies to acquire private lands adjacent to the Sheldrake River as part of the Village's open space network and for flood mitigation (from Comp Plan). This may include preparing an open space master plan with a list of potential acquisitions of land abutting the Sheldrake River.	Existing	Floods	1, 2, 4	Village Manager	High	High	Municipal, Private or Land Trust Open Space Funds, HMA	DOF	Medium	NSP	NR
VOM-13	As stated in the LWRP, consider sea level rise when siting and designating projects involving substantial public expenditures.	Both	Floods, Sea Level Rise, Erosion	2, 4	Public Works, Engineer	High	Low	Municipal	OG	Medium	LPR	PR
VOM-14 (old)	Work with the Army Corps and other agency partners to implement cost effective projects resulting from the Sheldrake and Mamaroneck Rivers flood mitigation study to be completed in 2016.	Existing	Floods	1, 2, 4	Engineer, Village Manager	High	High	Municipal, State, Federal (Army Corps of Engineers)	Long Term	Medium	SIP	SP
VOM-15 (old)	Upon completion of the inflow and infiltration improvement program, determine if additional efforts are needed.	Existing	Floods	2, 4	Engineer	Medium	High	Municipal	Short Term	Medium	SIP	SP
VOM-16 (old)	Support the County's efforts to replace the Anita Lane/Valley Place bridge.	Existing	Floods	1, 2, 4	Engineer	High	High	County	Short Term	Low	SIP	SP
VOM-17 (old)	Work with property owners to identify additional building elevations and apply for mitigation grants as necessary.	Existing	Floods	1, 2, 4	Engineer, Building	High	High	Municipal, HMA	Short Term	High	SIP	PP

Table 9.33-11. Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	CRS Category
VOM-18 (old)	Elevate the harbor pavilion and make other improvements for resilience.	Existing	Floods, Sea Level Rise, Erosion	2, 4	Engineer, Building	High	High	Municipal	Short Term	High	SIP	PP
VOM-19 (old)	Complete the flood gate evaluation for the fire house and implement if found feasible.	Existing	Floods	2, 5	Engineer, FD	High	High	Municipal, FEMA/DHS, HMA	Short Term	High	SIP	PP
VOM-20 (old)	Revisit the draft update of the Emergency Operations Plan and Evacuation Plan (per NIMS) and complete the update.	Existing	All Hazards	5	EM (PD)	Medium	Low	Municipal	Short Term	High	EAP	ES
VOM-21 (old)	Continue Relining and Refurbishing Storm and Sanitary Sewer Lines - The Village retained ARCADIS to evaluate sanitary sewer lines. The study will help identify the largest problem areas. Regarding storm sewers, the Village plans to focus on the elimination of illicit discharges among other goals. They have reduced discharges in the past few years.	Existing	Flood	2, 5	Village	High	High	Municipal, FEMA Grants	Short Term	High	SIP	PP
VOM-22	Assess and prioritize non-structural flood hazard mitigation alternatives for at risk properties within the floodplain, including those that have been identified as repetitive loss, such as acquisition/relocation, or elevation depending on feasibility. The parameters for feasibility for this initiative would be: funding, benefits versus costs and willing participation of property owners. Implement as funding becomes available. Specifically identified are properties in the following areas: Sheldrake Place, Nine Acres Lane, Constanbile Drive, Cove Road, Walton Avenue, East Boston Post Road, New Street, Bayhead Drive, Ralph Avenue, Madison Avenue, Waverly Avenue, Greacen Point Road, Washington Street, Flagler Drive, Elliot Avenue, Center Avenue, Spruce Street, Hoyt Avenue, Gertrude Drive, Ellis Avenue, North James Street, Urban Street, Madison Street, Winfield Avenue, Nostrand Avenue, Stanley Avenue, Anita Lane, Northup Avenue, Carroll Avenue, Wagner Avenue, Chestnut Avenue, First Street, Bleeker Avenue, 2 nd Street, Mamaroneck Avenue, Willow Street, Wood Street, Taylors Lane, Grand Street, Rushmore Avenue, Old White Plains Road, The Cres, Barry Avenue, Howard Avenue, Lester Avenue, Shore Acres Drive, and South Barry Avenue.											
	See above.	Existing	All		Village Engineering via NFIP FPA) with NYS DHSES,	High	High	FEMA Mitigation Grant Programs and local budget	Ongoing (outreach and specific project identification); Long term DOF	High	SIP	PP

Table 9.33-11. Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	CRS Category
					FEMA support			(or property owner) for cost share	(specific project application and implementation)			

Notes:

Not all acronyms and abbreviations defined below are included in the table.

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (N/A) is inserted if this does not apply.

Acronyms and Abbreviations:

CAV	Community Assistance Visit
CRS	Community Rating System
DPW	Department of Public Works
FEMA	Federal Emergency Management Agency
FPA	Floodplain Administrator
HMA	Hazard Mitigation Assistance
N/A	Not applicable
NFIP	National Flood Insurance Program
OEM	Office of Emergency Management

Potential FEMA HMA Funding Sources:

FMA	Flood Mitigation Assistance Grant Program
HMGP	Hazard Mitigation Grant Program
PDM	Pre-Disaster Mitigation Grant Program
RFC	Repetitive Flood Claims Grant Program (discontinued in 2015)
SRL	Severe Repetitive Loss Grant Program (discontinued in 2015)

Timeline:

Short	1 to 5 years
Long Term	5 years or greater
OG	On-going program
DOF	Depending on funding

Costs:

Where actual project costs have been reasonably estimated:

Low	< \$10,000
Medium	\$10,000 to \$100,000
High	> \$100,000

Where actual project costs cannot reasonably be established at this time:

Low	Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.
Medium	Could budget for under existing work plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.
High	Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low=	< \$10,000
Medium	\$10,000 to \$100,000
High	> \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low	Long-term benefits of the project are difficult to quantify in the short term.
Medium	Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.
High	Project will have an immediate impact on the reduction of risk exposure to life and property.

Mitigation Category:

- Local Plans and Regulations (LPR) – These actions include government authorities, policies or codes that influence the way land and buildings are being developed and built.

- *Structure and Infrastructure Project (SIP)*- These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure. This type of action also involves projects to construct manmade structures to reduce the impact of hazards.
- *Natural Systems Protection (NSP)* – These are actions that minimize damage and losses, and also preserve or restore the functions of natural systems.
- *Education and Awareness Programs (EAP)* – These are actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. These actions may also include participation in national programs, such as StormReady and Firewise Communities

CRS Category:

- *Preventative Measures (PR)* - Government, administrative or regulatory actions, or processes that influence the way land and buildings are developed and built. Examples include planning and zoning, floodplain local laws, capital improvement programs, open space preservation, and storm water management regulations.
- *Property Protection (PP)* - These actions include public activities to reduce hazard losses or actions that involve (1) modification of existing buildings or structures to protect them from a hazard or (2) removal of the structures from the hazard area. Examples include acquisition, elevation, relocation, structural retrofits, storm shutters, and shatter-resistant glass.
- *Public Information (PI)* - Actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Such actions include outreach projects, real estate disclosure, hazard information centers, and educational programs for school-age children and adults.
- *Natural Resource Protection (NR)* - Actions that minimize hazard loss and also preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
- *Structural Flood Control Projects (SP)* - Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include dams, setback levees, floodwalls, retaining walls, and safe rooms.
- *Emergency Services (ES)* - Actions that protect people and property during and immediately following a disaster or hazard event. Services include warning systems, emergency response services, and the protection of essential facilities

Table 9.33-12. Summary of Prioritization of Actions

Mitigation Action/Project Number	Mitigation Action/Initiative	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community Objectives	Total	High / Medium / Low
VOM-1	Replace Hillside Avenue Bridge	1	1	0	1	1	1	0	1	1	1	0	0	1	0	9	Medium
VOM-2	Produce multilingual Flood Preparedness Information	1	1	1	1	1	1	1	0	1	1	0	1	1	1	12	High
VOM-3	Replace Waverly Avenue Bridge	1	1	0	1	1	1	0	1	1	1	0	0	1	0	9	Medium
VOM-4	Remove Center Avenue Pedestrian Bridge	1	1	1	1	1	1	0	1	1	1	0	0	1	0	10	Medium
VOM-5	Acquire Shallow Water Rescue Boat	1	1	1	1	1	1	0	0	1	1	0	1	1	0	10	Medium
VOM-6	Acquire Generators for Village Hall and Public Library	0	1	1	1	1	1	0	0	1	1	1	1	1	0	10	Medium
VOM-7	Work with Larchmont and Mamaroneck Town to achieve greater flood mitigation through strategic operation of the Larchmont Dam (Sheldrake Lake).	1	1	1	1	1	1	1	0	1	0	1	1	1	0	11	High
VOM-8	Encourage the Planning Board to modify Village Code to account for the BFE when evaluating building heights.	1	1	1	1	1	1	1	1	1	1	0	1	1	0	12	High
VOM-9	Establish redundant communications at the 146 Palmer Avenue municipal facility.	1	0	1	1	1	1	1	0	1	1	1	1	1	1	12	High
VOM-10	Allow new residential uses in a portion of the M-1 zone on Hoyt Street (suggested in Comp Plan) only after flood mitigation has been implemented.	1	1	1	1	0	1	1	0	1	1	0	0	0	1	9	Medium
VOM-11	Conduct the evaluation of “flood risk overlay zones” that is described in the Comp Plan.	1	1	1	0	0	1	1	1	0	1	0	0	0	0	7	Low
VOM-12	Develop strategies to acquire private lands adjacent to the Sheldrake River as part of the Village’s open space network and for flood mitigation (from Comp Plan). This may include preparing an open space master plan with a list of potential acquisitions of land abutting the Sheldrake River.	1	0	1	1	0	1	0	1	0	1	1	0	0	1	8	Medium
VOM-13	As stated in the LWRP, consider sea	0	1	1	1	0	1	1	1	1	1	1	0	0	0	9	Medium

Mitigation Action/Project Number	Mitigation Action/Initiative	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community Objectives	Total	High / Medium / Low
	level rise when siting and designating projects involving substantial public expenditures.																
VOM-14 (old)	Work with the Army Corps and other agency partners to implement cost effective projects resulting from the Sheldrake and Mamaroneck Rivers flood mitigation study to be completed in 2016.	1	1	0	1	1	0	0	1	1	1	1	0	1	1	10	Medium
VOM-15 (old)	Upon completion of the inflow and infiltration improvement program, determine if additional efforts are needed.	0	0	0	1	1	1	1	1	0	1	0	1	1	1	9	Medium
VOM-16 (old)	Support the County's efforts to replace the Anita Lane/Valley Place bridge.	0	0	1	1	1	0	0	1	1	0	0	0	1	1	7	Low
VOM-17 (old)	Work with property owners to identify additional building elevations and apply for mitigation grants as necessary.	1	1	1	1	1	1	1	1	1	1	0	1	1	0	12	High
VOM-18 (old)	Elevate the harbor pavilion and make other improvements for resilience.	0	1	0	1	1	1	1	1	1	1	1	1	1	1	12	High
VOM-19 (old)	Complete the flood gate evaluation for the fire house and implement if found feasible.	1	1	1	1	1	1	1	1	1	1	0	1	1	0	12	High
VOM-20 (old)	Revisit the draft update of the Emergency Operations Plan and Evacuation Plan (per NIMS) and complete the update.	1	0	1	1	1	1	1	0	1	1	1	1	1	0	11	High
VOM-21 (old)	Continue Relining and Refurbishing Storm and Sanitary Sewer Lines - The Village retained ARCADIS to evaluate sanitary sewer lines. The study will help identify the largest problem areas. Regarding storm sewers, the Village plans to focus on the elimination of illicit discharges among other goals. They have reduced discharges in the past few years.	1	1	0	1	1	0	0	1	1	1	1	0	1	1	10	High
VOM-22	Assess and prioritize non-structural	1	1	1	1	0	0	0	0	0	1	1	1	0	0	7	High

Mitigation Action/Project Number	Mitigation Action/Initiative	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community Objectives	Total	High / Medium / Low
	flood hazard mitigation alternatives for at risk properties within the floodplain																

Note: Refer to Section 6 which contains the guidance on conducting the prioritization of mitigation actions.

9.33.7 Future Needs To Better Understand Risk/Vulnerability

None at this time.

9.33.8 Hazard Area Extent and Location

Hazard area extent and location maps have been generated for the Village of Mamaroneck that illustrate the probable areas impacted within the municipality. These maps are based on the best available data at the time of the preparation of this plan, and are considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the Village of Mamaroneck has significant exposure. These maps are illustrated in the hazard profiles within Section 5.4, Volume I of this Plan.

9.33.9 Additional Comments

None at this time.

Figure 9.33-1. Village of Mamaroneck Hazard Area Extent and Location Map

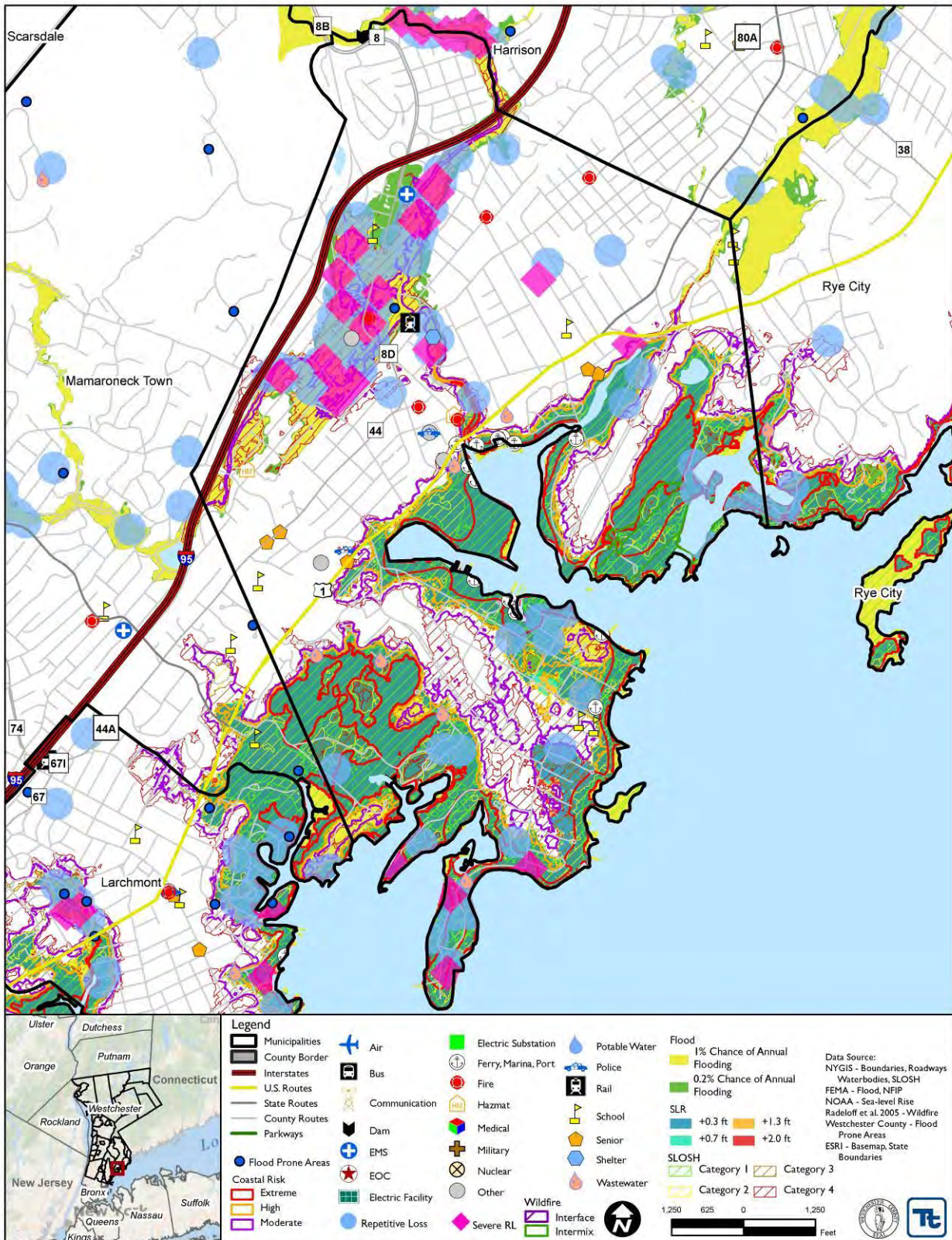
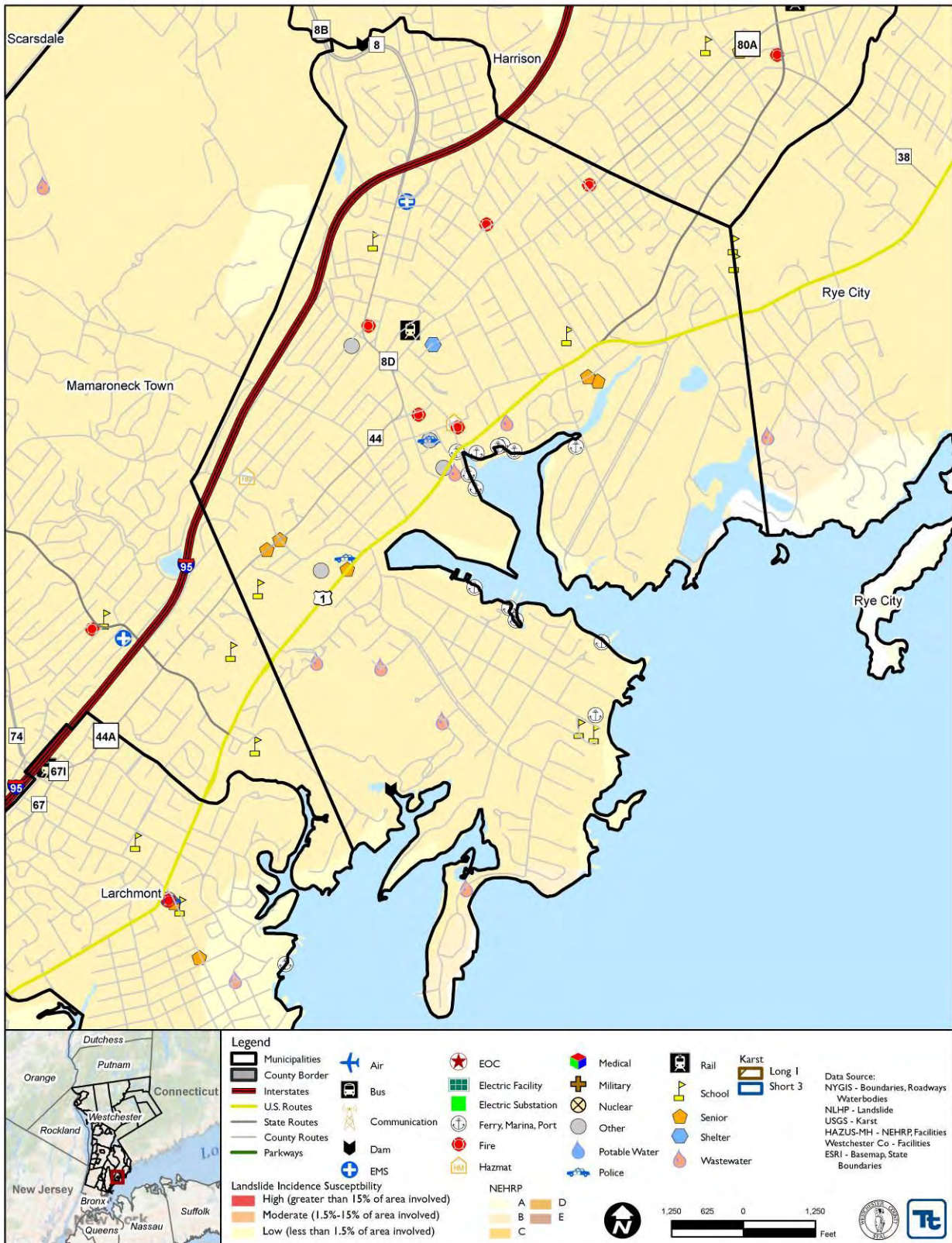


Figure 9.33-2. Village of Mamaroneck Hazard Area Extent and Location Map



Name of Jurisdiction: Village of Mamaroneck, Mamaroneck
Action Number: VOM-1; LOI #150
Action Name: Replacement of Hillside Avenue Bridge

Assessing the Risk	
Hazard(s) addressed:	Flooding
Specific problem being mitigated:	Because of inadequate width of the bridge over the Mamaroneck River, water is diverted around the abutments of the Hillside Avenue Bridge during flooding conditions and floods adjacent roads and properties. The current width of 35 feet has been deemed insufficient.
Evaluation of Potential Actions/Projects	
Actions/Projects Considered (name of project and reason for not selecting):	1. No action – flood damage will continue in this area 2. 3.
Action/Project Intended for Implementation	
Description of Selected Action/Project	The Village is currently participating in an Army Corps of Engineers study and it is likely that one result of this study is to recommend widening and deepening of the river channel. As such, this proposal is to reconstruct the 70+ year old bridge.
Mitigation Action/Project Type	SIP
Objectives Met	1, 2, 4
Applies to existing structures/infrastructure, future, or not applicable	Existing
Benefits (losses avoided)	Flood damages to property and infrastructure; potential loss of life.
Estimated Cost	\$3,500,000 (High)
Priority*	Medium
Plan for Implementation	
Responsible Organization	Village of Mamaroneck, Daniel J. Sarnoff, Assistant Village Manager
Local Planning Mechanism	Assistant Village Manager to coordinate with public works
Potential Funding Sources	HMGP with Local Match; or potential U.S. Army Corps funding
Timeline for Completion	Dependent on funding; likely long-term
Reporting on Progress	
Date of Status Report/ Report of Progress	Date: Progress on Action/Project:

* Refer to results of Prioritization (page 2)

Action Number:

VOM-1; LOI #150

Action Name:

Replacement of Hillside Avenue Bridge

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Reduced flooding may reduce the risk of loss of life.
Property Protection	1	Reduced flooding will help protect property.
Cost-Effectiveness	0	Because this is replacement with a new bridge of a longer and higher span, the cost is high.
Technical	1	In general, higher bridges with longer spans will reduce flooding.
Political	1	Political will is present.
Legal	1	The Village owns the bridge and can replace it.
Fiscal	0	Grant funding needed.
Environmental	1	Higher bridges will longer spans are generally beneficial to the environment.
Social	1	The reduced flooding will benefit the neighborhood.
Administrative	1	The Village staff can administer the bridge replacement.
Multi-Hazard	0	Flooding only.
Timeline	0	This is dependent on funding and will take some time.
Agency Champion	1	Village administration favors the project.
Other Community Objectives	0	
Total	9	
Priority (High/Med/Low)	Medium	

Name of Jurisdiction: Village of Mamaroneck, Mamaroneck
Action Number: VOM-3; LOI #155
Action Name: Replacement of Waverly Avenue Bridge

Assessing the Risk	
Hazard(s) addressed:	Flooding
Specific problem being mitigated:	The Waverly Avenue Bridge traverses the Sheldrake River and because of its low chord height traps debris during major rain events. This bridge has been in place for many years, but there have been three recent major flood events which have been exacerbated by the bridge.
Evaluation of Potential Actions/Projects	
Actions/Projects Considered (name of project and reason for not selecting):	1. No action – flood damage will continue in this area 2. 3.
Action/Project Intended for Implementation	
Description of Selected Action/Project	The proposal is to remove the Waverly Avenue Bridge and replace it with a new bridge with a higher chord height to prevent the accumulation of debris during flood conditions.
Mitigation Action/Project Type	SIP
Objectives Met	1, 2, 4
Applies to existing structures/infrastructure, future, or not applicable	Existing
Benefits (losses avoided)	Flood damages to property and infrastructure; potential loss of life.
Estimated Cost	\$600,000 (High)
Priority*	Medium
Plan for Implementation	
Responsible Organization	Village of Mamaroneck, Daniel J. Sarnoff, Assistant Village Manager
Local Planning Mechanism	Assistant Village Manager to coordinate with public works
Potential Funding Sources	HMGP with Local Match; or potential U.S. Army Corps funding
Timeline for Completion	Dependent on funding; likely long-term
Reporting on Progress	
Date of Status Report/ Report of Progress	Date: Progress on Action/Project:

* Refer to results of Prioritization (page 2)

Action Number:

VOM-3; LOI #155

Action Name:

Replacement of Waverly Avenue Bridge

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Reduced flooding may reduce the risk of loss of life.
Property Protection	1	Reduced flooding will help protect property.
Cost-Effectiveness	0	Because this is replacement with a new bridge of a longer and/or higher span, the cost is high.
Technical	1	In general, higher bridges with longer spans will reduce flooding.
Political	1	Political will is present.
Legal	1	The Village owns the bridge and can replace it.
Fiscal	0	Grant funding needed.
Environmental	1	Higher bridges will longer spans are generally beneficial to the environment.
Social	1	The reduced flooding will benefit the neighborhood.
Administrative	1	The Village staff can administer the bridge replacement.
Multi-Hazard	0	Flooding only.
Timeline	0	This is dependent on funding and will take some time.
Agency Champion	1	Village administration favors the project.
Other Community Objectives	0	
Total	9	
Priority (High/Med/Low)	Medium	

Name of Jurisdiction: Village of Mamaroneck, Mamaroneck
Action Number: VOM-4; LOI #157
Action Name: Removal of Center Avenue Pedestrian Bridge

Assessing the Risk	
Hazard(s) addressed:	Flooding
Specific problem being mitigated:	The Center Avenue Pedestrian Bridge traverses the Sheldrake River and because of its low chord height traps debris during flood conditions. The pedestrian bridge serves no major purpose as the river can be crossed at two other locations within 200 feet.
Evaluation of Potential Actions/Projects	
Actions/Projects Considered (name of project and reason for not selecting):	1. No action – the bridge will continue to trap debris and contribute to flooding 2. 3.
Action/Project Intended for Implementation	
Description of Selected Action/Project	Removal of the Center Avenue Pedestrian Bridge. By removing this bridge, it will eliminate an area where debris collects. The collection of debris at this bridge exacerbates local flooding conditions.
Mitigation Action/Project Type	SIP
Objectives Met	1, 2, 4
Applies to existing structures/infrastructure, future, or not applicable	Existing
Benefits (losses avoided)	Reduced flooding
Estimated Cost	\$350,000 (High)
Priority*	Medium
Plan for Implementation	
Responsible Organization	Village of Mamaroneck, Daniel J. Sarnoff, Assistant Village Manager
Local Planning Mechanism	Assistant Village Manager to coordinate with public works
Potential Funding Sources	HMGP with Local Match
Timeline for Completion	Dependent on funding; likely long-term
Reporting on Progress	
Date of Status Report/ Report of Progress	Date: Progress on Action/Project:

* Refer to results of Prioritization (page 2)

Action Number:

VOM-4; LOI #157

Action Name:

Removal of Center Avenue Pedestrian Bridge

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Reduced flooding may reduce the risk of loss of life.
Property Protection	1	Reduced flooding will help protect property.
Cost-Effectiveness	1	Because this is a removal and not a replacement, the cost is relatively lower than other bridges.
Technical	1	Bridge removal will reduce debris clogs and flooding.
Political	1	Political will is present.
Legal	1	The Village owns the bridge and can remove it.
Fiscal	0	Grant funding preferred.
Environmental	1	Bridge removals are positive.
Social	1	Although residents may utilize this bridge, there are others nearby. The reduced flooding will benefit the same residents.
Administrative	1	The Village staff can administer the bridge removal.
Multi-Hazard	0	Flooding only.
Timeline	0	Short preferred, but this is dependent on funding and will take some time.
Agency Champion	1	Village administration favors the project.
Other Community Objectives	0	
Total	10	
Priority (High/Med/Low)	Medium	

Name of Jurisdiction: Village of Mamaroneck, Mamaroneck
Action Number: VOM-5; LOI #341
Action Name: Purchase Shallow Water Rescue Boat

Assessing the Risk	
Hazard(s) addressed:	Flood, Severe Storm
Specific problem being mitigated:	Approximately 25% of Village properties are located within the federally mapped floodplain. As the Village is subject to repetitive flooding, the Village is often required to perform shallow water rescue for residents who are trapped in their homes if they do not evacuate.
Evaluation of Potential Actions/Projects	
Actions/Projects Considered (name of project and reason for not selecting):	1. No action – the Village will need to continue rescuing residents through other means 2. 3.
Action/Project Intended for Implementation	
Description of Selected Action/Project	Purchase a rescue boat system which can be used in shallow water rescue for both riverine (fresh-water) and coastal (salt-water) flooding situations. This will allow the Village to respond to areas in a timely fashion.
Mitigation Action/Project Type	SIP
Objectives Met	1, 5
Applies to existing structures/infrastructure, future, or not applicable	Existing
Benefits (losses avoided)	Potential loss of life
Estimated Cost	\$50,000 (Medium)
Priority*	Medium
Plan for Implementation	
Responsible Organization	Village of Mamaroneck, Daniel J. Sarnoff, Assistant Village Manager
Local Planning Mechanism	Assistant Village Manager to coordinate with emergency management
Potential Funding Sources	Potential AFG or other DHS grants; local match likely
Timeline for Completion	Short Term
Reporting on Progress	
Date of Status Report/ Report of Progress	Date: Progress on Action/Project:

* Refer to results of Prioritization (page 2)

Action Number:

VOM-5; LOI #341

Action Name:

Purchase Shallow Water Rescue Boat

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	The boat would be used specifically to rescue people.
Property Protection	1	The boat would be used specifically to rescue people, although protection of municipal property would occur if the Village could discontinue using inappropriate equipment and vehicles for rescue.
Cost-Effectiveness	1	The cost is intermediate and the benefits are potentially high.
Technical	1	A boat will enable shallow water rescue.
Political	1	Political will is present.
Legal	1	The Village is charged with rescue/response.
Fiscal	0	A grant is likely needed.
Environmental	0	Neutral
Social	1	For the benefit of residents.
Administrative	1	Relatively straightforward to administer the purchase and storage of the boat.
Multi-Hazard	0	Flooding only.
Timeline	1	Short Term anticipated.
Agency Champion	1	Several agencies/departments in favor.
Other Community Objectives	0	None
Total	10	
Priority (High/Med/Low)	Medium	

Name of Jurisdiction: Village of Mamaroneck, Mamaroneck
Action Number: VOM-6; LOI #1606
Action Name: Generators for Village Hall and Public Library

Assessing the Risk	
Hazard(s) addressed:	All hazard events resulting in power outages
Specific problem being mitigated:	Power outages are a persistent and ongoing problem in the wake of major weather events in the Village of Mamaroneck. As the effects of climate change become more apparent and major weather events occur more frequently, it is imperative that critical Village facilities maintain operations.
Evaluation of Potential Actions/Projects	
Actions/Projects Considered (name of project and reason for not selecting):	1. No action – these facilities will lose power during outages 2. 3.
Action/Project Intended for Implementation	
Description of Selected Action/Project	The proposal is to purchase and install two generators. One will be installed at Village Hall (123 Mamaroneck Avenue) and one will be installed at the Public Library (146 Prospect Avenue). The presence of generators will allow these facilities to maintain operations during power outages.
Mitigation Action/Project Type	SIP
Objectives Met	2, 5
Applies to existing structures/infrastructure, future, or not applicable	Existing
Benefits (losses avoided)	Loss of function will be avoided, and direct property protection may benefit if freezing conditions are avoided.
Estimated Cost	\$150,000 each (High)
Priority*	Medium
Plan for Implementation	
Responsible Organization	Village of Mamaroneck, Daniel J. Sarnoff, Assistant Village Manager
Local Planning Mechanism	Assistant Village Manager to coordination with facilities personnel
Potential Funding Sources	HMGP with Local Match
Timeline for Completion	Short Term
Reporting on Progress	
Date of Status Report/ Report of Progress	Date: Progress on Action/Project:

* Refer to results of Prioritization (page 2)

Action Number:

VOM-6; LOI #1606

Action Name:

Generators for Village Hall and Public Library

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	Improved functions of these two buildings are not directly related to life safety.
Property Protection	1	Sustained power supply at these two buildings will help protect them from freezing or other damage.
Cost-Effectiveness	1	Costs are high, but benefits may be higher.
Technical	1	Project is feasible and effective.
Political	1	Political will to support project.
Legal	1	Village owns the buildings and can legally make improvements.
Fiscal	0	Grant funding preferred.
Environmental	0	Does not improve or impact the environment.
Social	1	Benefits to entire community.
Administrative	1	Community can implement action.
Multi-Hazard	1	Benefit for all hazards.
Timeline	1	Short duration preferred.
Agency Champion	1	Village Administration is championing this action.
Other Community Objectives	0	
Total	10	
Priority (High/Med/Low)	Medium	

ⁱ https://s3-us-gov-west-1.amazonaws.com/dam-production/uploads/1398878892102-5cbcaa727a635327277d834491210fec/CRS_Communities_May_1_2014.pdf

ⁱⁱ <http://www.stormready.noaa.gov/com-maps/ny-com.htm>

ⁱⁱⁱ http://submissions.nfpa.org/firewise/fw_communities_list.php

<u>Project #</u>	<u>Mitigation Activity</u>	<u>Priority Status</u>	<u>Comments</u>
VOM-1	Replace Hillside Avenue Bridge	Medium	Currently in Design. Anticipated contract award in November 2018.
VOM-2	Produce multilingual Flood Preparedness Information	High	Information on Post-Flood Activities had been on website. http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_FloodProtection/nfipinfo Links need to be reestablished. Ongoing for flood preparedness information.
VOM-3	Replace Waverly Avenue Bridge	Medium	Responsibility of Town of Mamaroneck. Contemplated as part of Army Corps Project.
VOM-4	Remove Center Avenue Bridge	Medium	See above re: Waverly Avenue Bridge.
VOM-5	Acquire Shallow Water Rescue Boat	Medium	Acquired a shallow water boat from White Plains in 2011/2012. Looking to acquire additional shallow water rescue craft through grant funding
VOM-6	Acquire Generator for Village Hall and Public Library	Medium	Considering applying for a generator during next round of HMGP funding. Location and type of generator is a concern. Need to coordinate with Public Library.
VOM-7	Work with Larchmont and Mamaroneck Town to achieve greater flood mitigation through strategic operation of the Larchmont Dam (Sheldrake Lake).	High	Ongoing. Army Corps reviewed potential for providing additional storage capacity at Sheldrake Lake and it proved to not be cost effective.
VOM-8	Encourage modification of the Village Code to account for the BFE when evaluating building heights	High	Ongoing. Can be reviewed as part of Comprehensive Plan update
VOM-9	Establish redundant communications at the 146 Palmer Avenue municipal facility	High	Ongoing. This has been included in the Capital Budget for planning purposes. Plan to come to the Board in late FY 2017/18 for funding consideration.
VOM-10	Allow new residential uses in a portion of the M-1 zone on Hoyt Street (suggested in	Medium	Completed

	Comp Plan) only after flood mitigation has been implemented.		
VOM-11	Conduct the evaluation of “flood risk overlay zones” that is described in the Comp Plan	Low	Not yet performed
VOM-12	Develop strategies to acquire private lands adjacent to the Sheldrake River as part of the Village’s open space network and for flood mitigation (from Comp Plan). This may include preparing an open space master plan with a list of potential acquisitions of land abutting the Sheldrake River	Medium	Industrial Area Study recommends creation of a river walk along Sheldrake Avenue. Will need to work with property owners. Development at Sheldrake Estates is constructing a portion of it as part of their site plan approval.
VOM-13	As stated in the LWRP, consider sea level rise when siting and designating projects involving substantial public expenditures	Medium	Ongoing. Harbor Island Park is a concern. Space needs study recommends consolidation of buildings. This would be reviewed if this goes forward.
VOM-14	Work with the Army Corps and other agency partners to implement cost effective projects resulting from the Sheldrake and Mamaroneck Rivers flood mitigation study to be completed in 2016.	Medium	The Village has been working closely with the US Army Corps of Engineers for many years to finalize study. Local Harbor & Coastal Zone Management Commission found project to be consistent with LWRP. Multiple Trustees attended Civil Works Review Board meeting in March 2017 to demonstrate local commitment to implementing the Army Corps Plan.
VOM-15	Upon completion of the inflow and infiltration improvement program,	Medium	Ongoing. CMOM program to help with this analysis.

	determine if additional efforts are needed.		
VOM-16	Support the County's efforts to replace the Anita Lane/Valley Place bridge	Low	Bridge currently being designed by Westchester County. The Village provided its comments to County on their 60% design plans in June 2017. Staff also met with adjacent neighbor to bridge to review the plans and project approach. Given the age of the structure, the County has to coordinate with the New York State Historic Preservation Office (SHPO) on design.
VOM-17	Work with property owners to identify additional building elevations and apply for mitigation grants as necessary	High	Ongoing. Local home values make it difficult to build economic justification for Benefit Cost Ratio.
VOM-18	Elevate the harbor pavilion and make other improvements for resilience.	High	Elevating of Pavilion may not be feasible. Space needs study recommended consolidation of other building at HIP into a new BFE compliance structure. Other grants applied for vis a vis resilience and hardening. Need to review with BOT a future work session
VOM-19	Complete the flood gate evaluation for the fire house and implement if found feasible	High	After reviewing the cost of protecting the building to the BFE, it was found not feasible for the Village to receive grant funding as it would not meet the required BCR. If the Village wants to protect the building at less than BFE height, it would be a local decision.
VOM-20	Revisit the draft update of the Emergency Operations Plan and Evacuation Plan (per NIMS) and complete the update	High	Ongoing on an informal basis. Need to update the plan.
VOM-21	Continue Relining and Refurbishing Storm and Sanitary Sewer Lines - The Village retained ARCADIS to evaluate sanitary sewer lines. The study will help identify the largest problem areas. Regarding storm sewers, the Village plans to focus on the	High	Ongoing. Approximately 30% of total sanitary sewer system has been lined over the last 30 years

elimination of illicit discharges among other goals. They have reduced discharges in the past few years

VOM-22 Assess and prioritize non-structural flood hazard mitigation alternatives for at risk properties within the floodplain

High

Ongoing. As noted with home elevation, Pre-disaster full market value of homes makes it difficult to establish a positive BCR for non-structural (e.g. buyouts) alternatives.

Village of Mamaroneck, NY

Item Title: Draft Resolution re: Maintenance of Federal Income Tax Deduction for Payment of State & Local Taxes

Item Summary: Draft Resolution re: Maintenance of Federal Income Tax Deduction for Payment of State & Local Taxes

Fiscal Impact:

ATTACHMENTS:

Description

Draft Resolution
Request from NYCOM for local support
SALT talking points
Salt Final-Report

Type

Cover Memo
Cover Memo
Cover Memo
Cover Memo

RESOLUTION RE:
OPPOSING ELIMINATION OF THE
DEDUCTIBILITY OF STATE AND LOCAL TAXES

WHEREAS, Congress is giving serious consideration to eliminating the federal income tax deduction for state and local taxes;

WHEREAS, this deduction, which has been in place for more than 100 years, is heavily utilized by residents of our community and our State;

WHEREAS, New York residents already pay more into the federal treasury than the federal government returns to New York;

WHEREAS, the state and local tax deduction is a fundamental principle of federalism and without it our residents would be faced with double taxation as they would be forced to pay federal income taxes on the taxes they pay to state and local governments;

WHEREAS, this federal cost shift onto local governments would place extreme pressure on municipal budgets, including diminished revenue for essential local government investments, including public safety and public infrastructure; and

WHEREAS, increased federal taxation and reduced municipal services will harm our local housing market, decrease home values and erode our local tax base; now therefore be it

RESOLVED, that the Village of Mamaroneck expresses its strong opposition to any tax reform proposal that would eliminate the State and Local Tax (SALT) Deduction and urges Representative Eliot Engel, Senator Charles Schumer and Senator Kirsten Gillibrand to join us in publicly opposing any such proposal.

Daniel Sarnoff

From: Peter Baynes <peter@nycom.org>
Sent: Monday, September 11, 2017 10:40 AM
To: Peter Baynes
Subject: Help NYCOM Fight to Preserve Deductibility of Local Taxes
Attachments: SALT Mayor TPs.docx; Sample Resolution Opposing Elimination of the SALT Deduction.docx

To: Mayors, Managers and Administrators

From: Peter A. Baynes, NYCOM Executive Director

Re: Fighting to Preserve Deductibility of Local Taxes

As you may be aware, a serious debate is underway in Washington regarding the future of the deductibility of local (and state) taxes when filing federal income taxes. The century-old deduction for state and local taxes ("SALT") is heavily utilized by residents of New York State. Approximately 3.2 million New Yorkers claim their state and local taxes as deductions on their federal tax returns, with an average deduction of \$7,182. Notwithstanding our reliance on this longstanding deduction, New York remains a "donor state," with our residents paying more into the federal treasury than we receive back in federal funding.

I am writing you to make sure you know that the threat to the SALT deduction is very real and the time is now for all New Yorkers, including our municipal officials, to fight to kill any federal tax reform, like this, that would lead to double taxation as you would be paying federal income taxes on the taxes you pay to state and local governments.

Few question the need for reforming the federal tax code to make it fairer, simpler and less burdensome. However, we cannot and will not accept federal cost shifts onto municipal governments, who work within a lean and balanced budgetary system. At the heart of federalism is the state and local tax deduction, which allows local governments the flexibility to raise revenues as they need without concerns of double taxing their residents. This fundamental intergovernmental relationship must remain in place.

I ask you to do the following as soon as possible:

- **CONTACT YOUR REPRESENTATIVE:** Call and write your Member of Congress, making the case for retaining the SALT deduction and, if they haven't already, asking them to go on record opposing elimination of this deduction. If they are on record in opposition to repealing SALT, thank them for their support.
- **ADOPT RESOLUTION:** Have your city council or village board adopt at their next meeting the attached resolution opposing the elimination of the federal deduction for state and local taxes.

I have also attached a series of talking points on this issue to assist you in communicating with your Member of Congress. Additional background information can be found here:

<http://www.usmayors.org/wp-content/uploads/2017/07/SALT-Final-Report.pdf>

If you have any questions or can provide feedback on your conversations with your Representative, please email me or call me at the NYCOM offices, 518-463-1185. Thank you for your support on this extremely important issue.

Don't take the State and Local Tax (SALT) Deduction away from New Yorkers

Talking Points for Mayors and Municipal Leaders

If Congress votes to take away taxpayers' state and local tax deduction, millions of families in New York will be hit with a "one-two punch" of higher taxes and lower home values. This will harm city and village bottom lines and hurt our ability to provide key services.

Key Data Points:

- In New York, 34% of taxpayers claim this deduction, with an average deduction of \$7,182.
- The state and local tax deduction is claimed by taxpayers across the income spectrum:
 - Nationally, 56% of tax filers with incomes between \$75,000 and \$200,000 use the state and local tax deduction.
 - And 87% of the tax filers who claim the deduction have income under \$200k.

Local governments will be hit hard:

- If Washington takes away this deduction, local governments will face the consequences: If we reduce local taxes to make up for the federal tax increase, it would have a devastating impact on the services on which our constituents depend.
- It would likely require cuts to essential services, including emergency responders, infrastructure, education and more.

Long-term harm to housing market:

- Eliminating this deduction will have long term consequences for the economic health and vitality of our neighborhoods. The State and Local Tax Deduction, along with the Mortgage Interest Deduction, are vital incentives for homeowners. Taking away those deductions will hurt homeowners and cause a shock to the housing market.
- Home sales would decline and home values would soon follow – only further eroding our tax base and reducing the wealth of millions of families.

Ask your Representative:

- Are you opposing, or will you oppose eliminating the State and Local Tax Deduction?
 - If Representative agrees to oppose elimination of the SALT Deduction:
 - Thank You!
 - Will you publicly express your opposition to eliminating the SALT Deduction as part of any tax reform proposal and urge colleagues to join you in protecting local governments and taxpayers?
 - If Representative is not committed to oppose elimination of the SALT Deduction:
 - Consider the impact that eliminating this deduction will have on taxpayers in communities like ours. I will send you some materials about the harm that eliminating this deduction will have, and I would like to follow-up with you once you have had a chance to review them.

The Impact of Eliminating the State and Local Tax Deduction

Report prepared by the Government Finance Officers Association



Government Finance
Officers Association



The Council
of State
Governments



NATIONAL GOVERNORS ASSOCIATION





**Government Finance
Officers Association**

About the Government Finance Officers Association

Since 1906, Government Finance Officers Association (GFOA) has been dedicated to promoting excellence in government financial management to state and local government finance officers. GFOA represents more than 19,000 members in the United States and Canada.



About the National Governors Association

The National Governors Association (NGA), founded in 1908, is the collective voice of the Nation's governors. NGA's members are the governors of the 50 States, three Territories, and two Commonwealths.



About the United States Conference of Mayors

The U.S. Conference of Mayors is the official nonpartisan organization of cities with populations of 30,000 or more. There are over 1,400 such cities in the country today, and each city is represented in the Conference by its chief elected official, the mayor. Like us on Facebook at facebook.com/usmayors or follow us on Twitter at twitter.com/usmayors.



**The Council
of State
Governments**

About the Council of State Governments

Founded in 1933, The Council of State Governments champions excellence in state governments to advance the common good. CSG is a region-based forum that fosters the exchange of insights and ideas to help state officials shape public policy. A nonprofit, nonpartisan organization, CSG is the nation's only organization that serves all three branches of state government. CSG membership includes 56 U.S. states and territories, and six Canadian provinces also partner with the council.



About the National Conference of State Legislatures (NCSL)

NCSL is the bipartisan organization that serves the legislators and staffs of the states, commonwealths and territories. NCSL provides, research, technical assistance and opportunities for policymakers to exchange ideas on the most pressing state issues and is an effective and respected advocate for the interests of the states in the American federal system.



About the National League of Cities

The National League of Cities (NLC) is dedicated to helping city leaders build better communities. NLC is a resource and advocate for 19,000 cities, towns and villages, representing more than 218 million Americans. www.nlc.org



About the National Association of Counties

The National Association of Counties (NACo) unites America's 3,069 county governments. Founded in 1935, NACo brings county officials together to advocate with a collective voice on national policy, exchange ideas and build new leadership skills, pursue transformational county solutions, enrich the public's understanding of county government, and exercise exemplary leadership in public service.



About the International City/County Management Association

Founded in 1914, ICMA, the International City/County Management Association, advances professional local government through leadership, management, innovation, and ethics. ICMA's 11,000 members are the professional city, town, and county managers who are appointed by elected officials to oversee the day-to-day operation of our communities. ICMA provides member support, publications, data, and information; peer and results-oriented assistance; and training and professional development worldwide.



About the National Association of State Budget Officers

Founded in 1945, NASBO serves as the professional organization for all state budget officers of the fifty states and U.S. territories. NASBO collects data and publishes numerous reports on state fiscal conditions and organizes meetings and training for budget and finance officials. The organization also provides public officials, the media and citizens detailed information on state financial management and budgeting.

As part of its tax reform efforts, Congress is debating whether to eliminate the ability for taxpayers to deduct state and local taxes (SALT). Similar efforts have been attempted in the past, and they failed each time — for a simple reason. **If SALT were repealed, almost 30% of taxpayers, including individuals in every state and in all income brackets, would be adversely impacted.** In 2014, the most recent year for which data are available, that included over 43 million tax units representing well over 100 million Americans. Additionally, more than 50% of the total amount of the SALT deduction went to taxpayers with adjusted gross incomes (AGI) under \$200,000.

Since the federal income tax was adopted in the early 20th century, it has been recognized that independent state and local government tax structures should be respected. The deduction of state and local taxes has contributed to the stability of state and local tax revenues that are essential for providing public services. State and local governments must balance their budgets every year, so any change that disrupts the stability of their tax structure will harm their ability to fund those essential services.

State and Local Taxes (SALT): A Deduction that Prevents Double Taxation

Taxpayers in the United States are granted a range of tax preferences from the federal government. The Revenue Act of 1913, which introduced the federal income tax, states that “all national, state, county, school, and municipal taxes paid within the year, not including those assessed against local benefits,” can be deducted. The Revenue Act of 1964 later named specific state and local taxes that could be deducted, which included: real and personal property, income, and general sales taxes. These tax preferences serve two important goals. First, by allowing taxpayers the ability to deduct state and local taxes (SALT), taxpayers avoid being taxed twice on the same income. Additionally, the deduction on property taxes, along with deduction on mortgage interest, provides a strong incentive for homeownership. The sales tax deduction provides similar incentives for encouraging spending — which facilitates economic growth.

In recent years, 29.5% of tax units used the SALT deduction. Only 21% used the deduction for mortgage interest, and 15% used the deduction for charitable donations.

Compared with other common deductions, the state and local tax deduction has a larger impact than the deductions for both charitable giving and mortgage interest. In recent years, 29.5% of tax units used the SALT deduction. Only 21% used the SALT deduction for mortgage interest, and 15% used the deduction for charitable donations.

How Do Taxpayers Benefit from the SALT Deduction?

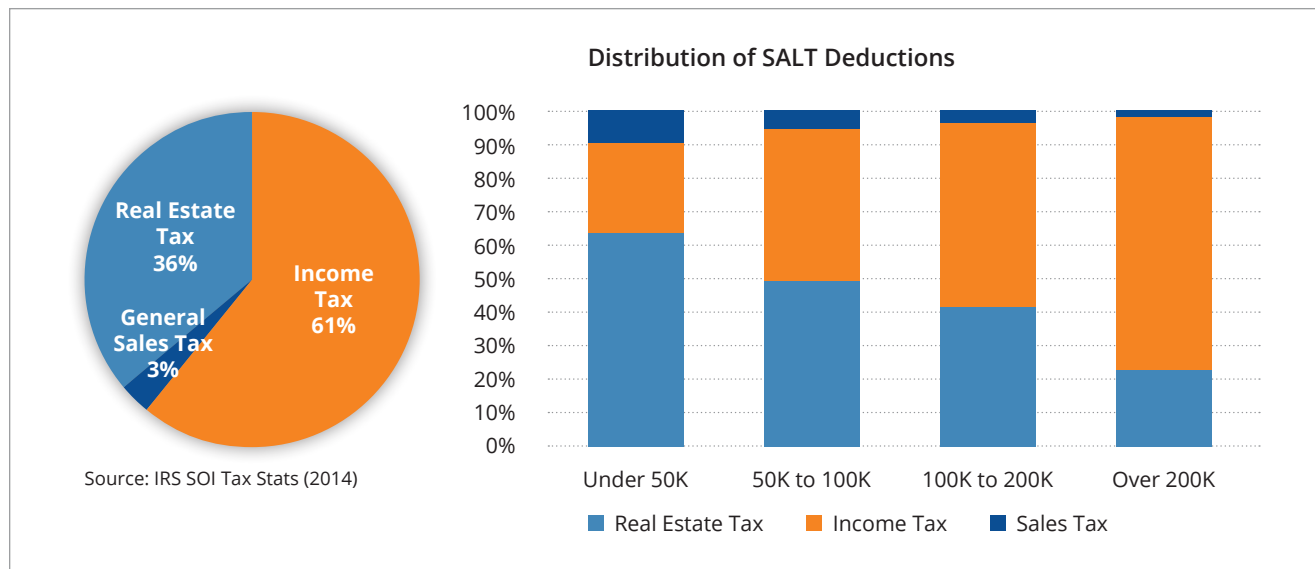
Everyone in the United States benefits from SALT, but the SALT deduction is used directly by around 30% of all taxpayers. Currently, taxpayers are given the option of deducting real estate taxes as well as either income taxes or sales taxes paid to state and local governments. However, the majority of SALT deductions are for income and property taxes (see Figure 1).

These tax preferences make it more affordable to own a home and provide incentives for generating economic activity, and remove instances where income is taxed twice — by both the state or local entity and the federal government. If the SALT deduction were eliminated, it would represent a significant tax increase on homeowners and make it much more difficult for many Americans to own their homes. This tax increase would drive significant changes in the housing market. Home prices — which have been set for decades assuming the SALT deductions — would inevitably fall, causing a significant loss in wealth for many Americans and creating instability in the market.

Housing is a highly valued asset for residents and communities. Historically, the deductibility of the property tax has often been a positive element in stabilizing housing values and markets. The deduction for property taxes, along with the deduction for mortgage interest, provides an important incentive for homeownership. Eliminating these deductions would harm home prices and disrupt the markets and industries that depend on a strong housing economy.

Over 60% of deductions from taxpayers with less than \$50,000 in income come from property tax. This highlights how important the property tax deduction is to middle class homeownership.

Figure 1 — Distribution of the SALT Deduction



While the SALT deduction is used across all income levels, the actual amount of property versus income versus sales tax deducted by lower, middle, and upper income taxpayers provides insight into how those taxpayers benefit. For example, while over 70% of SALT deductions for

tax units with an AGI of more than \$200,000 are from income taxes, over 60% of deductions from taxpayers with less than \$50,000 in income come from property tax. This highlights how important the property tax deduction is for middle class homeownership.

Deductions of property, income, and sales taxes are primarily determined by states' specific strategies for raising revenue. As Figure 2 shows, the majority of states have income and sales taxes, and some allow local income taxes. All states allow for property taxes, although this tax is administered at the local level.

Figure 2 — The Number of States Collecting Various Forms of Taxes

Tax	# of States That Collect
State Income Tax	41
Local Income Tax	12
State Sales Tax	45
Local Sales Tax	38
Property Tax	50

Sources: Urban-Brookings Tax Policy Center (2016), Tax Foundation Fiscal Fact No. 461 (2015)

Figure 3 — The Impact of Eliminating the SALT Deduction

Family of 4 in Barrington, IL	Homeowner in Eugene, OR	Family of 3 in Conroe, TX	Couple in Chaska, MN
INCOME: \$250,000	INCOME: \$75,000	INCOME: \$100,000	INCOME: \$150,000
STATE INCOME TAX: \$ 8,750	STATE INCOME TAX: \$ 6,344	SALES TAX: \$ 3,300	STATE INCOME TAX: \$ 10,000
PROPERTY TAX: \$ 15,000	PROPERTY TAX: \$ 4,000	PROPERTY TAX: \$ 6,500	PROPERTY TAX: \$ 4,750
SALT DEDUCTION: \$ 23,750	SALT DEDUCTION: \$10,344	SALT DEDUCTION: \$ 9,800	SALT DEDUCTION: \$ 14,750
ADDITIONAL TAX: \$ 6,650	ADDITIONAL TAX: \$ 1,552	ADDITIONAL TAX: \$ 2,450	ADDITIONAL TAX: \$ 4,130

The SALT Deduction by Income Level

Contrary to popular opinion, the deduction of state and local taxes does not exclusively benefit the wealthy, even though that argument has been used countless times in attempts to modify or repeal the deduction. In fact, almost 40% of taxpayers making between \$50K to \$75K per year and more than 70% of taxpayers earning from \$100K to \$200K per year itemize deductions and use the SALT deduction.

In fact, almost 40% of taxpayers making between \$50K to \$75K per year and more than 70% of taxpayers earning from \$100K to \$200K per year itemize deductions and use the SALT deduction.

Figure 4 — The SALT Deduction by Adjusted Gross Income

Adjusted Gross Income	# of Total Tax Returns	# of Tax Returns Using SALT Deductions	% Claiming Deduction	SALT Deduction Amount (%)
Under 10K	24,193,620	706,630	2.9%	<1%
10K to 25K	33,241,150	2,346,940	7.1%	2%
25K to 50K	34,434,670	6,699,810	19.5%	5%
50K to 75K	19,599,290	7,699,210	39.3%	8%
75K to 100K	12,658,490	6,947,340	54.9%	10%
100K to 200K	17,404,740	13,356,530	76.7%	28%
200K to 500K	5,019,690	4,678,080	93.2%	20%
500K to 1M	805,310	746,080	92.6%	8%
1M+	410,130	372,360	90.8%	19%
Total	147,767,090	43,552,980	29.5%	100%

One of the key takeaways from Figure 4 is that over 50% of the total amount of the SALT deduction goes to taxpayers making less than \$200,000 a year. In fact, every single taxpayer with income above the standard deduction amount could potentially benefit from deducting SALT. When looking at the total amount deducted by income bracket, it is clear that the SALT deduction benefits taxpayers across all brackets. In fact, the bracket with the most filers and the largest total

amount deducted is from those earning between \$100,000 and \$200,000 per year in AGI. With a standard deduction of \$6,350 per individual and \$12,700 for married couples filing jointly, even if Congress were to offset impacts from eliminating the SALT deduction through increases in the standard deduction, the deduction would need to increase significantly. Even if it were to double or triple, a significant portion of taxpayers would still end up with tax increases.

Figure 5 — Total Deduction Amounts

Adjusted Gross Income	Total Number of SALT Deductions	Total \$ Deducted	Average Per Tax Unit	Deduction as % of AGI
Under 10K	706,630	\$ 2,529,000,000	\$ 115	2.9%
10K to 25K	2,346,940	\$ 7,782,000,000	\$ 234	1.4%
25K to 50K	6,699,810	\$ 26,512,000,000	\$ 770	2.1%
50K to 75K	7,699,210	\$ 42,060,000,000	\$ 2,146	3.5%
75K to 100K	6,947,340	\$ 49,971,000,000	\$ 3,948	4.6%
100K to 200K	13,356,530	\$ 146,118,000,000	\$ 8,395	6.2%
200K to 500K	4,678,080	\$ 104,916,000,000	\$ 20,901	7.3%
500K to 1M	746,080	\$ 39,542,000,000	\$ 49,102	7.3%
1M+	372,360	\$ 96,476,000,000	\$ 235,232	7.1%
Total	43,552,980	\$515,906,000,000	\$ 3,491	5.32%

Eliminating the SALT deduction would result in additional taxes. Figure 6 shows the average tax increases for tax units that itemize across each income bracket. On average, taxes paid by taxpayers who itemize deductions would significantly increase. Some other models, such as the Urban-Brookings Microsimulation Model,

which takes into account more variables, the average increase would be over \$2,000 if SALT were repealed. Thus, both estimates demonstrate that the repeal of the SALT deduction would have a major and adverse impact on taxpayers. While that impact varies by income, there would be a tax increase for everyone who deducts SALT.

Figure 6 — The Additional Tax Burden if the SALT Deduction Were Eliminated

Adjusted Gross Income	Average SALT Deduction	Marginal Tax Rate	Estimated Average Amount of Tax Increase
Under 10K	\$ 115	10.0%	\$ 12
10K to 25K	\$ 234	15.0%	\$ 35
25K to 50K	\$ 770	15.0%	\$ 116
50K to 75K	\$ 2,146	15.0%	\$ 322
75K to 100K	\$ 3,948	25.0%	\$ 987
100K to 200K	\$ 8,395	28.0%	\$ 2,192
200K to 500K	\$ 20,901	33.0%	\$ 6,780
500K to 1M	\$ 49,102	35.0%	\$19,444
1M+	\$235,232	39.6%	\$93,152

The SALT Deduction by State

In addition to its effect on taxpayers who itemize, regardless of adjusted gross income, the SALT deduction also benefits taxpayers in all 50 states. The tax deduction is used by Americans living in urban, suburban, and rural locations.

The states with the highest percentage of taxpayers using the SALT deduction are in the East and Northeast regions. However, states in the West and Midwest also take advantage of the deduction. Overall, use of the SALT deduction is widespread among all states regardless of geographic area, political identification, wealth, or economic activity.

The average deduction per tax unit in Connecticut, New York, and New Jersey are all over \$7,000, and close to \$6,000 in California. If the SALT deduction were eliminated, assuming a 25% marginal tax rate, an average taxpayer in New York who currently itemizes SALT would face a tax increase of almost \$1,800. Those considering a repeal of the SALT deduction must answer to taxpayers who may not be able to afford the loss of such a large deduction.

If the SALT deduction were eliminated, assuming a 25% marginal tax rate, an average taxpayer in New York who currently itemizes SALT would face a tax increase of almost \$1,800.

Figure 7 — Percentage of Tax Units that Use the SALT Deduction and the Average Deduction by State

State	% with SALT Deductions	Average SALT Deduction	State	% with SALT Deductions	Average SALT Deduction
MD	45%	\$5,604	NE	28%	\$2,992
CT	41%	\$7,774	ME	28%	\$2,997
NJ	41%	\$7,045	VT	27%	\$3,246
DC	39%	\$6,056	SC	27%	\$2,224
VA	37%	\$3,998	MI	26%	\$2,434
MA	37%	\$5,421	OH	26%	\$2,650
OR	36%	\$4,211	MO	26%	\$2,436
UT	35%	\$2,753	KY	26%	\$2,438
MN	35%	\$4,273	AL	26%	\$1,457
NY	34%	\$7,182	KS	26%	\$2,338
CA	34%	\$5,807	NV	24%	\$1,422
RI	33%	\$3,985	OK	24%	\$1,878
GA	33%	\$2,830	IN	23%	\$1,916
CO	33%	\$2,796	MS	23%	\$1,418
IL	32%	\$4,164	LA	23%	\$1,519
DE	32%	\$2,787	NM	23%	\$1,557
WI	32%	\$3,551	AR	23%	\$1,993
NH	31%	\$3,003	TX	22%	\$1,694
WA	30%	\$2,125	FL	22%	\$1,548
IA	29%	\$2,812	WY	22%	\$1,244
HI	29%	\$2,624	AK	21%	\$1,023
NC	29%	\$2,629	TN	20%	\$1,043
PA	29%	\$3,083	ND	18%	\$1,211
AZ	28%	\$1,977	SD	17%	\$ 982
MT	28%	\$2,483	WV	17%	\$1,535
ID	28%	\$2,312			

The SALT Deduction by Congressional District

The statistics in the earlier sections demonstrate the significance of the deduction for taxpayers at all income levels and across the states.

The need to retain the SALT deduction is more evident when analyzing statistics from specific areas of the country.

Consider the map in Figure 8, which shows SALT deductions by congressional district. It is evident that taxpayers across all congressional districts benefit from the SALT deduction. The amount of claims is highest in the Northeast, Midwest, and West Coast. For example, a few districts in New York, New Jersey, Maryland, and Virginia see over 50% of tax payers using the SALT deduction.

However, use of the SALT deduction is also common throughout the U.S. Over 40% of taxpayers in districts throughout Georgia, Oregon, Pennsylvania, Minnesota, California, and Michigan use the SALT deduction.

Figure 8 shows the impact across congressional districts. The darker the color on the map, the higher the amount of deduction claimed per congressional district (normalized on a percentile basis). Figure 9 shows the specific impact on example districts, including the approximate additional tax burden, or tax increase on taxpayers that would result from eliminating the SALT deduction.

Figure 8 — The SALT Deduction by Congressional District

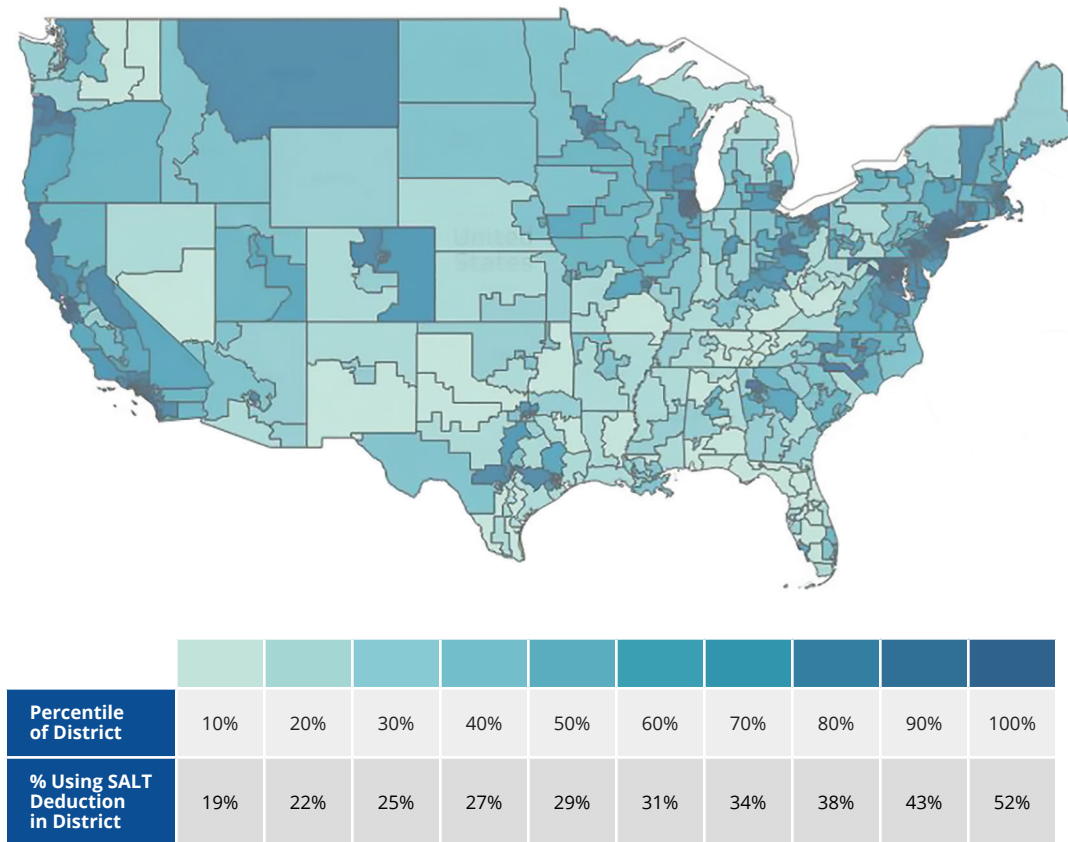


Figure 9 — Additional Tax Burden by Congressional District, Example Districts

State	District	% Using SALT Deduction	Amount of SALT Deduction	Additional Tax Burden by Taxpayers in Congressional District*
TX	8	30%	\$1,226,654,000	\$ 306,663,500
CA	22	39%	\$1,133,466,000	\$ 283,366,500
OH	12	35%	\$2,739,398,000	\$ 684,849,500
WA	8	34%	\$1,152,576,000	\$ 288,144,000
IL	6	46%	\$4,957,602,000	\$1,239,400,500
NY	23	22%	\$ 927,613,000	\$ 231,903,250
MI	8	35%	\$1,611,356,000	\$ 402,839,000
NC	2	31%	\$1,725,203,000	\$ 431,300,750
MO	8	18%	\$ 361,304,000	\$ 90,326,000
MA	1	31%	\$1,085,576,000	\$ 271,394,000
NJ	9	34%	\$2,380,003,000	\$ 595,000,750

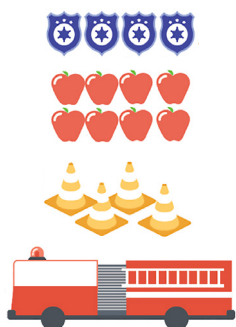
Note: The additional tax burden assumes a 25% average marginal rate for all taxpayers, and the total estimate amount includes taxes paid by all tax units within the congressional district.

The SALT Deduction and Its Impact on State and Local Government

The SALT deduction reflects a partnership between the federal government and state and local governments. The deduction is fundamental to the way states and localities budget for and provide critical public services, and a cornerstone of the U.S. system of fiscal federalism. It reflects a collaborative relationship between levels of government that has existed for over 100 years. Currently, the SALT deduction is an accepted part of the tax structure that is critical to the stability of state and local government finance.

States, cities, counties, school districts, and other special districts have all established tax rates that operate under the assumption that the federal tax

code provides deductibility. Taxpayers would not accept a tax increase in taxes paid, or double taxation, and they would make their displeasure known — especially those in high-tax jurisdictions. Deprived of SALT as a tool for keeping their tax burden lower, they would push back against the tool that they have available to them — local tax rates, which provide the revenues needed to provide essential public services, such as police officers, teachers, firefighters, and other valuable public servants, along with critically important investments that provide for infrastructure, public safety, healthy communities, and many factors contributing to the quality of life.



If local governments reduced taxes to offset any tax increase at the federal level, this would result in job losses, reductions in spending on capital equipment, and decrease in infrastructure investment. Based on typical costs, the amount of revenue lost could be used to support five police officers, 10 teachers, five public works employees, purchases of new capital equipment, such as a fire truck, and over \$150 million in infrastructure, that could support new schools, roads, parks, and water/waste water facilities.

CONGRESSIONAL DISTRICT



Tax Impact
\$306 Million

CITY



Tax Impact
\$59 Million

SCHOOLS



Tax Impact
\$125 Million

STATE



Tax Impact
\$58 Million

OTHER GOVERNMENTS



Tax Impact
\$64 Million

Tax rates for Conroe, Texas, are obtained from Montgomery County and IRS (2014) data is also used. We assumed that 75% of SALT deduction for the 8th Congressional District was from property taxes and an average marginal tax rate of 25%.

Conclusion

The elimination of the SALT deduction would have ramifications for taxpayers and state and local governments alike. This report provides a realistic picture of the consequences of the proposal to eliminate the SALT deduction. Virtually all Americans would be affected by a repeal of the SALT deduction. Alternative proposals being discussed, such as increasing the standard deduction or adjusting marginal tax rates, will mitigate the impact of eliminating the SALT deduction for individual taxpayers but will inevitably provide a different distribution of tax expenditures — creating a situation where many tax payers will still face a significant tax increase.

In summary, the thousands of state and local elected and appointed public servants understand the need for tax reform to address the rising

federal deficit and to promote jobs and economic growth. As Congress discusses tax reform proposals, it is essential to consider the impact any changes will have on the bottom lines of state and local governments, the very bodies that bear the burden of over three quarters of the cost of providing the infrastructure that keeps our economy strong. The principle of fiscal federalism underpins the necessity of ensuring that any federal tax reforms allow local and state governments to retain authority over their own tax policies, retaining the deductibility of personal state and local property, sales, and income taxes on federal tax returns. Recognizing the partnership that exists between federal, state, and local governments ensures that taxpayers are not double taxed and maintains the essential public services upon which Americans rely.

Appendix

State	District	Party Affiliation	% of Tax Units Using SALT Deduction	Average Deduction
AL	1	R	25%	\$ 1,268
AL	2	R	23%	\$ 1,041
AL	3	R	25%	\$ 1,263
AL	4	R	21%	\$ 1,004
AL	5	R	28%	\$ 1,569
AL	6	R	33%	\$ 2,316
AL	7	D	27%	\$ 1,651
AK	At-Large	R	21%	\$ 1,016
AZ	1	D	32%	\$ 2,234
AZ	2	R	28%	\$ 1,882
AZ	3	D	22%	\$ 1,142
AZ	4	R	32%	\$ 2,089
AZ	5	R	34%	\$ 2,182
AZ	6	R	34%	\$ 3,300
AZ	7	D	18%	\$ 1,216
AZ	8	R	33%	\$ 1,855
AZ	9	D	26%	\$ 2,236
AR	1	R	19%	\$ 1,336
AR	2	R	28%	\$ 2,428
AR	3	R	24%	\$ 2,454
AR	4	R	19%	\$ 1,359
CA	1	R	32%	\$ 3,078
CA	2	D	38%	\$ 8,095
CA	3	D	34%	\$ 3,374
CA	4	R	42%	\$ 5,213
CA	5	D	38%	\$ 4,729
CA	6	D	29%	\$ 2,842
CA	7	D	35%	\$ 3,627
CA	8	R	32%	\$ 2,861
CA	9	D	34%	\$ 3,470
CA	10	R	31%	\$ 2,933
CA	11	D	46%	\$ 9,300
CA	12	D	39%	\$12,461
CA	13	D	35%	\$ 6,178
CA	14	D	41%	\$12,083
CA	15	D	44%	\$ 8,275
CA	16	D	21%	\$ 1,863
CA	17	D	43%	\$ 9,889
CA	18	D	48%	\$18,239
CA	19	D	38%	\$ 6,587
CA	20	D	31%	\$ 4,362
CA	21	R	23%	\$ 2,304
CA	22	R	27%	\$ 2,743
CA	23	R	30%	\$ 2,929
CA	24	D	33%	\$ 4,888
CA	25	R	42%	\$ 5,323
CA	26	D	38%	\$ 6,090
CA	27	D	33%	\$ 4,921
CA	28	D	32%	\$ 6,218
CA	29	D	29%	\$ 2,953
CA	30	D	40%	\$10,167
CA	31	D	32%	\$ 2,860
CA	32	D	30%	\$ 3,134
CA	33	D	44%	\$16,074
CA	34	D	20%	\$ 2,780
CA	35	D	34%	\$ 3,383
CA	36	D	31%	\$ 3,203
CA	37	D	30%	\$ 7,370
CA	38	D	31%	\$ 2,792
CA	39	R	37%	\$ 4,847
CA	40	D	20%	\$ 1,419
CA	41	D	32%	\$ 2,710
CA	42	R	39%	\$ 3,851
CA	43	D	29%	\$ 2,980
CA	44	D	22%	\$ 1,525
CA	45	R	45%	\$ 8,794
CA	46	D	27%	\$ 3,014
CA	47	D	32%	\$ 3,340
CA	48	R	38%	\$ 8,264
CA	49	R	46%	\$10,024

State	District	Party Affiliation	% of Tax Units Using SALT Deduction	Average Deduction
CA	50	R	39%	\$ 5,281
CA	51	D	23%	\$ 2,139
CA	52	D	40%	\$ 7,204
CA	53	D	30%	\$ 3,065
CO	1	D	31%	\$ 3,105
CO	2	D	40%	\$ 3,794
CO	3	R	26%	\$ 1,923
CO	4	R	39%	\$ 3,331
CO	5	R	30%	\$ 1,865
CO	6	R	38%	\$ 3,365
CO	7	D	34%	\$ 2,532
CT	1	D	40%	\$ 5,190
CT	2	D	42%	\$ 5,565
CT	3	D	41%	\$ 5,540
CT	4	D	46%	\$16,936
CT	5	D	41%	\$ 5,946
DE	At-Large	D	32%	\$ 2,800
DC	At-Large	D	40%	\$ 6,089
FL	1	R	19%	\$ 949
FL	2	R	18%	\$ 805
FL	3	R	19%	\$ 928
FL	4	R	25%	\$ 1,453
FL	5	D	19%	\$ 830
FL	6	R	20%	\$ 1,111
FL	7	D	22%	\$ 1,119
FL	8	R	22%	\$ 1,411
FL	9	D	17%	\$ 691
FL	10	D	21%	\$ 1,155
FL	11	R	20%	\$ 947
FL	12	R	22%	\$ 1,190
FL	13	D	19%	\$ 1,271
FL	14	D	20%	\$ 1,258
FL	15	R	18%	\$ 761
FL	16	R	26%	\$ 1,946
FL	17	R	20%	\$ 1,295
FL	18	R	27%	\$ 2,731
FL	19	R	28%	\$ 3,427
FL	20	D	25%	\$ 1,745
FL	21	D	28%	\$ 3,018
FL	22	D	28%	\$ 2,557
FL	23	D	27%	\$ 1,776
FL	24	D	20%	\$ 1,250
FL	25	R	20%	\$ 1,039
FL	26	R	25%	\$ 1,310
FL	27	R	25%	\$ 2,285
GA	1	R	29%	\$ 2,189
GA	2	R	27%	\$ 1,796
GA	3	D	35%	\$ 2,586
GA	4	R	34%	\$ 2,250
GA	5	D	34%	\$ 4,212
GA	6	D	44%	\$ 5,722
GA	7	R	40%	\$ 3,891
GA	8	R	27%	\$ 1,782
GA	9	R	34%	\$ 2,658
GA	10	R	35%	\$ 2,596
GA	11	R	42%	\$ 5,128
GA	12	R	28%	\$ 1,893
GA	13	D	34%	\$ 2,175
GA	14	R	29%	\$ 1,963
HI	1	D	32%	\$ 2,929
HI	2	D	31%	\$ 2,576
ID	1	R	30%	\$ 2,434
ID	2	R	29%	\$ 2,522
IL	1	D	30%	\$ 2,778
IL	2	D	30%	\$ 2,675
IL	3	D	32%	\$ 3,436
IL	4	D	23%	\$ 2,357
IL	5	D	32%	\$ 4,564
IL	6	R	46%	\$ 7,006
IL	7	D	25%	\$ 4,032

State	District	Party Affiliation	% of Tax Units Using SALT Deduction	Average Deduction
IL	8	D	41%	\$5,475
IL	9	D	39%	\$6,541
IL	10	D	44%	\$8,256
IL	11	D	44%	\$5,594
IL	12	R	24%	\$2,065
IL	13	R	27%	\$2,637
IL	14	R	46%	\$6,440
IL	15	R	23%	\$2,037
IL	16	R	29%	\$2,696
IL	17	D	22%	\$1,996
IL	18	R	28%	\$2,746
IN	1	D	28%	\$2,171
IN	2	R	20%	\$1,680
IN	3	R	20%	\$1,612
IN	4	R	25%	\$2,058
IN	5	R	32%	\$3,144
IN	6	R	21%	\$1,548
IN	7	D	23%	\$1,774
IN	8	R	18%	\$1,341
IN	9	R	25%	\$1,877
IA	1	R	29%	\$2,646
IA	2	D	28%	\$2,604
IA	3	R	35%	\$3,648
IA	4	R	26%	\$2,324
KS	1	R	19%	\$1,285
KS	2	R	23%	\$1,728
KS	3	R	38%	\$4,191
KS	4	R	24%	\$1,866
KY	1	R	21%	\$1,528
KY	2	R	26%	\$2,083
KY	3	D	32%	\$3,402
KY	4	R	34%	\$3,657
KY	5	R	16%	\$1,173
KY	6	R	30%	\$2,839
LA	1	R	25%	\$1,929
LA	2	D	23%	\$1,510
LA	3	R	20%	\$1,351
LA	4	R	21%	\$1,205
LA	5	R	19%	\$1,028
LA	6	R	27%	\$1,700
ME	1	D	33%	\$3,787
ME	2	R	21%	\$1,962
MD	1	R	44%	\$5,036
MD	2	D	43%	\$4,730
MD	3	D	44%	\$5,279
MD	4	D	47%	\$4,560
MD	5	D	50%	\$4,890
MD	6	D	46%	\$6,895
MD	7	D	44%	\$5,955
MD	8	D	50%	\$8,336
MA	1	D	31%	\$3,125
MA	2	D	36%	\$3,876
MA	3	D	37%	\$5,459
MA	4	D	43%	\$7,943
MA	5	D	39%	\$7,208
MA	6	D	43%	\$6,204
MA	7	D	27%	\$4,143
MA	8	D	37%	\$5,452
MA	9	D	37%	\$4,138
MI	1	R	20%	\$1,595
MI	2	R	24%	\$2,015
MI	3	R	26%	\$2,382
MI	4	R	22%	\$1,770
MI	5	D	22%	\$1,694
MI	6	R	26%	\$2,247
MI	7	R	30%	\$2,843
MI	8	R	35%	\$3,396
MI	9	D	31%	\$3,530
MI	10	R	31%	\$2,562
MI	11	R	40%	\$4,631
MI	12	D	30%	\$2,892
MI	13	D	16%	\$ 985
MI	14	D	28%	\$3,343
MN	1	D	29%	\$2,899

State	District	Party Affiliation	% of Tax Units Using SALT Deduction	Average Deduction
MN	2	R	42%	\$ 4,685
MN	3	R	44%	\$ 7,028
MN	4	D	37%	\$ 4,665
MN	5	D	33%	\$ 4,635
MN	6	R	41%	\$ 4,386
MN	7	D	25%	\$ 2,375
MN	8	D	30%	\$ 2,598
MS	1	R	22%	\$ 1,294
MS	2	D	23%	\$ 1,475
MS	3	R	25%	\$ 1,633
MS	4	R	23%	\$ 1,373
MO	1	D	28%	\$ 3,216
MO	2	R	41%	\$ 5,075
MO	3	R	30%	\$ 2,417
MO	4	R	21%	\$ 1,581
MO	5	D	27%	\$ 2,294
MO	6	R	27%	\$ 2,292
MO	7	R	19%	\$ 1,390
MO	8	R	18%	\$ 1,107
MT	At-Large	R	28%	\$ 8,597
NE	1	R	29%	\$ 2,876
NE	2	R	34%	\$ 4,132
NE	3	R	20%	\$ 1,798
NV	1	D	17%	\$ 801
NV	2	R	24%	\$ 1,493
NV	3	D	29%	\$ 1,692
NV	4	D	23%	\$ 1,013
NH	1	D	33%	\$ 3,027
NH	2	D	31%	\$ 3,011
NJ	1	D	41%	\$ 4,962
NJ	2	R	38%	\$ 4,104
NJ	3	R	43%	\$ 5,106
NJ	4	R	44%	\$ 6,994
NJ	5	D	52%	\$10,843
NJ	6	D	42%	\$ 6,743
NJ	7	R	51%	\$12,618
NJ	8	D	27%	\$ 3,215
NJ	9	D	34%	\$ 5,760
NJ	10	D	31%	\$ 4,530
NJ	11	R	52%	\$11,612
NJ	12	D	44%	\$ 7,726
NM	1	D	28%	\$ 1,961
NM	2	R	17%	\$ 934
NM	3	D	25%	\$ 1,704
NY	1	R	47%	\$ 7,861
NY	2	R	47%	\$ 7,386
NY	3	D	52%	\$14,232
NY	4	D	48%	\$ 8,935
NY	5	D	33%	\$ 3,075
NY	6	D	26%	\$ 2,896
NY	7	D	27%	\$ 6,741
NY	8	D	30%	\$ 3,357
NY	9	D	26%	\$ 3,054
NY	10	D	45%	\$21,364
NY	11	R	44%	\$ 5,940
NY	12	D	46%	\$28,708
NY	13	D	20%	\$ 1,650
NY	14	D	28%	\$ 2,424
NY	15	D	15%	\$ 855
NY	16	D	44%	\$14,061
NY	17	D	47%	\$12,065
NY	18	D	40%	\$ 5,255
NY	19	R	33%	\$ 4,204
NY	20	D	34%	\$ 4,804
NY	21	R	23%	\$ 2,933
NY	22	R	24%	\$ 2,694
NY	23	R	22%	\$ 2,445
NY	24	R	31%	\$ 3,905
NY	25	D	34%	\$ 4,325
NY	26	D	24%	\$ 2,769
NY	27	R	33%	\$ 4,191
NC	1	D	26%	\$ 1,985
NC	2	R	31%	\$ 2,798
NC	3	R	24%	\$ 1,764

State	District	Party Affiliation	% of Tax Units Using SALT Deduction	Average Deduction
NC	4	D	35%	\$3,562
NC	5	R	27%	\$2,199
NC	6	R	30%	\$2,583
NC	7	R	27%	\$1,989
NC	8	R	27%	\$1,940
NC	9	R	37%	\$4,296
NC	10	R	27%	\$2,149
NC	11	R	24%	\$1,807
NC	12	D	31%	\$2,786
NC	13	R	35%	\$3,295
ND	At-Large	R	17%	\$1,143
OH	1	R	31%	\$3,364
OH	2	R	28%	\$3,289
OH	3	D	30%	\$3,131
OH	4	R	24%	\$2,145
OH	5	R	25%	\$2,196
OH	6	R	17%	\$1,234
OH	7	R	25%	\$2,080
OH	8	R	26%	\$2,153
OH	9	D	23%	\$2,017
OH	10	R	28%	\$2,567
OH	11	D	27%	\$3,403
OH	12	R	35%	\$4,093
OH	13	D	23%	\$2,120
OH	14	R	34%	\$4,064
OH	15	R	29%	\$3,062
OH	16	R	31%	\$2,977
OK	1	R	28%	\$2,506
OK	2	R	20%	\$1,148
OK	3	R	24%	\$1,768
OK	4	R	23%	\$1,530
OK	5	R	25%	\$2,174
OR	1	D	43%	\$6,124
OR	2	R	31%	\$3,027
OR	3	D	39%	\$5,258
OR	4	D	32%	\$3,196
OR	5	D	39%	\$4,772
PA	1	D	27%	\$2,522
PA	2	D	29%	\$3,916
PA	3	R	21%	\$1,965
PA	4	R	32%	\$2,816
PA	5	R	18%	\$1,512
PA	6	R	40%	\$5,068
PA	7	R	43%	\$5,624
PA	8	R	44%	\$5,443
PA	9	R	18%	\$1,274
PA	10	R	24%	\$2,012
PA	11	R	25%	\$2,135
PA	12	R	25%	\$2,701
PA	13	D	36%	\$4,292
PA	14	D	24%	\$2,612
PA	15	R	33%	\$3,148
PA	16	R	33%	\$3,497
PA	17	D	25%	\$2,356
PA	18	R	28%	\$2,930
RI	1	D	29%	\$3,463
RI	2	D	34%	\$3,771
SC	1	R	33%	\$3,096
SC	2	R	30%	\$2,349
SC	3	R	25%	\$1,992
SC	4	R	29%	\$2,559
SC	5	R	28%	\$2,141
SC	6	D	25%	\$2,038
SC	7	R	22%	\$1,524
SD	At-Large	R	17%	\$ 965
TN	1	R	14%	\$ 612
TN	2	R	20%	\$ 975
TN	3	R	18%	\$ 914
TN	4	R	19%	\$ 830
TN	5	D	25%	\$1,497
TN	6	R	19%	\$ 791
TN	7	R	23%	\$1,315
TN	8	R	25%	\$1,488
TN	9	D	23%	\$1,341

State	District	Party Affiliation	% of Tax Units Using SALT Deduction	Average Deduction
TX	1	R	19%	\$ 963
TX	2	R	30%	\$2,808
TX	3	R	37%	\$3,181
TX	4	R	23%	\$1,451
TX	5	R	18%	\$1,052
TX	6	R	23%	\$1,275
TX	7	R	27%	\$3,013
TX	8	R	30%	\$2,470
TX	9	D	20%	\$1,341
TX	10	R	31%	\$2,791
TX	11	R	18%	\$1,059
TX	12	R	25%	\$1,757
TX	13	R	17%	\$ 910
TX	14	R	24%	\$1,558
TX	15	D	17%	\$ 911
TX	16	D	16%	\$ 973
TX	17	R	19%	\$1,230
TX	18	D	18%	\$1,348
TX	19	R	15%	\$ 786
TX	20	D	18%	\$1,300
TX	21	R	28%	\$2,558
TX	22	R	33%	\$2,755
TX	23	R	21%	\$1,504
TX	24	R	30%	\$2,956
TX	25	R	28%	\$2,557
TX	26	R	36%	\$3,229
TX	27	R	18%	\$1,053
TX	28	D	17%	\$ 850
TX	29	D	16%	\$ 833
TX	30	D	18%	\$1,255
TX	31	R	27%	\$2,021
TX	32	R	27%	\$2,901
TX	33	D	16%	\$ 962
TX	34	D	13%	\$ 629
TX	35	D	17%	\$1,085
TX	36	R	21%	\$1,203
UT	1	R	36%	\$2,693
UT	2	R	34%	\$2,514
UT	3	R	38%	\$3,476
UT	4	R	37%	\$2,824
VT	At-Large	D	28%	\$3,226
VA	1	R	42%	\$3,760
VA	2	R	32%	\$2,544
VA	3	D	28%	\$2,118
VA	4	D	38%	\$2,999
VA	5	R	29%	\$2,558
VA	6	R	28%	\$2,065
VA	7	R	41%	\$3,850
VA	8	D	46%	\$6,977
VA	9	R	21%	\$1,548
VA	10	R	51%	\$7,913
VA	11	D	49%	\$6,755
WA	1	D	38%	\$3,139
WA	2	D	32%	\$1,938
WA	3	R	30%	\$2,108
WA	4	R	20%	\$1,043
WA	5	R	23%	\$1,329
WA	6	D	29%	\$1,851
WA	7	D	32%	\$2,641
WA	8	R	34%	\$2,365
WA	9	D	32%	\$2,773
WA	10	D	29%	\$1,650
WV	1	R	17%	\$1,568
WV	2	R	21%	\$1,763
WV	3	R	13%	\$1,169
WI	1	R	36%	\$3,945
WI	2	D	35%	\$4,199
WI	3	D	27%	\$2,629
WI	4	D	27%	\$3,057
WI	5	R	38%	\$4,354
WI	6	R	33%	\$3,845
WI	7	R	28%	\$2,711
WI	8	R	31%	\$3,237
WY	At-Large	R	22%	\$1,223

Village of Mamaroneck, NY

Item Title: Donation to Marine Education Center

Item Summary: Donation to Marine Education Center

Fiscal Impact:

ATTACHMENTS:

Description

reso- donations for marine center

Type

Cover Memo

RESOLUTION RE:

ACCEPTING DONATIONS FOR THE MARINE EDUCATION CENTER AT HARBOR ISLAND PARK

WHEREAS, the Marine Education Center educates residents and celebrates the important environmental, cultural, and historical significance of the Mamaroneck Harbor, Long Island Sound; and

WHEREAS, the success of the Center is attributable to the volunteers who spent numerous hours participating in the design of the facility as well as the day to day operations and the generous residents who donated funds to ensure its prosperity; and

WHEREAS, over the years, the Village has received donations to the center from generous residents; and

WHEREAS, consistent with Village Policy, it is necessary to accept these donation and recognize their generosity to the community; now therefore be it

RESOLVED, that the Village Board herein accepts the following donations for the Marine Education Center:

<u>From:</u>	<u>Amount:</u>
Martin & Suzanne Oppenheimer	\$150
Farris Family Foundation	\$250

; and be it further

RESOLVED, that the Village Manager and Clerk-Treasurer are authorized to deposit these funds in the Trust & Agency Account established for the Marne Education Center; and be it further

RESOLVED, that the Village Board of Trustees herein thanks these individuals and families for their generosity to the community and support of this valuable Village asset.

Village of Mamaroneck, NY

Item Title: Hillside Avenue Bridge Update- Public Information Meeting at 10-23-2017 BOT Meeting

Item Summary: Hillside Avenue Bridge Update - Public Information Meeting

Fiscal Impact:

ATTACHMENTS:

<u>Description</u>	<u>Type</u>
Memo	Cover Memo

MEMORANDUM

Village of Mamaroneck



To: Robert A. Yamuder, Village Manager

From: Daniel J. Sarnoff, Assistant Village Manager

Re: PIN 8761.65 – Hillside Avenue Bridge Replacement Project

Date: September 21, 2017

P 914-777-7703

F 914-777-7760

www.villageofmamaroneck.org

In regard to the above captioned matter, we are making progress with the design and have already completed a number of important tasks. Current tasks being worked on include environmental reviews and cultural resource analyses. Thankfully a lot of this work was already performed by the United States Army Corps of Engineers as part of their General Re-Evaluation Report and can be incorporated into the bridge project.

Given that this is a Locally Administered Federal Aid project, there are several administrative requirements and milestone. A major upcoming milestone will a Public Informational Meeting. We are scheduling this for the October 23, 2017 regular meeting of the Village Board. Based on our conversation with the project staff from HVEA these briefing typically last 30-45 minutes and cover the main issues associated with the project, i.e. What will the project do, who is involved, what are the major issues, etc..

At our most recent meeting with HVEA and our municipal partners (Town of Mamaroneck and Town of Rye), it was suggested that we reach out to the governing bodies of each of the three boards to seek their guidance as to specific project elements they would like the consultant to address.

There is no action required at this time, but I would respectfully request that you place this item on the agenda for the September 25, 2017 work session meeting of the Village Board to initiate a discussion about the Public Informational Meeting and allow them time over the next several weeks to consider specific items they would like to see addressed.

Village of Mamaroneck, NY

Item Title: Executive Session- Advice of Counsel

Item Summary: Executive Session- Advice of Counsel

Fiscal Impact: