Village of Mamaroneck

123 Mamaroneck Ave., Mamaroneck, NY 10543
ph: (914) 777-7700

Harbor and Coastal Zone Management Commission Agenda

VILLAGE OF MAMARONECK HARBOR COASTAL ZONE MANAGEMENT AGENDA
March 16, 2016 AT 7:30 PM - Courtroom @ 169 Mt.Pleasant Avenue
NOTICE OF FIRE EXITS AND REQUEST TO TURN OFF ELECTRONIC DEVICES

1. OPEN MEETING

2. OLD BUSINESS

   A. **LWRP Status Update**

   B. **Mamaroneck Beach & Yacht Club - Status Update**
   The Planning Board has not yet received the requested revisions. The Commission has received the DSEIS Draft submission by the Applicant (9/1/15) and the Planning Board's completeness memo submitted to the Applicant on 10/14/15.

   C. **U.S. Army Corps of Engineers Flood Mitigation Project (Mamaroneck & Sheldrake Rivers) - NYSDOS Notification and Referral**
   Preliminary review of NY District's consistency determination for project.

3. NEW BUSINESS

   A. **422 EAST BOSTON POST ROAD - Site Plan (Preliminary Discussion)**
   Preliminary Discussion of Site Plan for conversion of existing office building (former funeral home) to new 4-story, 13 unit apartment building with associated driveway and parking areas. Application is in a C-1 General Commercial district and will require site plan review and special permit for infill housing under 342-50 by the Planning Board.

   B. **201 GRAND STREET - 2 Lot Subdivision Preliminary Discussion**
   Preliminary Review of a Subdivision to create 1 new lot and construct a 2 family dwelling on each lot (2 lots in total) of a property in an R-4F Residential District located at 201 Grand Street and designated on the tax map of the Village of Mamaroneck as Section 8, Block 64, Lot 29b. .

   C. **BOT Referral- PLL-F-2016 – Advisory Consistency Review**
   Referral from Board of Trustees for an advisory consistency determination for a proposed local law to Amend Chapter 342 (Zoning) of the Code of the Village of Mamaroneck to add provisions for adaptive reuse of religious or educational buildings

4. APPROVAL OF MINUTES

   A. **Review of Draft Minutes from February 23, 2016 meeting of the HCZM Commission.**

5. ADJOURN MEETING

A. **The next regularly scheduled meeting of the HCZM Commission will be held on Wednesday, April 20, 2016 at 7:30 PM at the Courtroom @ 169 Mount Pleasant Avenue**.

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: LWRP Stauts Update

Item Summary: **LWRP Status Update**

Fiscal Impact:

ATTACHMENTS:

Description	Upload Date	Type
Referral of LWRP Draft	10/27/2015	Cover Memo
BOT LWRP Resolution	10/27/2015	Cover Memo
BFJ Complete Draft (Dec 2014)	10/27/2015	Cover Memo
HCZM Draft Update	10/27/2015	Cover Memo
Charles McCaffrey Memo	10/27/2015	Cover Memo
Working Group Comments	10/27/2015	Cover Memo
NYSDOS Comments	10/27/2015	Cover Memo
HCZM Response to Comments	10/27/2015	Cover Memo

Village of Mamaroneck

Village Hall At The Regatta
P.O. Box 369
123 Mamaroneck Avenue
Mamaroneck, N.Y. 10543
http://www.Village.Mamaroneck.ny.us

OFFICE OF
AGOSTINO A. FUSCO
CLERK TREASURER

Tel (914) 777-7722
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TO: VILLAGE OF MAMARONECK HCZMC
VILLAGE OF MAMARONECK PLANNING BOARD
VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS

FROM: AGOSTINO A. FUSCO

LOCAL LAW TITLE: DRAFT LWRP

E-MAIL DATE: OCTOBER 27, 2015

At the Board of Trustees Regular Meeting held on October 26, 2015, the Board, by a vote of 3/2, voted to refer the LWRP Draft to the HCZMC, Planning Board and Zoning Board of Appeals for their review and advisory recommendation. Please see attached resolution for each Land Use Board's charge.

All backup documents may be found on the Village's website at:
http://mamaroneck.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=5426&MeetingID=1031

Please feel free to contact my office should you have any questions or concerns. Thank you.

/sjr
Attachments
Cc: C. Goldberger/L. Whitehead
R. Galvin

EXTRACT OF MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MAMARONECK HELD ON OCTOBER 26, 2015, AT 7:30 P.M. IN THE COURTROOM AT VILLAGE HALL, MAMARONECK, NEW YORK

RESOLUTION FOR REFERRAL OF DRAFT LWRP TO THE HCZMC, PLANNING BOARD AND ZONING BOARD OF APPEALS

WHEREAS, in 1984, the Village of Mamaroneck became the first community in New York State to adopt a Local Waterfront Revitalization Program (LWRP) pursuant to the Federally enacted and State administered Coastal Zone Management program; and

WHEREAS, over the past 30 years, the coastal zone management in the Village of Mamaroneck has raised attention to the importance of our precious coastal resources; in particular that access to and utilization of the coastal lands and waters could be lost to the public if water-dependent (boatyards and marinas) were converted to non-water dependent uses (residential uses or non-water related commercial and retail uses); and

WHEREAS, in accordance with proper planning efforts and the need to ensure that long-term planning efforts remain reflective of the community's shared vision, the Village, in 2010, began an effort to update its LWRP; and

WHEREAS, the Village has submitted to the New York State Department of State its most recent draft update and concomitant with their informal review, the Village is also seeking the review and comments from several of its land use boards and advisory committees with experience in planning and environmental issues; and

WHEREAS, the Village Board referred its draft LWRP, dated December 2014, to the Harbor & Coastal Zone Management Commission, and

WHEREAS, the Harbor Coastal Zone Management Commission (HCZMC) formed a Working Group that was made up of 36 residents and formulated an updated LWRP draft that was unanimously approved by the HCZMC; and

WHEREAS, the Village has received feedback from its consultants and the Department of State regarding the LWRP recommended by the HCZMC, now therefore be it

RESOLVED, that the Board hereby requests that the HCZMC update the LWRP draft, complete the open items in its draft, seek technical advice from the Department of State, seek the assistance of the Village land use attorney, the Village's LWRP update consultant and Village staff, as necessary, and take into account the suggestions from the Department of State, and be it further

RESOLVED, that the Board hereby requests that the Planning Board and the Zoning Board of Appeals provide comments and feedback directly to the HCZMC on the LWRP draft and on such other matters as may be considered in the course of preparing the next version of the LWRP draft for submission to the Board of Trustees, and be it further

RESOLVED, that the Board directs the HCZMC and the Working Group to update the LWRP, based on the Working Group's recommendations to utilize the 44 policies, but consistent with New York State guidelines and laws issued subsequent to the adoption under the framework of the 44 policies used for the original LWRP in 1984, and be it further

RESOLVED, that the Village Board requests that the HCZMC and the Working Group complete their work by December 30, 2015 so that the Board of Trustees can review the proposed changes and amend the document over the course of public hearings for submission to the New York State Department of State.

Ayes: Finch, Miller, Potok,

Nays: Santoro, Rosenblum

I, the undersigned Deputy-Clerk Treasurer of the Village of Mamaroneck, Westchester County, New York,

DO HEREBY CERTIFY:

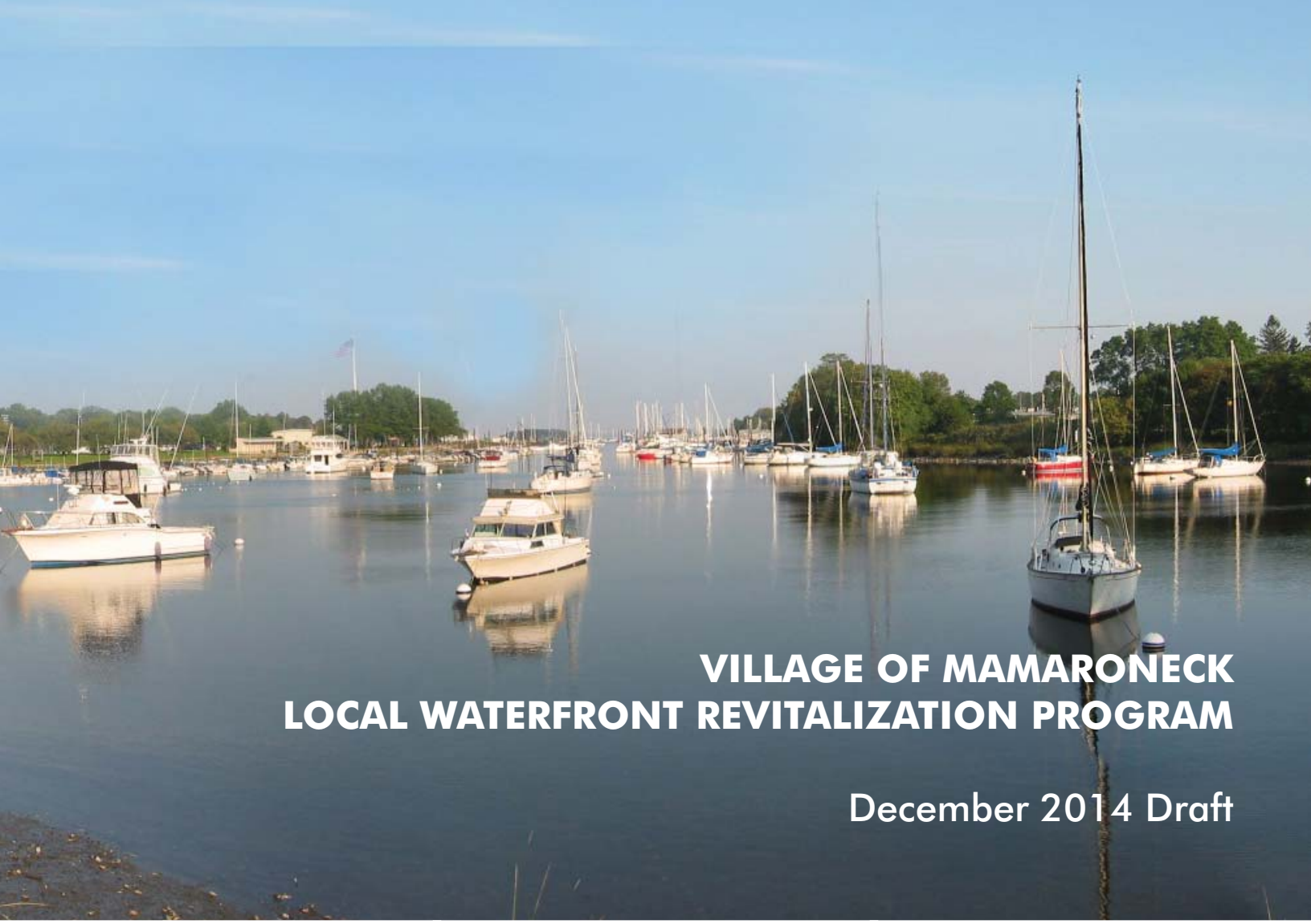
That I have compared the annexed extract of the minutes of the Regular Meeting of the Board of Trustees of the Village of Mamaroneck, including the resolution contained therein, held on the 26th day of October 2015 with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Village this 27th day of October 2015.

_____

Sally J. Roberts



VILLAGE OF MAMARONECK
LOCAL WATERFRONT REVITALIZATION PROGRAM

December 2014 Draft







Prepared for:
The Village of Mamaroneck Board of Trustees

Prepared by:
The LWRP Update Steering Committee,
with assistance from BFJ Planning and Charles McCaffrey

VILLAGE OF MAMARONECK
LOCAL WATERFRONT REVITALIZATION PROGRAM

(December~~July~~~~January~~ 2014 Draft)

Prepared for

Village of Mamaroneck, New York

Prepared by:
LWRP Update Steering Committee

With assistance from:
BFJ Planning
115 Fifth Avenue
New York, NY 10003

In association with

Charles McCaffrey

This LWRP was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.

TABLE OF CONTENTS

INTRODUCTION i-1

I LOCAL WATERFRONT REVITALIZATION PROGRAM BOUNDARY I-1

II LWRP INVENTORY AND ANALYSIS II-1

III LWRP POLICIES III-1

IV PROPOSED PROJECTS IV-1

V LOCAL LAWS AND REGULATIONS NECESSARY TO IMPLEMENT THE PROGRAM V-1

VI STATE AND FEDERAL ACTIONS AND PROGRAMS LIKELY TO AFFECT IMPLEMENTATION VI-1

VII CONSULTATION WITH OTHER AFFECTED FEDERAL, STATE, REGIONAL AND LOCAL AGENCIES VII-1

VIII OBTAINING LOCAL COMMITMENT VIII-1

List of Figures

Figure I-1 LWRP Boundary
Figure II-1 Regional Location Map
Figure II-2 Land Use Map
Figure II-3 Zoning Map
Figure II-4 Private Recreational Facilities
Figure II-5 Designated Historic Resources
Figure II-6 Additional Historic Resources
Figure II-7 Atlantic/Long Island Sound Watershed
Figure II-8 Drainage Basins Map
Figure II-9 Sewer Districts Map
Figure II-10 Coastal Erosion Hazard Area Map
Figure II-11 Floodplain Map
Figure II-12 Wetlands Map
Figure II-13 DEC Priority Waterbodies
Figure II-14 Critical Environmental Areas
Figure II-15 Conservation and Open Space Areas
Figure II-16 Projected Sea Level Rise
Figure II-17 Estimate Percent Building Loss – Category 3 Storm
Figure II-18 Parks and Open Space
Figure II-19 Marinas and Boatyards
Figure IV-1 Future Land Use Map
Figure IV-2 Harbor Island Master Plan
Figure IV-3 Harbor Management Plan Map

List of Tables

Table II-1 WAC4 Report, Recommendations for Mamaroneck
Table II-2 Wildlife Species Potentially Occurring in Westchester County
Table II-3 Community Greenhouse Gas Emissions in 2005
Table II-4 Village of Mamaroneck Parks Facilities

Note: With the exception of Figure 1: LWRP Boundary and Figure IV-1: Future Land Use Map, all other maps and figures are for informational purposes only. This document makes no guarantee of the accuracy or reliability of the information in these maps or figures, as they are drawn from a wide variety of sources. In addition, it is the intent of this LWRP to reflect the latest version of such maps and figures; therefore, it is assumed that any updates or revisions will apply.

Acknowledgements

Village Board of Trustees

Norman S. Rosenblum, Mayor
Louis N. Santoro, Deputy Mayor
~~Andres Bermudez Hallstrom~~David Finch
Ilissa Miller
Leon Potok

Prepared by
LWRP Update Steering Committee

Phil Horner	Committee for the Environment
Peter Jackson	Harbor and Coastal Zone Management Commission
George Schieferdecker	Flood Mitigation Advisory Committee
Ingemar Sjunnemark	Planning Board
Greg Sullivan	Zoning Board of Appeals
Len Violi	Board of Architectural Review

Mayor Norman Rosenblum, ex officio
Deputy Mayor Louis Santoro, ex officio

With the Assistance of

BFJ Planning
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Susan Favate, AICP, PP, Associate Principal
Isabel Aguirre Martinez, Graphic Design

Charles McCaffrey, LWRP Consultant

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Dan Sarnoff, Assistant Village Manager
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John Winter, former Buildings Inspector
Anthony Carr, Village Engineer
Hugh Greechan, Woodard & Curran, former Village Consulting Engineer
Keith Furey (deceased), former Village Consulting Engineer
Joseph Russo, Harbor Master
Lester D. Steinman, Esq., McCarthy Fingar~~Wormser, Kiely, Galef & Jacobs,~~ LLP, Village Land Use Boards Counsel
Robert Galvin, Village Planner

INTRODUCTION

"…a bluff rose abruptly toward the west to a most commanding height in the form of an amphitheatre which, Soundward on its right on its left also, formed curves surrounding a beautiful bay with what was termed Delancey Point or Neck…(and Guion's Neck)…making a most beautiful and nearly landlocked bay frequented by wild fowls, in the center of which was a small island that in the summer season on quiet days looked like an emerald surrounding by the calm waters that appeared by sunlight or moonlight as if the emerald were set in glittering and flashing diamonds…"

A.C. Ferris describes Mamaroneck Harbor as it appears in the 1830s. Mamaroneck Register, 1897. Courtesy of Daniel Wolff, Mamaroneck Historical Society.

INTRODUCTION

1. PURPOSE

The Local Waterfront Revitalization Program (LWRP) for the Village of Mamaroneck, New York, has been prepared as a comprehensive, long-range guide to the future development of Mamaroneck's waterfront.

The Local Waterfront Revitalization Program is a New York State-sponsored program under the direction of the State Coastal Management Program. An LWRP is intended to be a comprehensive, realistic program for the beneficial use, revitalization and production of a community's waterfront resources. Its major components are:

- Delineation of the boundary of the local waterfront revitalization area.
- An inventory and analysis of the natural and man-made characteristics of the waterfront area.
- Policies for the management of the waterfront area which apply the State coastal policies expressed in the State Coastal Management Program and the Long Island Sound Coastal Management Program to specific waterfront resources and conditions and which reflect local objectives.
- Proposed land and water uses for the entire waterfront area and proposed waterfront projects.
- Local techniques for implementing the policies of the LWRP and ensuring that local actions will comply with the LWRP.

Once completed, an LWRP is submitted to the New York Secretary of State and the U.S. Department of Commerce for approval. After approval, the local program replaces the State Coastal Management Program within the local waterfront area and becomes the official plan for governing local, State and Federal actions affecting the defined waterfront revitalization area.

2. BENEFITS

An LWRP reflects community consensus, and as such, it significantly increases a community's ability to attract appropriate development that will respect its unique cultural and natural characteristics.

Key benefits of an LWRP include the following:

- A municipality has the opportunity to evaluate its waterfront resources, to develop a comprehensive strategy for the best use of those resources and to put in place a local program to carry out that strategy.

- The consistency provisions of the Coastal Management Program require State and Federal agencies to adhere to the policies of an approved Local Waterfront Revitalization Program when those agencies undertake, fund or grant a permit for a project within an LWRP area.

- An LWRP establishes a long-term partnership among local government, community-based organizations and the Department of State, providing a source of technical assistance to develop and implement the LWRP.

- An LWRP presents a unified vision for a community's coastal zone, and, as a result, increases a community's chances to obtain funding for implementation projects.

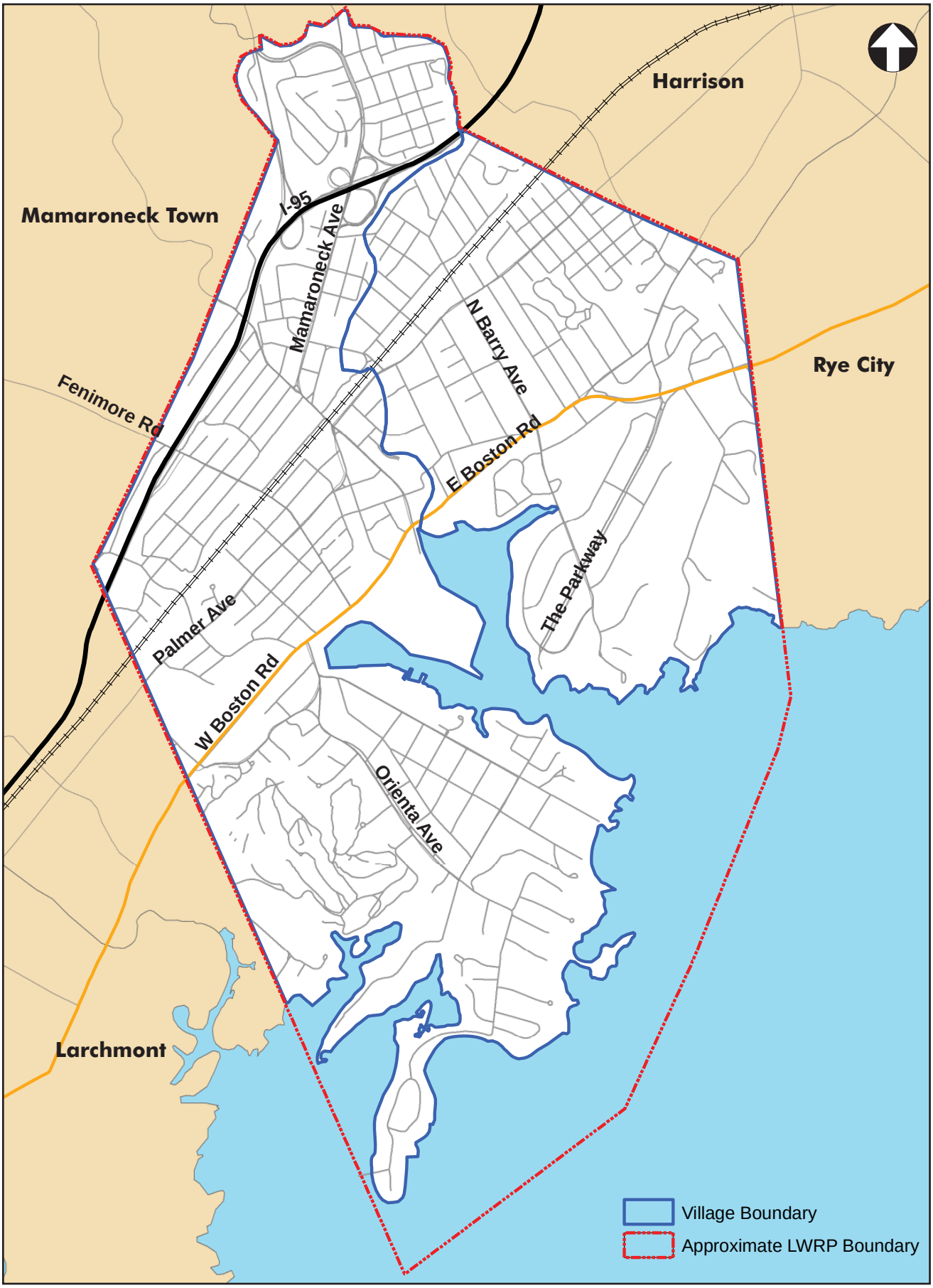
SECTION I

LOCAL WATERFRONT REVITALIZATION PROGRAM BOUNDARY

SECTION I LOCAL WATERFRONT REVITALIZATION PROGRAM BOUNDARY

1. EXISTING LWRP BOUNDARY

The waterfront revitalization area covered by this program coincides with the boundaries of the Village of Mamaroneck jurisdictional limits, including the harbors, coves, and inlets appearing on the official village survey (of 1911) on file in the office of the Building Inspector as well as the vessel regulation area extending 1,500 feet offshore from Flagler's Dock on Satan's Toe to Orienta Point (see Figure I-1: Existing LWRP Area Boundary).



LOCAL WATERFRONT REVITALIZATION PROGRAM

VILLAGE OF MAMARONECK, NY

FIGURE I-1: LWRP BOUNDARY

SOURCE: WESTCHESTER COUNTY GIS, 2006

0 2000 ft

BFJ Planning

SECTION II

LOCAL WATERFRONT REVITALIZATION PROGRAM INVENTORY AND ANALYSIS

1. INTRODUCTION

The Village of Mamaroneck is a low-lying coastal community on western Long Island Sound in Westchester County, located about 23 miles northeast of New York City at the confluence of the Mamaroneck and Sheldrake Rivers. The Village is bordered by the Town/Village of Harrison to the north, the unincorporated area of the Town of Mamaroneck to the south and west and the City of Rye and Long Island Sound to the east (see Figure II-1). Mamaroneck encompasses a total land area of 6.7 square miles, of which 3.5 square miles is under water, leaving 3.2 square miles, or 2,048 acres, of land area. It is an incorporated village within the Town of Mamaroneck and the Town of Rye.

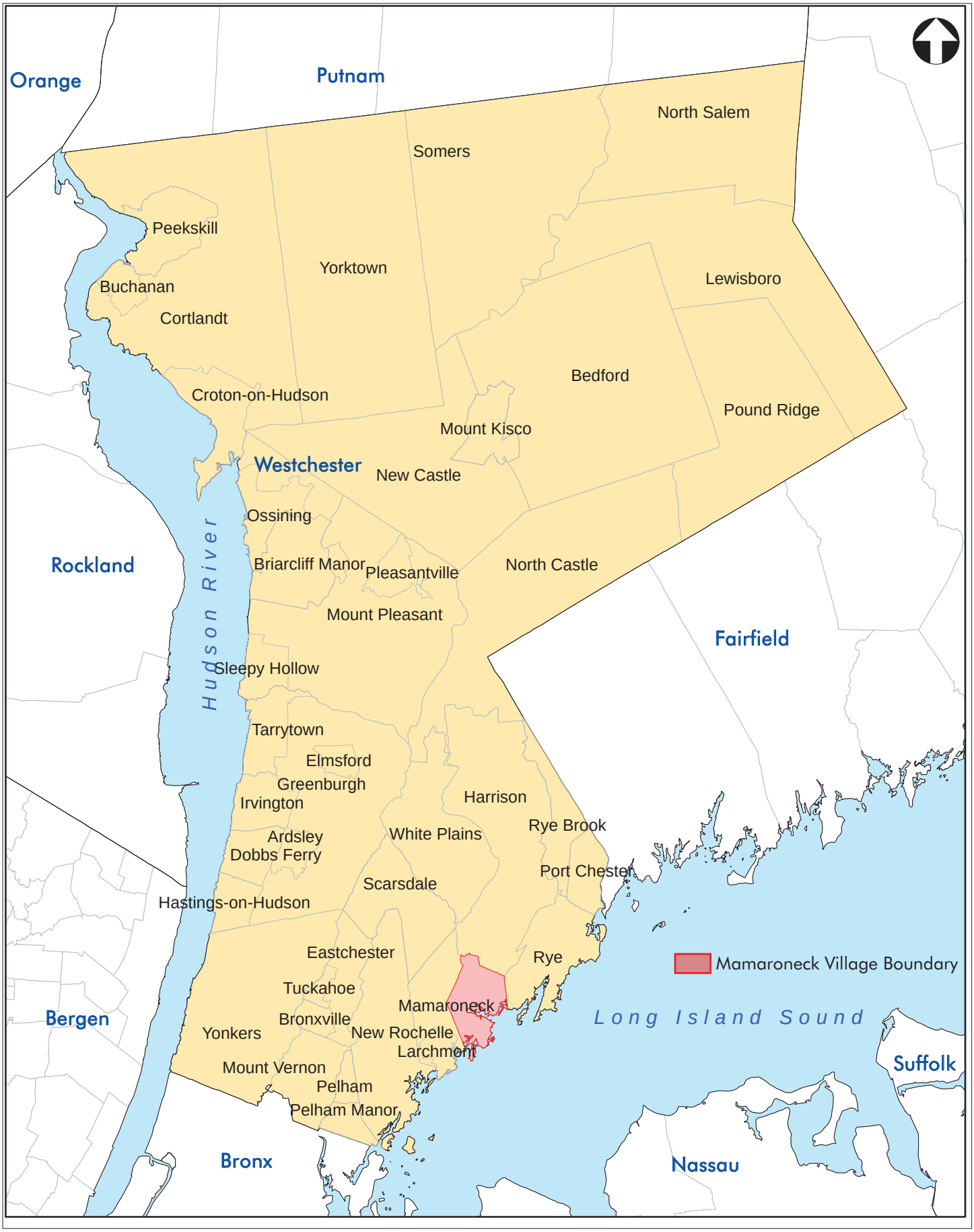
The New England Thruway (I-95) and Boston Post Road (U.S. Route 1) traverse the Village in a general north-south direction, and form the backbone of Mamaroneck's vehicular transportation system. Both of these roadways are maintained by New York State. The Thruway provides access to points south such as New York City and New Jersey and to points north in New England, while the Post Road carries local traffic through the Village and connects to the Village of Larchmont and the City of Rye.

According to the U.S. Census Bureau, Mamaroneck's population totaled 19,237~~18,466~~ in 2013~~09~~. The Village is a largely built-out residential suburban community within the New York metropolitan area. Population density is approximately 6,012~~5,860~~ people per square mile of land area, or 9.4~~1~~ persons per acre.

2. EXISTING LAND AND WATER CONDITIONS

Mamaroneck's character and land use are largely defined by its Long Island Sound and riverine coastlines. Mamaroneck has approximately 9 miles of coastline along the Sound, and the centerpiece is Mamaroneck Harbor. The harbor is delineated into several distinct areas. The outer harbor extends from Van Amringe Point (at Mamaroneck Beach & Yacht Club) and Orienta Point (at Beach Point Club) seaward to 1,500 feet offshore. The entrance channel area extends from the outer harbor northward to the intersection of the two channels leading to the east and west basins, at Shore Acres Point. The east basin is bounded by Harbor Island Park to the west, a marine commercial area to the north and the residential neighborhoods of Harborlawn and Shore Acres to the east. The harbor's west basin is bounded by Harbor Island Park to the east, north and northeast; and several boatyards and the Orienta residential neighborhood to the southwest.

Several other coves and bays in the Village have shaped its development and provide wildlife habitats. Delancey Cove and Larchmont Harbor, located in the southern part of Mamaroneck along Long Island Sound, provide significant coastline and views for much of the Orienta neighborhood and Hampshire Country Club. Delancey Cove, Larchmont Harbor and Hampshire Country Club were designated as local Conservation and Open Space Areas under the Village's original LWRP, and Hampshire Country Club is also a locally designated Critical Environmental Area (CEA). Van Amringe Mill Pond, a Conservation and Open Space Area and a CEA, is located in southeastern Mamaroneck and defines the waterfront area of the Shore Acres neighborhood.



LOCAL WATERFRONT REVITALIZATION PROGRAM

FIGURE II-1: REGIONAL LOCATION MAP

VILLAGE OF MAMARONECK, NY

SOURCE: WESTCHESTER COUNTY GIS, 2010

Not to Scale

BFJ Planning

Mamaroneck's rivers have also played a major role in its development, and continue to affect land use today. Approximately 2.25 miles of the Mamaroneck River and 1.15 miles of the Sheldrake River run through the Village before draining into Mamaroneck Harbor, and about 1.38 square miles of the Village are in the Mamaroneck River watershed. Mamaroneck's location at the foot of three drainage basins – the Sheldrake River, Mamaroneck River and Beaver Swamp Brook – is most directly associated with many of the area's most serious flooding problems. Riverine flooding has been particularly devastating for Columbus Park, Washingtonville, Harbor Heights, the industrial area and northern parts of the central business district. Regional land development has exacerbated flooding problems, while soil erosion and storms have carried large amounts of sedimentation into the harbor, causing siltation which requires dredging. Addressing these issues has been an ongoing focus of Village government in recent years.

Residential uses account for the vast majority of Mamaroneck's land area, encompassing a diverse range of housing types (see Figure II-2). Office and commercial uses are concentrated along Mamaroneck Avenue from the New York State Thruway to Boston Post Road and along the Post Road from the Town of Mamaroneck border to the City of Rye border; and parts of Old White Plains Road, Halstead Avenue and North Barry Avenue in the vicinity of Metro-North railroad. The commercial area along Mamaroneck Avenue between the railroad and the Post Road comprises Mamaroneck's Central Business District. The industrial area is in the northwest portion of the Village, centered at the Waverly Avenue/Fenimore Road intersection. Key community and institutional uses include the water-treatment plant, municipal buildings, schools and houses of worship.

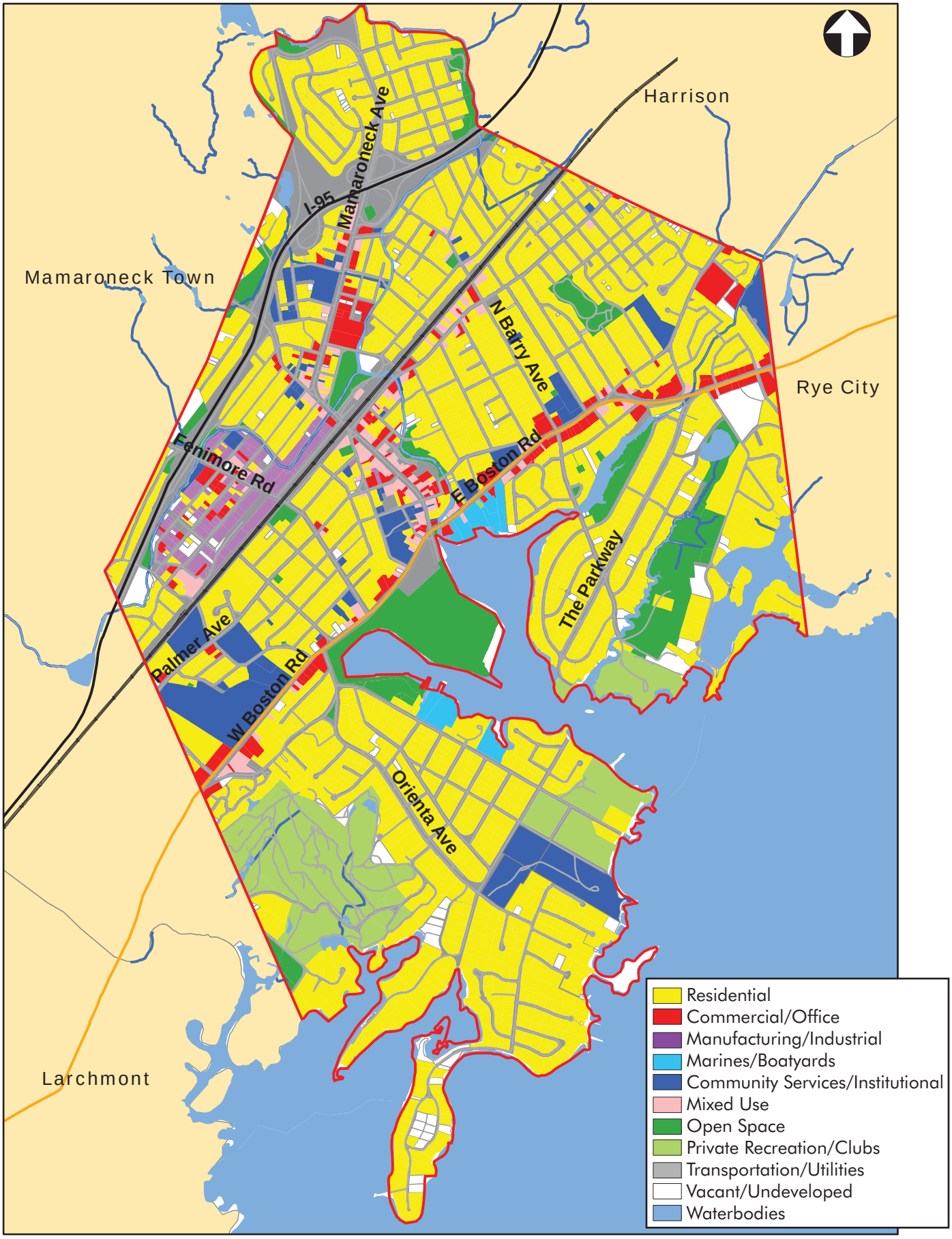
Occupying a prominent location within the inner harbor area and at the southern entrance to the downtown area is the 44-acre Harbor Island Park, Mamaroneck's largest and most well-used park. It includes a 700-foot beach, athletic fields and the Village's recreation center. Other large parks include Florence Park (8.9 acres) and Columbus Park (6 acres), and several large private recreation facilities are on the waterfront.

Coastal Management Program Themes

The Waterfront Revitalization of Coastal Areas and Inland Waterways Act, Article 42 of the Executive Law[1], is the foundation of the New York State Coastal Management Program. The legislative findings declare that:

> The social and economic well-being and the general welfare of the people of the state are critically dependent upon the preservation, enhancement, protection, development and use of the natural and man-made resources of the state's coastal area and inland waterways.
>
> The legislature further finds that it is in the interest of the people of the state that coordinated and comprehensive policy and planning for preservation, enhancement, protection, development and use of the state's coastal and inland waterway resources take place to insure the proper balance between natural resources and the need to accommodate the needs of population growth and economic development.

[1] http://www.dos.ny.gov/communitieswaterfronts/pdfs/Article_42.pdf



LOCAL WATERFRONT REVITALIZATION PROGRAM

FIGURE II-2: LAND USE MAP

VILLAGE OF MAMARONECK, NY

SOURCE: WESTCHESTER COUNTY GIS, 2010

0 1750 ft

BFJ Planning

In 1999, the New York State Department of State released the Long Island Sound Coastal Management program[2]. The program draws its authority from Article 42 of the Executive Law. It refined the existing New York State Coastal Management Program, incorporated existing programs and laws governing activities in the coastal area and integrated the capabilities of state and local government into an enforceable program for the Sound. The Long Island Sound Coastal Management Program replaced the state Coastal Management Program for the Sound shorelines of Westchester County, New York City to the Throgs Neck Bridge, Nassau County and Suffolk County. The program defines what constitutes a balance between appropriate and needed economic development, and protection and restoration of the natural and living resources of the Sound.

The Long Island Sound Coastal Management Program, and this Local Waterfront Revitalization Program (LWRP), is organized around four themes: the developed coast, the natural coast, the public coast and the working coast. Each coast must be considered for both its own intrinsic value and for its interrelationship with the other coasts. The following section describes the existing land use and development patterns for the Village of Mamaroneck, as viewed from the perspective of the four coasts.

a. Developed Coast

The Long Island Sound coastal region is essentially a developed coast. Much of community character is defined by the existing patterns and style of development, a pattern and style that over the years has exhibited a close relationship to Long Island Sound and to natural landscapes in the coastal area.

Changing development patterns can enhance the community character of the Long Island Sound coastal region and the sense of place of the individual communities that come together to form the region's identity. To ensure that change maintains or enhances community character and ties to the Sound and the surrounding landscape, the impacts of development must be managed to improve quality of life and the environment. This can lead to the coexistence of successful built-up areas and surrounding natural and working landscapes that respects the natural and economic values of the Sound.

Existing Land Use Patterns

According to the Long Island Sound Coastal Management Program, the Village is one of 17 waterfront communities that serve as the focal point of the developed land pattern. These communities are centers of economic and cultural activity within the region and should be maintained to enhance the region's quality of life, coastal character, and remaining open lands and natural resources.

As shown in Figure II-2, in Mamaroneck's immediate waterfront area, single-family residential is the predominant use, comprising the neighborhoods of Orienta and Shore Acres. Orienta is the largest neighborhood in the Village and

[2] http://www.dos.ny.gov/communitieswaterfronts/pdfs/LIS%20CMP.pdf

has a substantial amount of waterfront property, with an eclectic mix of housing styles. The primary zoning designation in Orienta is R-15, which is one of the lowest-density zones in Mamaroneck, requiring a minimum lot size of 15,000 square feet (see Figure II-3). The other main zoning district is R-20, mapped on the Hampshire Country Club golf course and the area west and south of Orienta, including Greacen Point Road and Flagler Drive. A mix of R-2F, R-6, R-7.5, RM-1 and RM-2 – all smaller-lot, one- and two-family or multifamily zones – is found in the area bounded by West Boston Post Road and Old Boston Post Road.

Shore Acres is located south of Boston Post Road and is bounded by Mamaroneck Harbor to the south and west and the City of Rye to the east. The area contains a number of larger, single-family homes and has as its spine The Parkway, a landscaped boulevard which extends from Boston Post Road to the harbor at the Shore Acres Club. The neighborhood of Shore Acres is zoned R-10 in the eastern portion encompassing The Parkway, Soundview Avenue and South Barry Avenue, and R-15 in the western portion, encompassing Taylors Lane. In addition, a small area at the neighborhood's entrance of Boston Post Road is zoned R-7.5 and contains a condominium complex, and a larger vacant area at the intersection of Taylor's Lane and Shadow Lane (formerly used as the Village's leaf-composting site and now undergoing remediation) is zoned R-20.

In addition to these neighborhood residential uses, Mamaroneck's waterfront area contains several private club uses, most of which are water-oriented (see Figure II-4). Beach Point Club and Orienta Beach Club are located at the southern mouth of Mamaroneck Harbor, in the vicinity of Bleeker, Rushmore and Walton Avenues. Mamaroneck Beach & Yacht Club occupies the area immediately north of the mouth of the harbor, at the foot of South Barry Avenue, while Shore Acres Club is on a small peninsula jutting into the narrowest point of the harbor, at the end of The Parkway. The Mamaroneck Beach & Yacht Club and Beach Point Club have approximately 54 boat slips and 51 boat slips, respectively, which Beach Point Club uses 12 mooring spaces in the outer harbor and Shore Acres Club uses18 mooring spaces in the inner harbor. With the exception of the Shore Acres Club, which is zoned R-20 (the least-dense residential zoning designation), each of these waterfront~~beach~~ clubs is zoned for Marine Recreation (MR). The MR district allows for recreational facilities of membership clubs and clubhouses.

Although each club's facilities vary, in general they include a clubhouse, tennis and paddle courts, pools, beach access and boating activities, as well as significant landscaped open space. In addition to these water-oriented clubs, the Hampshire Country Club is located in Orienta along the border with the Town of Mamaroneck, and is accessible via Hommocks Road in the Town. The club, which includes an 18-hole golf course, tennis courts and a clubhouse, has recently been the subject of various development proposals, which the Village Board of Trustees has declined to entertain~~was recently denied by the Village Board of Trustees in a proposal to develop approximately 120 condominium units on the propertysold to a real estate firm which has indicated plans to continue the current use~~. Most of the Hampshire Country Club property is zoned R-20, although the clubhouse

portion is zoned MR. While these clubs are not open to the general public, they do represent a large amount of the Village's open space, and lend a distinct character to their respective neighborhoods.



ZONING DISTRICTS

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	
R-4F	One to Four Family Residential	
RM-1	Multiple Residence	
RM-2	Multiple Residence	
RM-3	Multiple Residence	
RM/SC	Multiple Residence / Senior Citizen Housing	
P	Parking	
O-1	Office	
C-1	General Commercial	
C-2	General Commercial	
M-1	Manufacturing	
MR	Marine Recreation	
PB	Parkland	
MC-1	General Marine - Commercial	
MC-2	General Marine - Commercial	

LOCAL WATERFRONT REVITALIZATION PROGRAM

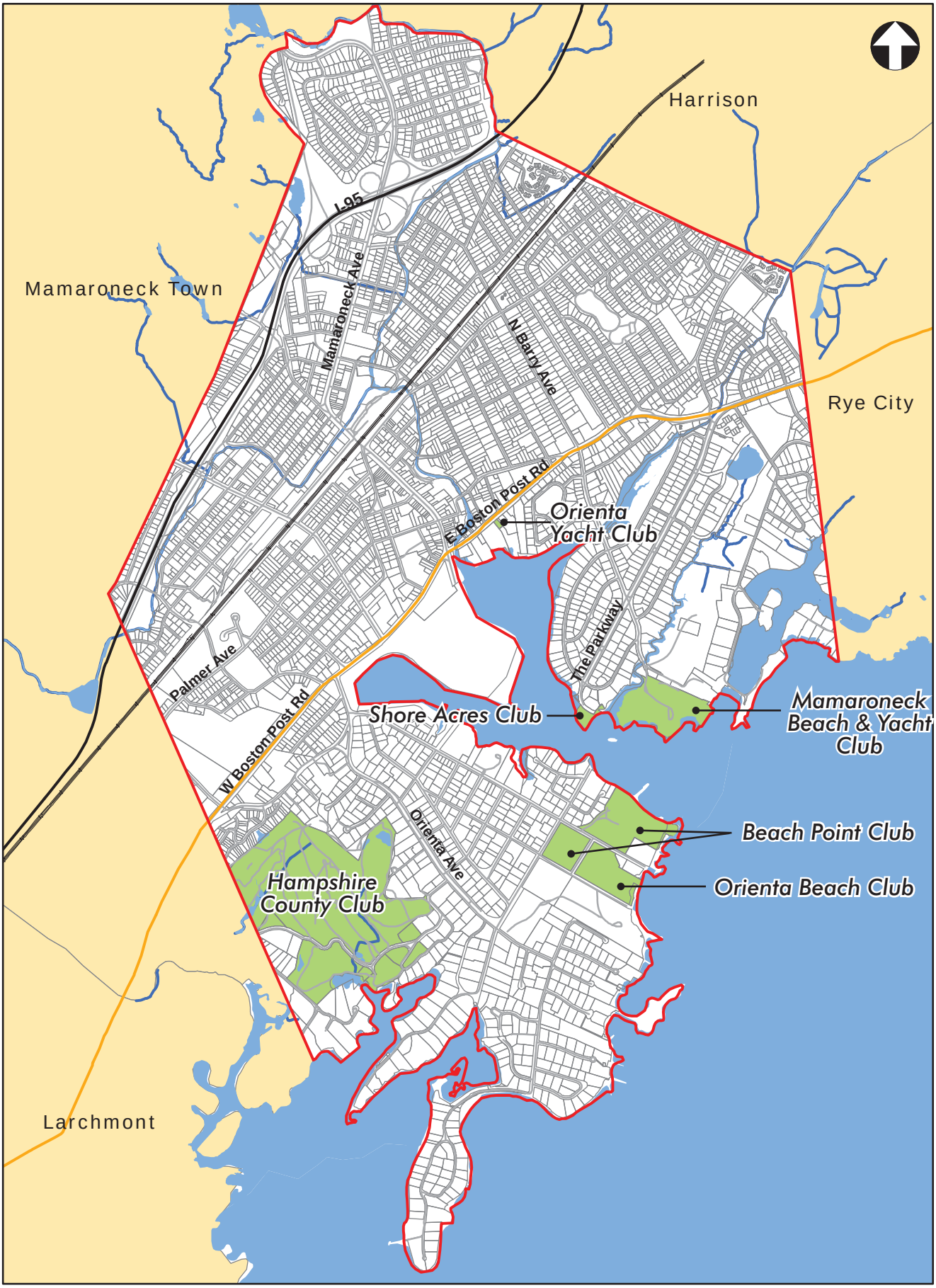
VILLAGE OF MAMARONECK, NY

FIGURE II-3: ZONING MAP

SOURCE: VILLAGE OF MAMARONECK, 2011

As shown

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LOCAL WATERFRONT REVITALIZATION PROGRAM

VILLAGE OF MAMARONECK, NY

FIGURE II-4: PRIVATE RECREATIONAL FACILITIES

SOURCE: WESTCHESTER COUNTY GIS, 2010

0 1850 ft

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The other major developed use in the Mamaroneck waterfront area is commercial, primarily found along Boston Post Road. This road is the Village's primary location for highway commercial uses, including shopping centers, car dealerships and convenience stores; although it also serves the marine commercial uses discussed above, some residential development, Harbor Island Park and institutional and cultural uses such as schools and churches. Most of Boston Post Road is zoned C-1 on one or both sides of the road. The section of the road from the Rye border to Mamaroneck Avenue is almost exclusively devoted to one- and two-story highway commercial uses and offices. Key issues in this section include the multiple curb cuts which can create potentially unsafe traffic conditions, the need for streetscape improvements and screening for parking lots. From Mamaroneck Avenue to Rockland Avenue, the presence of Harbor Island Park provides direct harbor views from Boston Post Road and affords a more open space character. From Rockland Avenue to the Town of Mamaroneck border, the road contains a more diverse mix of uses, including small-scale businesses, multifamily structures, the Town of Mamaroneck municipal complex and Mamaroneck High School.

In the Village outside of the immediate waterfront area, residential uses represent the vast majority of the land area, with Mamaroneck Avenue serving as the primary commercial thoroughfare. Smaller, neighborhood commercial areas are also found along portions of Halstead and North Barry Avenues. Mamaroneck's industrial area is concentrated in the northwest portion of the Village, founded by the railway to the east, Fenimore Road and the Sheldrake River to the north, the New York Thruway to the west and Rockland Avenue to the south. Although this area is zoned for manufacturing (M-1), a few nonconforming residences remain. In addition, the Village recently revised its zoning code to allow for a greater variety of uses in the M-1 zone: indoor recreation facilities and home improvement design centers. This change was in recognition of the decline of traditional manufacturing and industrial uses, and to provide space for other viable uses that may be suited to occupy the existing buildings.

Transportation

The Village of Mamaroneck's transportation system is comprised of highways, streets, a rail line and a bus system. I-95 (New England Thruway) and the Boston Post Road (U.S. Route 1) traverse the Village in a general north-south direction. These roadways, together with the Metro-North Railroad (New Haven Line) and Westchester County's Bee-Line Bus System, form the backbone of Mamaroneck's transportation system. The Village's development pattern relies heavily on auto transportation, and Metro-North represents the primary alternative transportation mode for residents commuting to New York City. Westchester County's Bee-Line bus service provides routes to White Plains, Port Chester and New Rochelle, primarily along Halstead, Palmer and Mamaroneck Avenues.

More of the major thoroughfares that travel through the Village are maintained by the State: I-95 and the Boston Post Road. I-95 is part of the U.S. Interstate highway system and the New York Thruway system. The highway runs southwest to northeast through Mamaroneck and provides access to points south such as New

York City and New Jersey, and to points north such as Hartford, Connecticut, and Boston, Massachusetts. The Boston Post Road is a historic U.S. touring route that runs mostly parallel to I-95 from Maine to Florida. Route 1 carries local traffic through Mamaroneck and connects to the Village of Larchmont and the City of Rye.

Palmer Avenue and portions of Mamaroneck Avenue are the only County-maintained roadways in the Village. Palmer Avenue runs southwest to northeast before connecting with Mamaroneck Avenue in the Village center. Mamaroneck Avenue runs north through the Village and feeds traffic to I-95 and the Hutchinson Parkway. The rest of the roadways in Mamaroneck are Village-maintained, except for private roads.

Visual Quality

Although no scenic resources of statewide significance have been identified in Mamaroneck, the Village has designated Harbor Island Park as a scenic resource of local significance, when viewed from inland or from the water, and impairment of its scenic quality should be prevented. However, aside from the Harbor and Coastal Management Zone Commission's consistency review, no local laws or regulations exist to protect the scenic quality of Harbor Island Park. In addition, no specific viewsheds to and from the park have been identified, making it difficult to establish when impairments to scenic quality may occur.

While many views of Long Island Sound are private, there may be other significant scenic views of the Sound – as well as other areas within the village – that merit protection. For example, the Village's Comprehensive Plan recommends exploring the possibility of creating a scenic overlay zone on Boston Post Road between Mamaroneck Avenue and Rockland Avenue to limit the height of new residential development in order to preserve views and the existing scenic character.

Following up on this recommendation, the Board of Trustees adopted in 2014~~is currently considering~~ a ~~proposed~~ local law to create a Harbor Island Scenic Overlay District. The ~~proposed~~ overlay district, which ~~would~~ encompasses the northern side of Boston Post Road generally from Rockland Avenue to just east of Fenimore Road, ~~would~~ supersedes less restrictive regulations of the underlying C-1 zone. Specifically, for all new development (residential as well as commercial) the overlay zone ~~would~~ limits building heights to 38 feet and the maximum number of stories to three.

The above efforts are not aimed at controlling any buildings or structures of the marine industry or the waterfront clubs. The boatyards and clubs are considered part of the aesthetic beauty of Mamaroneck and its maritime character.

Historic Preservation

Mamaroneck is generally thought of as a 20th century suburb, but many of its buildings and structures are now more than 50 years old. The Village's geographic location made it an ideal Indian and colonial settlement point. The origins of the current community began in the mid-19th century, due to the strong rail connection to New York City. The Village was incorporated in 1895, and much of its waterfront and downtown core was developed by the 1920s and 1930s. Thus, many built features within these areas are considered to be of local historic or architectural importance. Additionally, prehistoric and historic archeological remains may potentially exist in the village, and the Mamaroneck Harbor area has been generally designated as an archeologically sensitive area by the State Office of Parks, Recreation and Historic Preservation (OPRHP).

Chapter 218 of the Village Code governs historic preservation, providing a Village Landmarks Advisory Committee with authority to retain professional consultants, conduct surveys, make recommendations for preparation of maps and historical markers and advise the Board of Trustees on matters involving historic or architecturally significant sites and buildings. The Landmarks Advisory Committee is not currently functioning, although the Board of Architectural Review can grant a Certificate of Appropriateness for any alterations or additions to historic structures.

Mamaroneck's individual locally designated landmarks set forth in Chapter 218 are as follows (see Figure II-5, below):

- The **"Old Mill"** located on Taylors Lane (both interior and exterior protected). Designated in 1983.
- **100 Mamaroneck Avenue** (exterior and portions of the interior protected). Designated in 1983.
- The **American Legion Hall** located at 189 Prospect Avenue (exterior protected only). Designated in 1984.
- The **Hook and Ladder Company No. 1 Firehouse** located at 147 Mamaroneck Avenue (front exterior portion protected only). Designated 1984.
- The **Lichenstein Building** located at 158 West Boston Post Road (exterior portion, including roof, protected). Designated in 1985.
- The **Bedelle Cottage** located at 130 Highview Street (exterior and portions of interior protected). Designated in 1985.
- The **Bedelle Homestead** located at 136 Highview Street (exterior and portions of interior protected). Designated in 1985.
- The **"Skinny House"** located at 175 Grand Street (both interior and exterior protected). Designated in 1986.
- The **Town of Rye Dock Property** located on East Boston Post Road, adjacent to Guion Creek (including the land, two rights-of-way, the bridge and the remnant of land wall). Designated in 1989.
- The **Town of Mamaroneck Cemetery** located at Mount Pleasant Avenue (including the land and gravestones). Designated in 1989.

- **Mamaroneck United Methodist Church** located at 514 East Boston Post Road (including the interior and exterior of the church structure and sanctuary, the exterior of the two-story parlor and the property site). Designated in 1991.

In addition to the above landmarks, the Village's original (1984) LWRP included a list of sites of historic or architectural importance, prepared by the Mamaroneck Historical Society and the Village Landmarks Advisory Committee. Although it is not clear to what extent all of these buildings or structures remain, the list is useful as a reference point as the Village considers potential local landmark designations. See Figure II-6.

1. Mamaroneck Railroad Stationhouse (1888)
2. John Richbell Monument and Cemetery
3. Site of Disbrow House (1677)
4. Delancey House Fenimore Cooper House, 1792)
5. Disbrow Cemetery
6. Site of Flandreau House
7. Site of Polycarpus Nelson House
8. St. Thomas Church (1886); Parish House and former Endowment Buildings (1887)
9. John Flandreau Cottage ("Vue de L'Eau") Church Rectory (1867); Banta House (staff, 1890)
10. Site of First School House
11. Delancey Cemetery
12. Florence and Powell Cemetery
~~Gedney Farmhouse (circa 1800)~~
13. The Gatehouse
14. Site of Deall's Dock
15. Site of Battle of Heathcote Hill (1776)
16. Site of Heathcote Manor House (at Women's Club overlooking harbor, circa 1702)
17. Site of 18th century Dam and Mill Pond
18. Site of "Closet Hall" of Fenimore Cooper
19. Old Village Square (Madison Square)
20. Guion Cemetery
21. Toll Gate House (1805)
22. Gedney Cemetery
23. Later Gedney Cemetery
24. Dingee Cemetery
25. Site of Depot School (1885)
26. Tompkins Avenue Bridge ("Where the Salt Water Meets the Fresh")
27. Site of First Kindergarten
28. Melborne Avenue Historic District (Old Rye Neck)
29. Columbus Park Monument
30. Mamaroneck Project Building (Sewage Treatment Plant Tower and Administration, 1931)
31. Harbor Island Park (Pavilion, 1934); WPA stonework and buildings; Memorial Grove and Firemen's Memorial
32. Stanford White-designed gatehouse and stables (Mamaroneck Beach and Yacht Club, 1885); Cottage Gatehouse

33. Daniel Warren Schoolhouse (Conrad Henne, architect, 1930)
34. Mamaroneck Free Library (1927); Emelin Theatre (1972)
35. Mamaroneck Village Hall (Johnson Park and World War II Memorial)
36. Weatherbee Mansion (Westchester Day School, circa 1880)
37. Old Central School (First High School, 1888)
38. Strait Gate Church (1954); Rev. Martin Luther King Jr. Center
39. Barry Avenue A.M.E. Zion Church (1903)
40. Holy Trinity Church (1885)
41. Tompkins Park (Memorial to World War I veterans) with milestone "23 Miles to N.Y.City"
42. Orienta Beach Club
43. Beach Point Club Mansion
44. St. Vito's Church (1930)
45. Satan's Toe, site of Flagler Estate and D.W. Griffith Studio
46. Highview Street Historic District

In addition to ~~these~~ locally designated landmarks, Mamaroneck United Methodist Church, the St. Thomas Episcopal Church complex, the Albert E. and Emily Wilson House at 617 Brook Street and Walter's Hot Dog Stand are listed on the National Register of Historic Places. ~~A number of other sites and structures were also recognized in Mamaroneck's 1986 Master Plan by the Mamaroneck Historical Society and the Landmarks Advisory Committee as historically significant.~~

Historic markers have been assigned to various buildings and neighborhoods in Mamaroneck. For example, Melbourne Avenue, which may be eligible for designation as a local landmark district, has unofficial signs denoting the neighborhood's historic interest. However, there are no special historic district design guidelines, and the Landmarks Commitee is not currently active~~does not hold meetings~~. ~~The local law is not strictly enforced and serves mainly as a record of individual Village landmarks.~~The Village should consider activating the Committee and examining the potential to designate additional local historic landmarks whose value have long been noted, such as the Westchester County Treatment Plant in Harbor Island Park and the Playhouse on Mamaroneck Avenue.



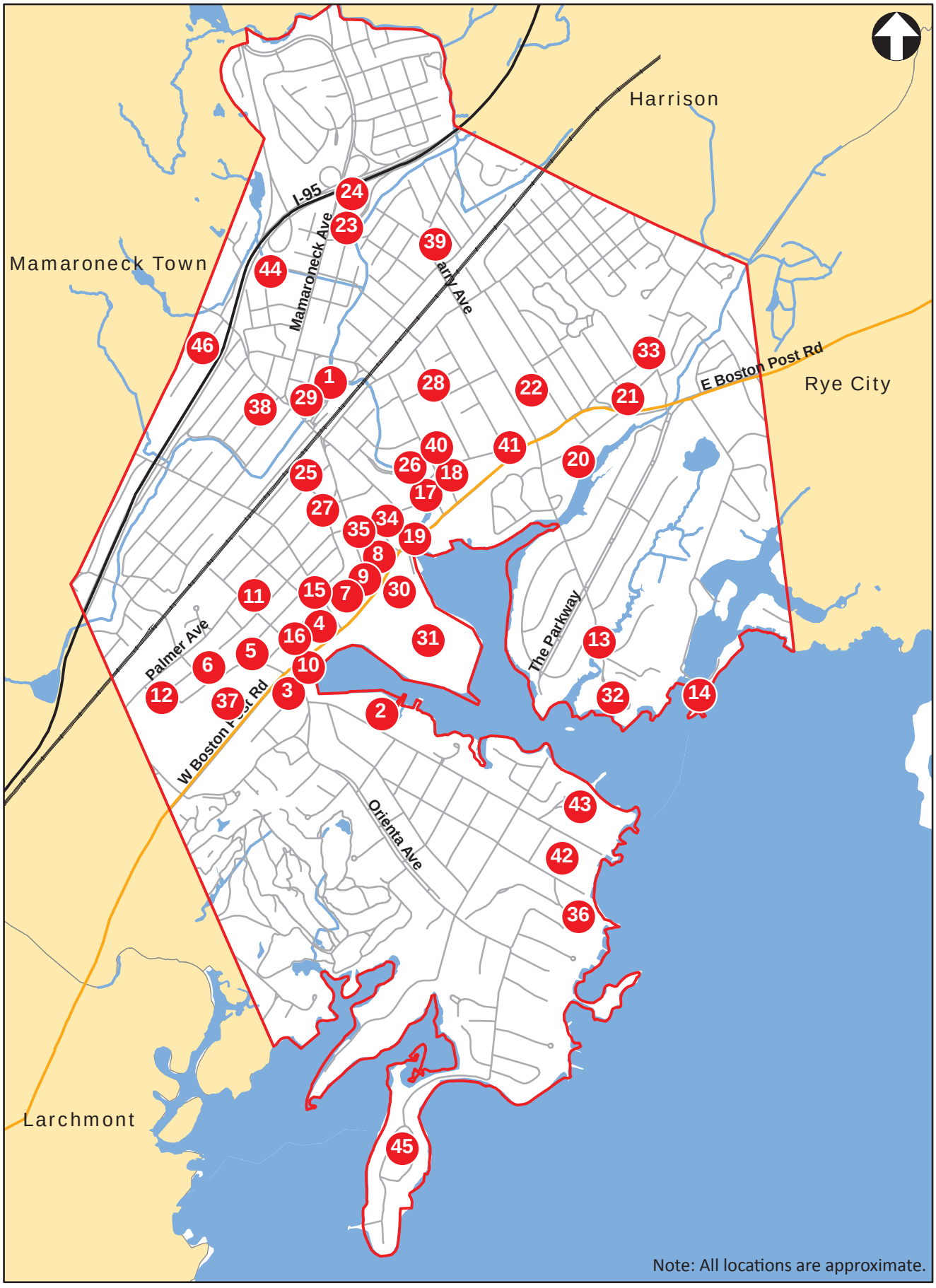
LOCAL WATERFRONT REVITALIZATION PROGRAM FIGURE II-5: DESIGNATED HISTORIC RESOURCES

VILLAGE OF MAMARONECK, NY

SOURCE: WESTCHESTER COUNTY GIS, 2010

0 1850 ft

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LOCAL WATERFRONT REVITALIZATION PROGRAM FIGURE II-6: ADDITIONAL HISTORIC RESOURCES

VILLAGE OF MAMARONECK, NY

SOURCE: WESTCHESTER COUNTY GIS, 2010

0 1850 ft

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b. Natural Coast

The natural coast is comprised of a rich diversity of natural resources that are the basis for the productivity of Long Island Sound, as well as a source of scenic beauty, ~~and~~ recreational enjoyment and regional economic benefits. The Long Island Sound Coastal Management Program[3] concentrates on the integrity of ecological communities, appropriate responses to natural coastal processes and improved management of water resources and overall water quality.

Long Island Sound is a complex ecosystem consisting of physical (non-living) and biological (living) components and their interactions. The physical components include the open waters, embayments, and tributaries of the Sound, as well as coastal lowlands, headlands, bluffs, adjacent upland areas, small offshore islands, and soils. These features continue to develop and change through the action of tides and offshore currents, and through weathering by precipitation and surface runoff. The biological components include the plants and animals that make up a wide range of ecological communities in and around the Sound. These ecological communities provide vital habitat for waterfowl, finfish, and shellfish.

Erosion and flooding have been causing changes in the coastal geography of the Long Island Sound region since glacial retreat began thousands of years ago. Beaches and dunes have developed and changed; bluffs have slumped and been washed away; bays have changed shape and depth; wetlands have appeared and disappeared. These events, whether occurring incrementally or in a single storm event, are part of a dynamic natural process that never allows coastal landforms to remain the same for more than a moment in geologic time.

Natural processes acting upon unencumbered coastal features, such as nearshore areas, beaches, dunes, bluffs, wetlands, and floodplains, are not considered hazardous. Coastal hazards arise when people build on these dynamic landforms, which continue to change. This eventually results in those structures being damaged or lost by the naturally occurring erosion or flooding.

While population levels have been relatively stable for the Long Island Sound region in recent years, development in coastal areas, including locations of dynamic shoreline change, has steadily increased. As growing numbers of people choose to live in these areas, greater numbers of structures are at risk.

Population growth and associated development have also had negative effects on the quality of water in the Sound. In urban areas, numerous point and nonpoint sources of pollution have degraded the Sound's waters. Wastewater treatment facilities discharge permitted levels of pollutants into the Sound, and combined storm and sanitary sewers channel untreated overflows directly into its waters.

[3] http://www.dos.ny.gov/communitieswaterfronts/pdfs/LIS%20CMP.pdf

Flooding

As discussed above, both the Mamaroneck and Sheldrake Rivers flow through the Village of Mamaroneck, and approximately 1.38 square miles of the village are in the Mamaroneck River watershed (see Figure II.7 for a map of the larger Atlantic/Long Island Sound Watershed, Figure II-8 for a map of drainage basins in Mamaroneck and Figure II-9 for a map of sewer districts). The Long Island Sound shoreline within the Village is a State-designated coastal erosion hazard area (see Figure II-10). The CEHA establishes a setback that generally prohibits all structures seaward of the line. The CEHA does not include the shoreline of Mamaroneck or Larchmont Harbors. Extensive portions of Mamaroneck – including the neighborhoods of Orienta, Shore Acres, and Washingtonville and Harbor Heights, as well as the industrial area – lie within both the 100-year floodplain and coastal flood zones, while an even larger area is within the 500-year floodplain (see Figure II-11~~6~~). Mamaroneck's location at the bottom of three drainage basins – the Sheldrake River, Mamaroneck River, and Beaver Swamp Brook – is most directly associated with many of the village's most pressing environmental issues, particularly flooding. These basins~~watersheds~~ drain approximately 28 square miles of land and are often subject to flooding, especially at the confluence of the Mamaroneck and Sheldrake Rivers. It should be noted that the watersheds for these riverine water bodies span several other municipalities, and therefore the Village has no jurisdiction or authority over many land use decisions that can affect stormwater management and local flooding issues within Mamaroneck.

The nature of Mamaroneck's predominant soils and its built-up character impair its ability to manage riverine flooding, and the shape of the Mamaroneck basin is wider than it is long, allowing even more water to accumulate. In recent years, upland land development in the region has further reduced absorption capacities, and soil erosion and storms have carried large amounts of sedimentation into the harbor, causing siltation and requiring dredging. Dredging of the entire harbor is generally needed every 10 years to maintain adequate depths. In addition to property damage and the economic burdens from flooding, environmental degradation occurs in the form of erosion and eutrophication of waterbodies (build-up of algae and other organisms), which leads to low levels of dissolved oxygen and is harmful to aquatic life.

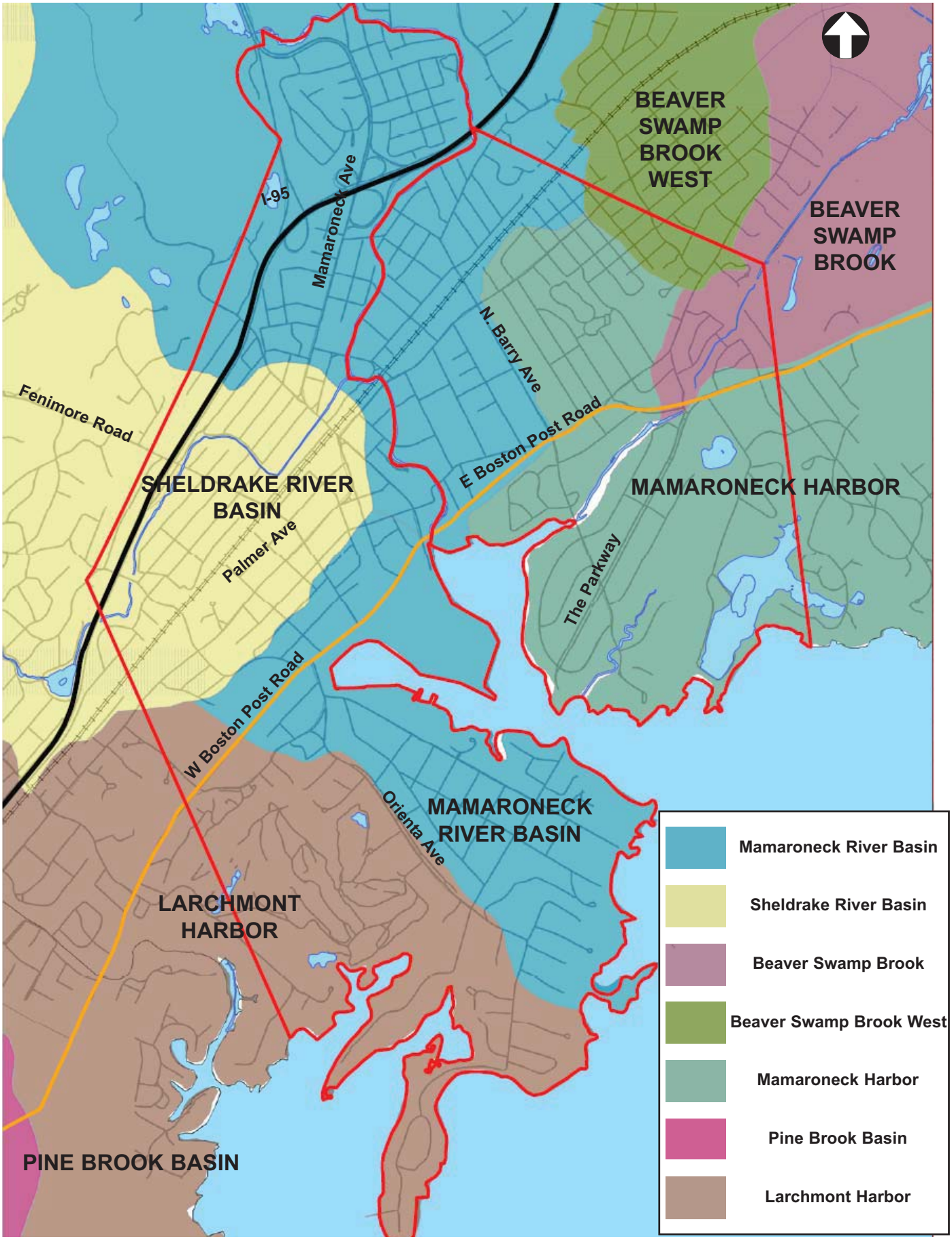
After major flooding events in 2007, the Village established a Flood Mitigation Advisory Committee to coordinate efforts to address flood mitigation and reduce short- and long-term flood impacts. This seven-member committee is composed of Village residents and meets monthly to discuss potential flood mitigation projects and public outreach efforts. The committee also assisted in preparation of a Multi-Hazard Mitigation Plan,[4] ~~which, once~~ adopted and accepted by the Federal Emergency Management Agency (FEMA), ~~will~~ entitlinge Mamaroneck to additional FEMA funding. The committee has also explored the potential for a village-wide system of riverwalks to enhance public access and visibility of waterways.

[4] http://www.village.mamaroneck.ny.us/pages/mamaroneckny_webdocs/2012-01-27%20Final%20Mamaroneck%20Multi-Hazard%20Mitigation%20Plan-2.pdf



FIGURE II-7: ATLANTIC/LONG ISLAND SOUND WATERSHED

SOURCE: NYSDEC



LOCAL WATERFRONT REVITALIZATION PROGRAM

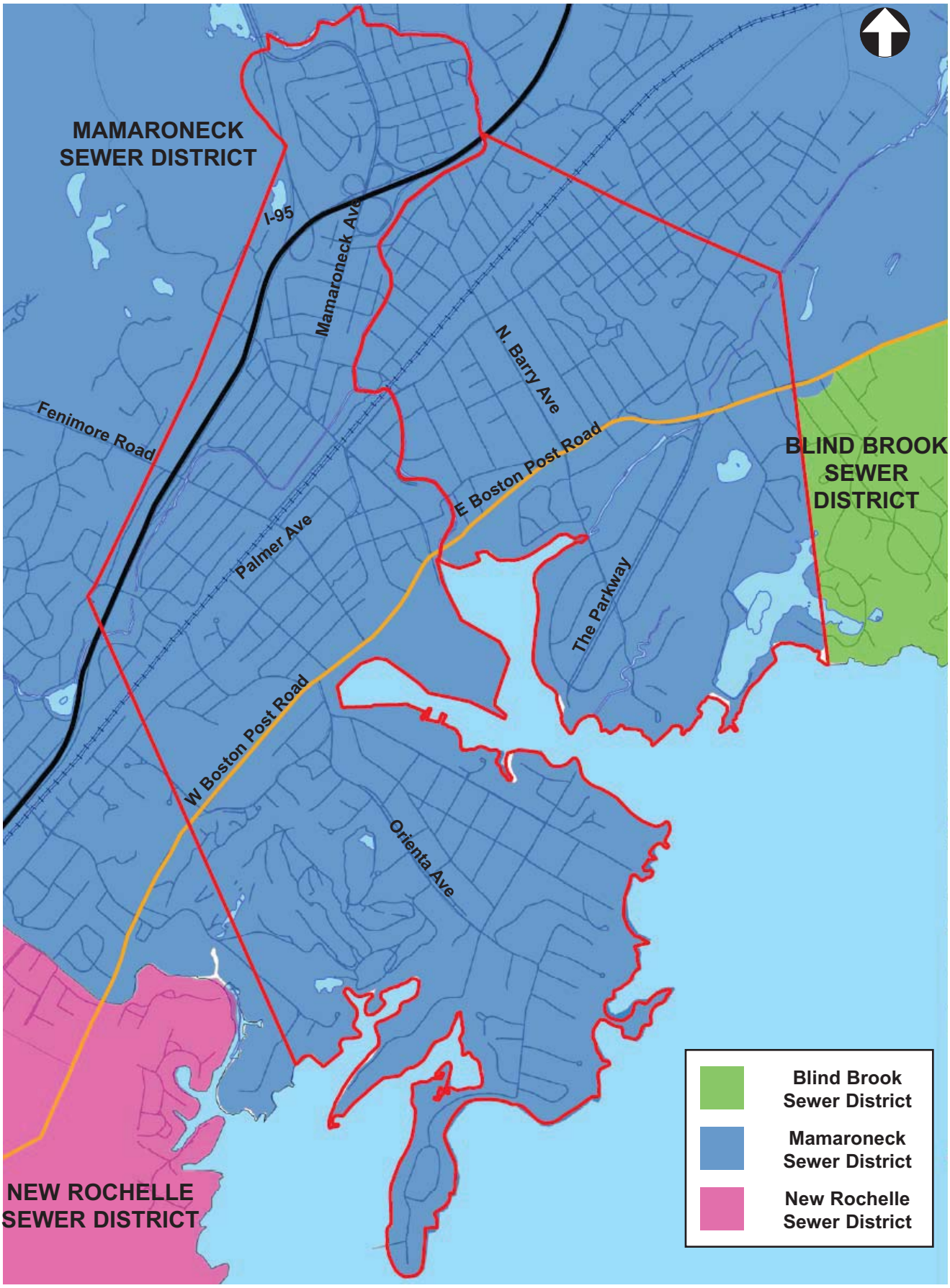
VILLAGE OF MAMARONECK, NY

FIGURE II-8: DRAINAGE BASINS MAP

SOURCE: WESTCHESTER COUNTY GIS, 2010

0 1750 ft

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LOCAL WATERFRONT REVITALIZATION PROGRAM

VILLAGE OF MAMARONECK, NY

FIGURE II-9: SEWER DISTRICTS MAP

SOURCE: WESTCHESTER COUNTY GIS, 2010

0 1750 ft

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LOCAL WATERFRONT REVITALIZATION PROGRAM

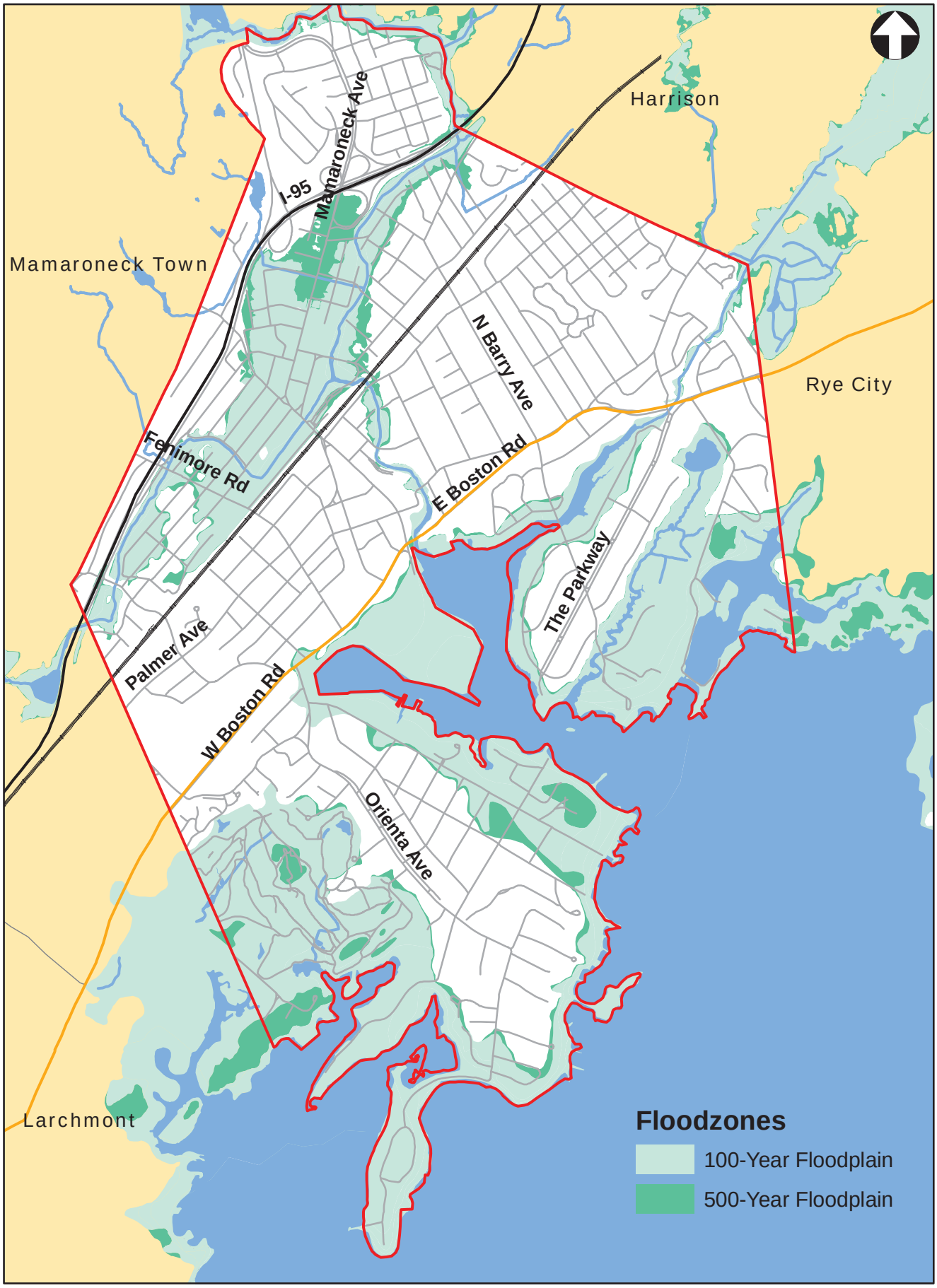
FIGURE II-10: COASTAL EROSION HAZARD AREA MAP

VILLAGE OF MAMARONECK, NY

SOURCE: NYS DEC

0 2400 ft

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LOCAL WATERFRONT REVITALIZATION PROGRAM

VILLAGE OF MAMARONECK, NY

FIGURE II-11: FLOODPLAIN MAP

SOURCE: WESTCHESTER COUNTY GIS, 2010

0 1750 ft

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Studies conducted over the years have also resulted in a number of recommendations to address flooding issues. In~~Recently, in~~ May 2010, the U.S. Army Corps of Engineers (USACE), the New York State Department of Environmental Conservation (DEC) and Westchester County agreed to conduct a $6.1 million, five-year re-evaluation study of the Mamaroneck and Sheldrake Rivers to examine the opportunity for reduction of flood risks to the Village[5]. The agreement allows the USACE to begin the re-evaluation of a flood risk management project that was initially authorized for construction in 1986. That project was never constructed due to local concerns on its costs. The re-evaluation will examine the flooding problems of the Mamaroneck and Sheldrake Rivers caused from low channel capacity, small bridge openings, developmental encroachment along both rivers, urbanization, and a poor flow conveyance at the confluence of both rivers. Potential alternatives being examined include channel modification, a diversion tunnel, non-structural measures such as buyouts and floodproofing, or a combination of alternatives. The study will develop a recommended action plan, including an environmental impact statement; however, construction of any project will require new authorization and funding. See Chapter IV for more details on this project.

~~In addition, in 2010, the Westchester County Department of Planning released *Flooding and Land Use Planning: A Guidance Document for Municipal Officials and Planners,*[6] an extensive report outlining the planning context for floodplain management, together with recommended tools, strategies and best practices to deal both with flooding and stormwater management. The document also includes sample ordinances, relevant contacts and information on funding opportunities.~~

Section 186 (Flood Damage Prevention~~; Erosion and Sediment Control~~) of the Village Code provides for flood damage prevention and appoints the Building Inspector as local administrator for granting development permits within the areas of flood hazard. Floodplain development permits are issued by the Building Inspector, and appeals from determinations by the Building Inspector and variances from Chapter 186 requirements are heard by the Planning Board. Under the requirements of the law, new residential construction and substantial improvements in areas of special flood hazard must be elevated to 2 feet above the base flood elevation. Utilities must also be located to prevent water damage during flooding. The Mamaroneck Board of Trustees adopted an updated version of the law in July 2007 to reflect guidelines set by the DEC.

In response to existing or perceived erosion and flood hazards, many landowners in the region have constructed erosion protection structures, and a substantial portion of the Long Island Sound shoreline has been hardened with these structures. The amount of hardened shoreline is generally associated not only with water-dependent uses, but also for uses that do not have a functional relationship

[5] http://www.nan.usace.army.mil/Missions/CivilWorks/ProjectsinNewYork/MamaroneckandSheldrakeRivers.aspx ~~http://www.nan.usace.army.mil/news/newsrels/mama1.pdf~~

[6] ~~http://www.westchestergov.com/planningdocs/reports/FLOODGUIDE.pdf~~

to coastal waters. ~~While some erosion control structures are required to protect development, many are both unnecessary and may themselves cause erosion.~~

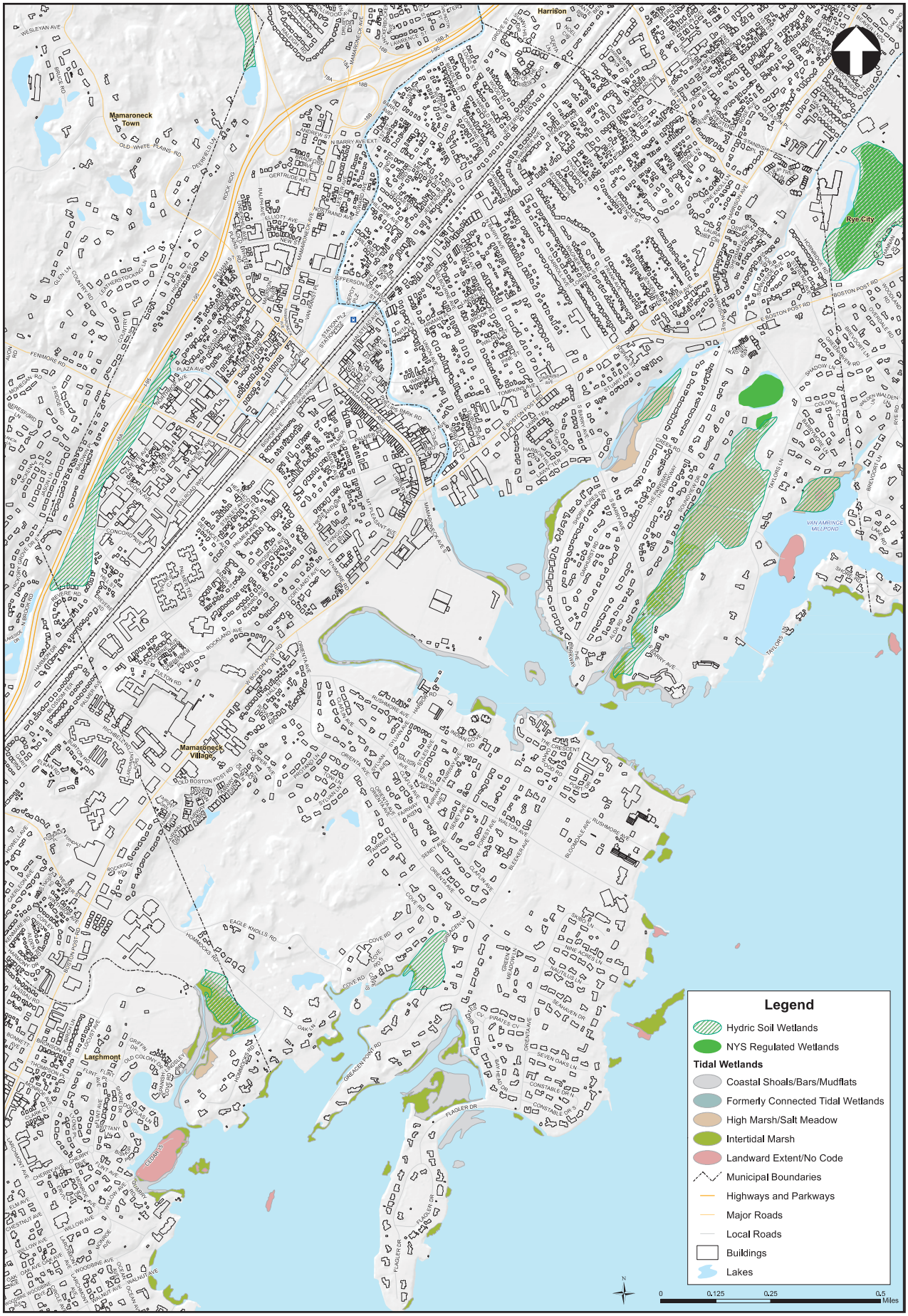
Wetlands

Wetlands greatly mitigate flooding by retaining water from surrounding developed land and gradually discharging it into local watercourses, which is especially important in flood-prone communities such as Mamaroneck. Figure II-11~~7~~ identifies State-mapped wetlands within the village. The map includes mostly coastal-area tidal wetlands such as Otter and Guion Creeks, and freshwater wetland areas such as Magid Pond.

Chapter 192 (Freshwater Wetlands) of the Village of Mamaroneck code was revised and adopted in July 2007 and regulates both freshwater and tidal wetlands. Wetlands are generally defined as containing hydric soils with a prevalence of vegetation as defined in the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands* (1989)[7]. Under Chapter 192, wetlands include any areas of 2,500 square feet or greater. In addition, a 100-foot wide buffer is regulated. The Planning Board has jurisdiction and may grant a permit for regulated activities within the wetland areas.

In addition to the local wetland law, wetlands in Mamaroneck are regulated on the state and national level. The U.S. Army Corps of Engineers is responsible for regulating national wetlands, and issues permits for regulated activities under Section 404 of the Clean Water Act[8], which regulates the disposal of dredged or fill material into waters of the United States. Wetlands over 12.4 acres in size are mapped and protected by the New York State DEC. Any construction activity that might have an impact on these State-regulated wetlands (excavation, filling, building, obstructions, potential pollution sources, etc.) is regulated, whether or not the activity occurs in the wetland itself or within its 100-foot buffer. New York State-regulated and Federally regulated wetlands are shown on Figure II-12~~7~~.

[7] http://library.fws.gov/Wetlands/interagency_wetland_delineation_manual.pdf
[8] http://water.epa.gov/lawsregs/guidance/wetlands/sec404.cfm



LOCAL WATERFRONT REVITALIZATION PROGRAM

VILLAGE OF MAMARONECK, NY

FIGURE II-12: WETLANDS

SOURCE: WESTCHESTER COUNTY, 2012

0 1875 ft

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Water Quality

Because of Mamaroneck's significant water resources – rivers, the harbor, and Long Island Sound – water quality has a major impact on the Village's water-dependent uses and recreation. Use impairments in the western portion of the Sound, an area of poor circulation, include shellfishing and fishing. Seasonal hypoxia (low dissolved oxygen) in the bottom waters of the western Sound cause crustacean kills and finfish to avoid the area. According to the Long Island Sound Study (LISS~~, see discussion below~~), the low dissolved oxygen is primarily due to algal die off, and to a lesser extent, the discharge of oxygen-demanding materials from sewage treatment plants, combined sewer overflows and stormwater runoff from throughout the Sound's New York and Connecticut watershed.

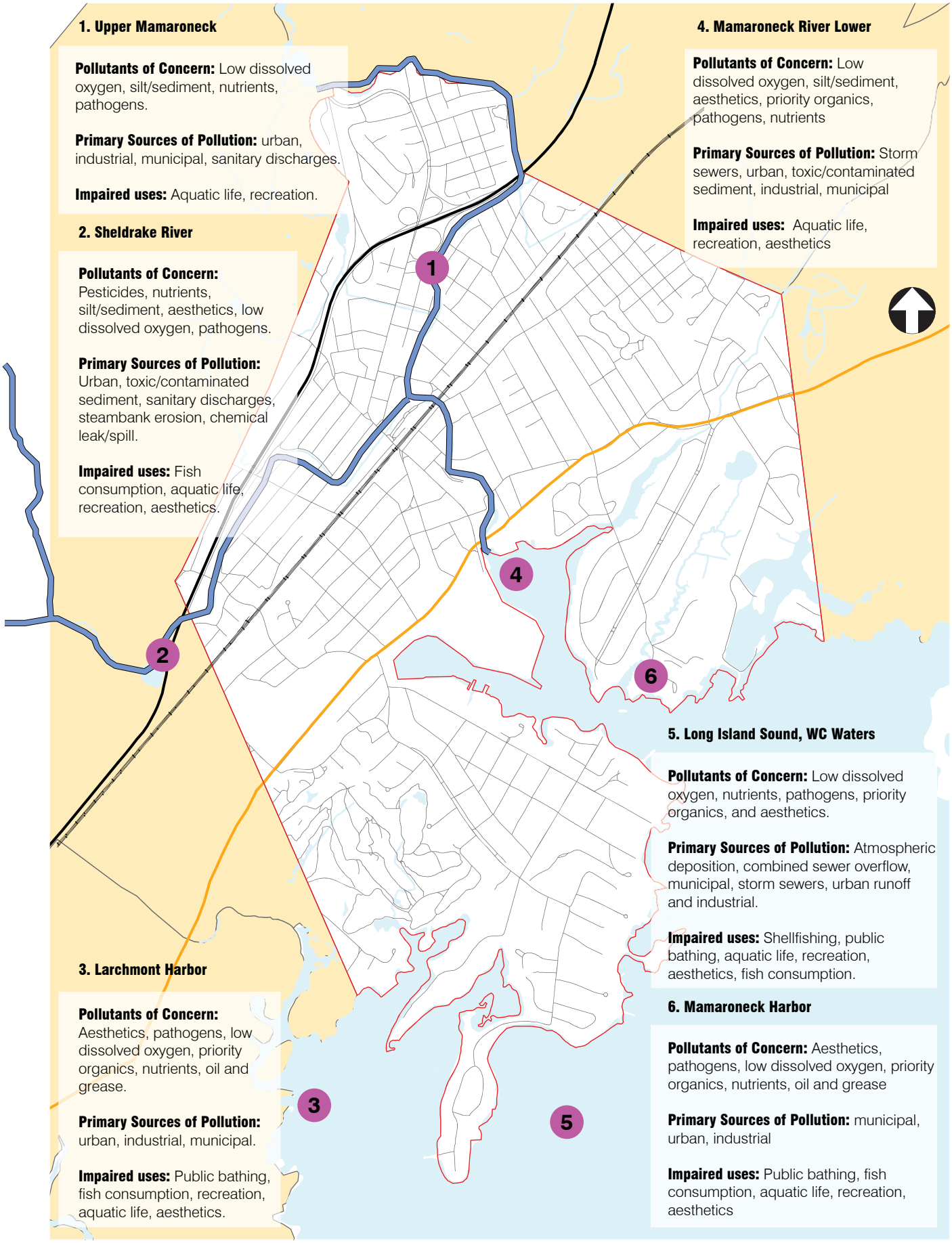
~~While current water quality sampling data for all of the Village's waters are not available, some information exists about the major water bodies.~~ The New York State DEC's Water Quality Standards Program assigns a letter classification to all waters in the state that denotes their best uses. Letter classes such as A, B, C and D are assigned to fresh surface waters, and SA, SB, SC, I and SD to salt waters. In general, both fresh and saline surface waters with an "A" classification have the highest water quality and are suitable for drinking. As the classification proceeds to B, C, and D, water quality constraints limit the potential uses of these waters.

Best uses include source of drinking water, swimming, boating, fishing and shellfishing. Within Mamaroneck, the DEC has classified the following surface waters (excluding reservoirs)[9]:

- Long Island Sound, Westchester County: SA
- Mamaroneck Harbor: SB
- Larchmont Harbor: SB
- Mamaroneck River and tributaries: SC/C~~D~~
- Sheldrake River and tributaries: C
- Beaver Swamp Brook: SC/C

The classifications indicate that, in general, the best use for the waters within Mamaroneck is fishing. However, more detailed assessments have provided further guidance on the appropriate usage of the water bodies. The DEC's Priority Waterbodies List[10] provides regular, periodic assessments of the quality of the state's water resources, and their ability to support specific uses. The database is used to record the most recent water quality information, characterize known or suspected water quality issues and track progress toward their resolution. Water bodies in Mamaroneck included on this list consist of Long Island Sound, Mamaroneck Harbor, Larchmont Harbor, Mamaroneck River and Sheldrake River. Figure II-13, below, provides a summary of the DEC's assessment for each water body~~A brief description of the known water quality status of each water body, derived from the Priority Water Bodies List, is found below~~.

[9] http://www.dec.ny.gov/docs/water_pdf/pwlalis11v1list.pdf
[10] http://www.dec.ny.gov/docs/water_pdf/pwlalis11v1.pdf



LOCAL WATERFRONT REVITALIZATION PROGRAM

VILLAGE OF MAMARONECK, NY

FIGURE II-13: DEC PRIORITY WATERBODIES

SOURCE: NYS DEC, WESTCHESTER COUNTY GIS, 2010

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- ~~***Long Island Sound (Westchester County waters):*** In this portion of Long Island Sound, shellfishing, fish consumption, public bathing/recreational uses, aquatic life support and aesthetics are limited by a range of pollutants and sources, including untreated sewage from combined sewer overflows (CSOs), PCB contamination of migratory fish species, nutrient (nitrogen) loadings from treated municipal sewage, dissolved oxygen depletion, pathogens, stormwater and urban runoff. (Last revised 2002).~~

  ~~In addition to the NYS DEC monitoring, the Long Island Sound Study (LISS), a partnership between the states of New York and Connecticut and the U.S. Environmental Protection Agency (EPA) completed a Comprehensive Conservation and Management Plan[11] in 1994 and identified seven major issues facing the Sound:~~

  1. ~~Low dissolved oxygen (hypoxia)~~
  2. ~~Toxic contamination~~
  3. ~~Pathogen contamination~~
  4. ~~Floatable debris~~
  5. ~~Living resources and habitat management~~
  6. ~~Land use and development~~
  7. ~~Public involvement and education~~

  ~~LISS and its partners have worked to address these issues to restore and protect Long Island Sound, giving priority to hypoxia, habitat restoration, public involvement and education and water quality monitoring. The 1994 plan recommended restoration of the full range of the Sound's coastal and aquatic habitats. In 2002, two sites were identified in Mamaroneck for restoration: Greacen Point (tidal wetlands and intertidal flats) and Hommock Marsh (tidal wetlands).~~

- ~~***Mamaroneck Harbor:*** Fish consumption, public bathing/recreational uses, aquatic life support and aesthetics in Mamaroneck Harbor are limited by a variety of pollutants and sources, including PCB contamination of migratory fish species, nutrient (nitrogen) loadings from treated municipal sewage, dissolved oxygen depletion, pathogens, stormwater and urban runoff. Harbor Island Beach was closed in June 2000 due to elevated coliform counts. One source of contamination was traced to a storm drain discharge, which the Village of Mamaroneck is working to address.~~

- ~~***Mamaroneck River (Lower, south of Route 1):*** Aquatic life support and recreational uses in this portion of the Mamaroneck River are affected by various pollutants from stormwater and urban runoff. A biological survey of the river at multiple sites between Mamaroneck and White Plains was conducted in 1999. NYSDEC Sampling results indicated water quality to be moderately impacted at all sites.~~

[11] ~~http://longislandsoundstudy.net/wp-content/uploads/2011/10/management_plan.pdf~~

- ~~***Mamaroneck River (Upper and minor tributaries, north of Route 1):*** Aquatic life support and recreational uses in this portion of the Mamaroneck River are affected by various pollutants from stormwater and urban nonpoint runoff within a region of high population density. Fish consumption is also considered stressed due to pesticides. As discussed above, sampling conducted in 1999 indicated water quality to be moderately impacted at all sites. Further monitoring conducted in 1999 within the Village (at Ward Avenue) found that fecal coliform values were high. Other findings were typical of urban streams.~~

- ~~***Sheldrake River (Stream and tributaries from mouth to Upper Larchmont Reservoir):*** Fish consumption in the Sheldrake River is impaired due to a specific New York State Department of Health (DOH) advisory that recommends eating no American eel and no more than one meal per month of goldfish because of elevated chlordane and dieldrin levels. Aquatic life support and recreational uses in this river are considered to be affected by various pollutants from stormwater and urban nonpoint runoff within a region of high population density. As discussed above, sampling conducted in 1999 of the Mamaroneck River indicated water quality to be moderately impacted at all sites. While sampling on the Sheldrake was not conducted, similar impacts are considered likely.~~

~~In addition to the NYS DEC monitoring, Westchester County coordinates a Citizens' Volunteer Monitoring Program (CVMP)[12] to create a baseline of water quality data on streams, rivers, ponds and lakes in the county and to make the water quality data publicly accessible. To achieve a complete understanding of the water quality changes over time, the physical, chemical and biological characteristics of sampling sites are assessed. For 2010, the closest sampling site to the Village of Mamaroneck was the Sheldrake River at the Sheldrake Environmental Center in the Town of Mamaroneck. In general, volunteers found that pH and dissolved oxygen levels were sometimes below New York State standards, while phosphorous levels were sometimes above recommended levels.~~

In recent years, the Village has made significant progress in implementing local efforts to protect the Harbor and its shoreline and waters. As discussed above, the beaches at Harbor Island Park have been periodically closed to the public since 2000 due to elevated coliform counts. In 2002, a Gunderboom "Beach Protection System" was reinstalled in front of the beach area after the prior system was damaged. The Gunderboom is an 800-foot curtain made of a special fabric that effectively filters out pollutants and is self-cleaning. Periodic replacements of the Gunderboom are necessary as the fabric is subject to ongoing potential damage.

~~[12]http://planning.westchestergov.com/index.php?option=com_content&task=view&id=2498&Itemid=4401~~

Also in 2002, largely in response to the closure of the Harbor Island beaches, Mamaroneck's mayor created an Advisory Committee on Water Quality. Through communication with the Westchester County Health Department and other stakeholders and reviewing existing studies of the harbor and water quality, the committee developed a set of recommendations which it presented to the public in 2004. These included keeping sanitary sewage within the pipes, keeping stormwater from entering water bodies, educating the public on water quality problems and securing financing to solve the problems. The committee is not active, but its work should be continued by the Committee for the Environment.

In addition, under the authority of the Harbor Master, the Village operates two pump-out stations in the east and west basins of the Harbor and a pump-out boat that provides a mobile service. Mamaroneck Harbor is a State-designated no-discharge zone (NDZ), which prohibits the discharge into the harbor of treated vessel wastes, and the pump-out stations and mobile service are provided to boaters to assist in complying with these regulations.

On a county~~/regional~~ level, in January 2001, a special watershed advisory committee under the guidance of ~~the~~ Westchester County completed a report, *Controlling Polluted Stormwater: A Management Plan for the Sheldrake and Mamaroneck Rivers and Mamaroneck Harbor* (WAC4 report)[13], which identified water quality-impaired sites in a study area including the Town/Village of Mamaroneck, Harrison, New Rochelle, Scarsdale and White Plains. The study identified six impaired sites in the watershed area and one in Mamaroneck Harbor, and outlined recommendations to address impairments, many of which the Village has implemented or is in the process of implementing (see Table II-1, below). ~~Completed Village-specific actions to address water quality in the watershed area include restoration of the salt marshes in the West Basin of the harbor, restoration of the banks of the Sheldrake River with natural vegetation and adoption of Phase II stormwater management standards through a Stormwater Management Ordinance.~~

[13] http://www.westchestergov.com/planning/environmental/wac4report/WAC4report.htm

Table II-1: WAC4 Report, Recommendations for Mamaroneck

Stream Assessment and Restoration ▪ Retrofit stormwater outfall pipes to catch sand and sediment in West Basin of Mamaroneck Harbor. ▪ Retrofit stormwater outfall pipes to catch sand and sediment in vicinity of Harbor Island Park. ▪ Implement natural vegetative restoration on the Sheldrake River in Columbus Park (completed).
Freshwater and Tidal Wetlands Recommendations ▪ Restore salt marches: West End of Harbor Island, Nichols Boat Yard at Indian Cove (completed). ▪ Reintroduce smooth cordgrass along intertidal sites throughout Village, for example, at the end of Bleeker Avenue and in the rocky intertidal areas on the southeast shore of the Village.
Stormwater Management ▪ Retrofit Top of the Ridge Drive detention basin.
Local Comprehensive Plans and Ordinances ▪ Update Master Plan, LWRP and Harbor Management Plan (completed or in-process). ▪ Amend freshwater wetlands ordinance. ▪ Amend Flood Damage Prevention; Erosion and Sediment Control Ordinance (completed). ▪ Adopt a Stormwater Management Ordinance (completed). ▪ Amend Zoning Ordinance to provide lot coverage limits in all districts, re-evaluate parking ratios and implement buffer provisions or additional setbacks to protect sensitive areas (some amendments completed; others proposed or in-process). ▪ Amend Tree Ordinance to regulate removal on private property and provide replacement whenever possible.

Source: Controlling Polluted Stormwater: A Management Plan for the Sheldrake and Mamaroneck Rivers and Mamaroneck Harbor (2001), Westchester County Department of Planning

Mamaroneck is one of 13 Westchester municipalities that make up the Long Island Sound Watershed Intermunicipal Council, formed in 1999 to collectively make ecosystem-scale decisions to promote a cleaner Long Island Sound[14]. The group's primary goals include pollution prevention and remediation; preservation of open space and natural resources; development and restoration of business and industrial districts; maintenance and improvement of quality of life; provision of open space, recreational and cultural opportunities; and preservation and restoration of wetlands, watercourses and associated habitat areas. To further these goals, the LISWIC commissioned a study on the feasibility of creating a Regional Stormwater Management District (RSMD). The study concluded that the existing method of providing regional stormwater management was inadequate, given chronic underfunding and lack of coordination of improvement projects and the fragmented approach taken by individual municipalities. The study, completed in 2007, recommended an RSMD to be established as a public authority under New York State law, with implementation of regional watershed management and stormwater management plans. The Village Board of Trustees adopted a resolution supporting creation of a regional stormwater management district. In 2011, the Westchester County Board of Legislators adopted the Stormwater Management Law, which created stormwater management districts for each

[14] http://www.liswic.org/

watershed within the county. However, no capital funds have been budgeted for stormwater projects. As a next step, each stormwater district will need to create a "reconnaissance plan," or a survey of conditions within the district. The plan must include maps that identify areas with flooding problems and contain descriptions of any capital projects with rough cost estimates for construction. Data collection for the reconnaissance plan is underway; once this phase is complete, LISWIC will finalize the plan with a prioritization of projects. Completion of the plan will allow LISWIC to be ready to apply for County funds, as they become available.

In June 2007, the restoration of tidal wetland areas fronting the West Basin was completed by Westchester County, implementing one of the specific recommendations of the WAC4 report.[15] This project included increasing the intertidal area and creating a new landscaped berm to accommodate native species such as smooth cordgrass; salt marsh bay; marsh elder; and a variety of coastal grasses, shrubs and trees. In addition, a public walkway was constructed along the top of the berm, including an observation platform allowing the public to closely view the restored salt marsh and harbor. The total area of restored salt marsh is approximately 0.3 acres, and the restored upland area totals about 0.4 acres. The restored marsh area should improve the tidal wetland's natural filtering functions, with resulting positive impacts on water quality within the harbor.

~~More recently, in 2011, the Connecticut Fund for the Environment released a report on the "State of the Sound," identifying areas where the states of Connecticut and New York have been successful in addressing a range of environmental indicators, and where more work remains.[16] In general, the report gave the two states high marks in the areas of habitat (coastal and migratory) and eliminating beach litter, but gave poor grades for the areas pertaining to water quality (low oxygen, raw sewage, stormwater runoff and toxic chemicals) and in overall stewardship. The report outlined a number of State and Federal policy priority areas, primarily involving improved funding and regulatory efforts.~~

Stormwater and Drainage

A significant driver of water pollution is stormwater runoff. Land development often eliminates natural features that moderate stormwater runoff and exposes soil to erosion. Stormwater runoff carries soil and other pollutants into streams, lakes, rivers and estuaries. In severe storm events, bank erosion, flooding, road washouts and flooded basements are a direct result of uncontrolled stormwater runoff. Preventing these problems requires precautions during and after land development. Federal and State law requires urbanized communities, including Mamaroneck, to establish Phase II stormwater management programs aimed at controlling stormwater on developed sites to the maximum extent possible. This means that the quantity, rate and quality of runoff should not change significantly between pre- and post-development. The Phase II measures are limited to areas greater than one acre.

[15] http://planning.westchestergov.com/23-harbor-island-park

~~[16] http://ctenvironment.org//pdf/long-island-sound/State_of_the_Sound_report_FINAL_2011.pdf~~

In accordance with the DEC Phase II regulations, Mamaroneck adopted in 2010 Chapter 294 (Stormwater Management and Erosion and Sediment Control) of the Village Code. The chapter designates athe Building Inspector as the local Stormwater Management Officer who accepts and reviews all stormwater pollution prevention plans (SWPPP) and sends them to the applicable land use board. Stormwater control permits and SWPPPs are required for development activities that result in the disturbance of land greater than 1,000 square feet. Chapter 294 sets the requirements for SWPPPs, gives performance and design criteria for stormwater management and erosion and sediment control and authorizes the Building Inspector to conduct erosion and sediment control inspections.

In addition to stormwater runoff, a major contributor to water pollution is the illegal connection of sanitary sewers to stormwater drains, which then flow into water bodies. In 2010 and early 2011, the EPA conducted sampling inspections at outfalls and catch basins within the Village of Mamaroneck, specifically sampling for fecal coliform and total coliform. The results of that sampling were used to determine whether storm sewer discharges are contributing to water quality impairments and to determine if coliform levels in the storm sewer discharges are substantially higher than water quality standards or ambient levels. The samplings indicated that water quality standards for total and fecal coliforms were exceeded at all locations, supporting evidence that there is a high potential for illicit sanitary connections to storm sewers which discharge into Mamaroneck Harbor. Based upon these findings, the EPA issued an administrative order in March 2011 to the Village of Mamaroneck, finding that the Village failed to comply fully with the requirements of the MS4 permit.[17] The order requires the Village to prepare, implement and enforce a Stormwater Management Program to specifically address and identify illicit connections to minimize discharges and sources of pathogens and floatables in the Mamaroneck storm system, and to conduct wet weather and dry weather sampling and a track-down program to identify and eliminate such illicit connections. The order outlines a schedule to complete this process by 2014.

Mamaroneck has made substantial progress in responding to the EPA order. As a first step, the Village hired a consulting firm to conduct an aggressive Illegal Detection and Elimination (IDDE) program to track down and correct the sources of contamination. Information compiled through a river and stream outfall inspection program conducted in 2009 was used as the basis for follow-up work on locating contamination sources.

The initial IDDE program was undertaken in 2012, and identified several locations of high bacteria levels, particularly along the Mamaroneck and Sheldrake Rivers near the confluence of the two rivers in Columbus Park. The Village continued the IDDE program in 2013 and launched a cooperative effort with Save the Sound, a volunteer group focused on restoring and protecting the waters and shorelines of Long Island Sound. Through a joint effort involving the Village, Save the Sound

[17] http://www.village.mamaroneck.ny.us/pages/mamaroneckny_webdocs/EPAADM~1.PDF

and the consulting engineers, several sewage leaks and discharges were discovered and repaired around Mamaroneck, as follows[18]:

- As a result of a dye-test program in the neighborhoods along Halstead Avenue, east of Mamaroneck River, a single-family home was found to exist without a sewer line connection, resulting in raw sewage being discharged directly into the ground and the storm-drains. Corrective actions were taken and the sanitary sewer lines were tested and confirmed to be property connected, ending the discharge.

- An illicit discharge was discovered at a stream crossing by Harmon Avenue in an abandoned sewer line that was leaking, discharged sewage into the Sheldrake River. A concrete plug was repaired, and an additional 2 feet of line was plugged to prevent further leaks.

- A broken sewer lateral line was discovered along the banks of Otter Creek, on the Mamaroneck Beach & Yacht Club property. The discharge of sewage was stopped immediately, and a repair of the line promptly implemented. The Building Department is coordinating with the club to implement a full upgrade of the sewer line.

- Investigations behind the A&P grocery store found grease and fecal coliform bacteria leaking from a garbage container. The Building Department continues to coordinate short- and long-term corrective action.

The Village has also been aggressive in addressing non-point-source pollution, including the following actions:[19]

- Investigating possible sources of bacteria in the Guion Creek/Beaver Swamp Brook Area;

- Utilizing geese-repelling actions such as dogs, whistling rocket guns and "scare-crow" kits, to reduce goose waste in parks;

- Conducting field vacuuming in recreational fields; and

- Implementing an egg-oiling program with the U.S. Department of Agriculture to control the population of gees.

Finally, the Village has completed a substantial number of sewer upgrades in recent years to strengthen its infrastructure and enhance water quality. These include utilizing cured-in-place pipe (CIPP) sanitary sewer lining, a trenchless technology that creates a "pipe within a pipe" to protect against spills, breaks and pipeline leakage. Currently, the Village allocates funding for annual CIPP lining.

[18] http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_News/I01BBC5F5.0/WATERQ~1.PDF
[19] Village of Mamaroneck EPA Quarterly Report for the period ended May 31, 2014.

These and other efforts appear to be having a positive effect on water quality in Mamaroneck's water bodies. As part of the 2014 IDDE program, the Village's consultant collected samples from all outfalls in the Otter Creek and Beaver Swamp Brook corridor that had dry weather flow, as well as samples from the streams themselves. The sampling results did not show significant elevated concentrations of fecal coliform in any of the collected samples. Two locations shows slightly elevated concentrations and will be sampled again to determine if further investigation is needed. Save the Sound is continuing its sampling program in coordination with the Village, and County Department of Health sampling results will continue to be monitored to identify the need for and locations of follow-up sampling.

Critical Environmental Areas, Conservation Areas and Wildlife

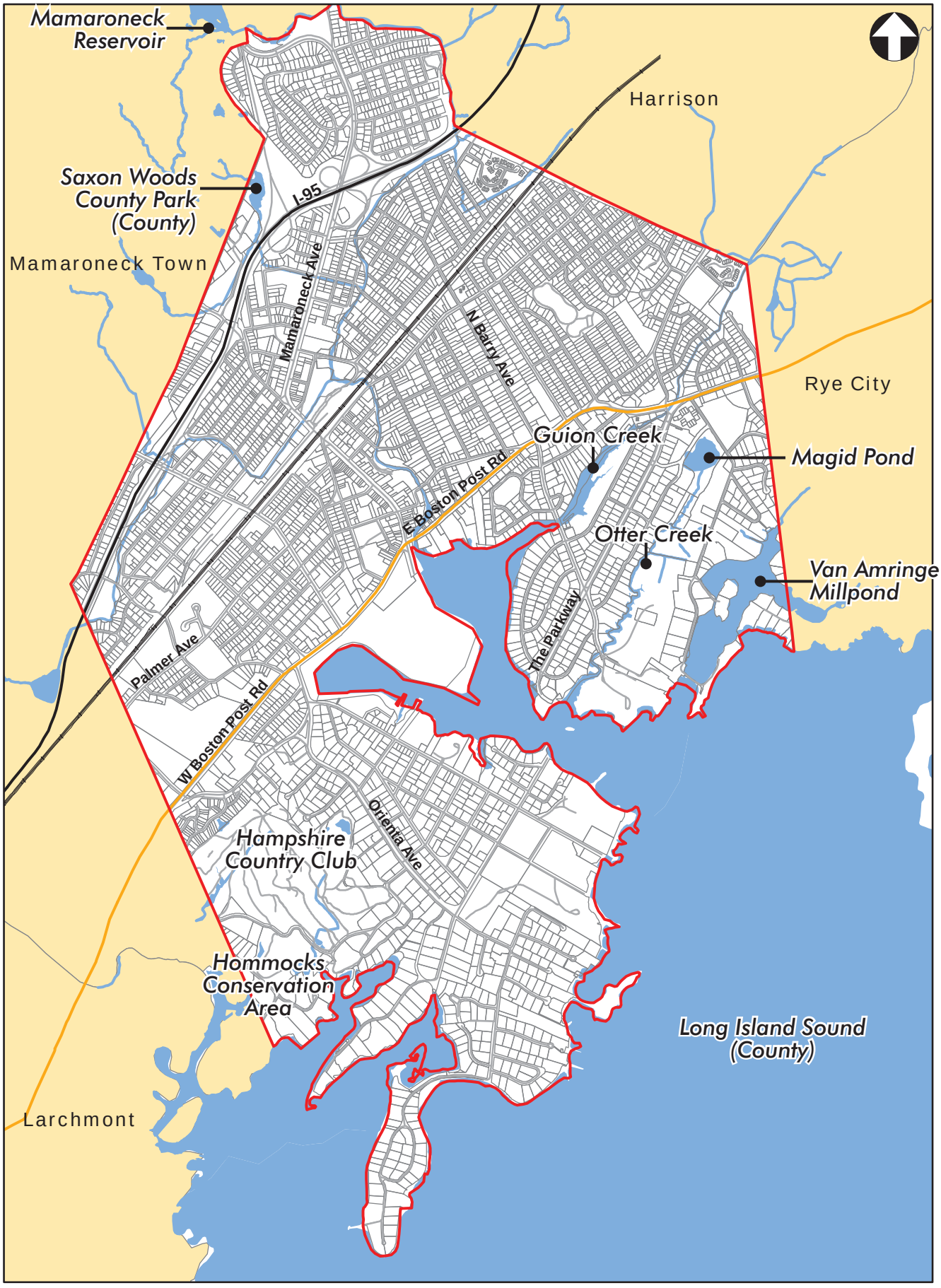
A Critical Environmental Area (CEA) is a State- or locally designated geographic area with special or unique physical and environmental characteristics. Typically, a CEA is established by identifying fragile or threatened environmental conditions within the State Environmental Quality Review Act (SEQRA). There are seven locally designated CEAs in Mamaroneck (see Figure II-14~~8~~: Critical Environmental Areas):

- Otter Creek (Tidal estuary, tidal wetlands; habitat for resident, overwintering and migratory waterfowl, birds, fish, shellfish and mammals)
- Guion Creek (Tributary stream and major tidal wetlands; habitat for resident, overwintering and migratory waterfowl and birds; open space; empties into the East Basin, Mamaroneck Harbor)
- Magid Pond (Freshwater wetlands; major habitat for resident, overwintering and migratory waterfowl and birds; open space and winter creation; concentration of wildlife)
- Van Amringe Millpond (Littoral zone; tidal wetlands; habitat for resident, overwintering and migratory waterfowl, birds, fish, shellfish; concentration of fish and waterfowl)
- Mamaroneck Reservoir (Mamaroneck portion - flood control and water quality benefits)
- Hampshire Country Club (Tidal and freshwater wetlands; open space and recreation; floodplains; highly sensitive drainage area with potential to affect the Hommocks Conservation Area)
- Hommocks Conservation Area (Mamaroneck portion - marsh, woodland, meadows; shorebird, waterfowl and upland bird nesting area; open space; environmental education; passive recreation)

In addition, Westchester County has designated Long Island Sound and Saxon Woods County Park as County CEAs within Mamaroneck.

Development proposed in a CEA is subject to a more rigorous review than other areas. Proposed development wholly or partially within or substantially contiguous to a CEA under SEQR requires the lead agency to study potential impacts on the

characteristics of a CEA in an Environmental Assessment Form (EAF) or an Environmental Impact Statement (EIS).



LOCAL WATERFRONT REVITALIZATION PROGRAM FIGURE II-14: CRITICAL ENVIRONMENTAL AREAS

VILLAGE OF MAMARONECK, NY

SOURCE: WESTCHESTER COUNTY GIS, 2010

0 1850 ft

BFJ Planning

The Village has also identified a total of 15 local Conservation and Open Space Areas which provide habitats for abundant and diverse wildlife, including several rare species. The local Conservation and Open Space Areas include the seven locally designated CEAs, as well as the following areas[20] (see Figure II-15~~9~~):

- Delancey Cove (littoral zone and wetlands; shorebird and waterfowl concentration area)
- Greacen Point Marsh (Littoral zone and wetlands; shorebird and waterfowl concentration area)
- Kirstein Cove/Buttenweiser Island/Pops Rocks (Littoral zone, tidal wetlands and mudflats; shorebird and waterfowl overwintering habitat)
- Larchmont Harbor (portion within Village of Mamaroneck - littoral zone and wetlands; shorebird and waterfowl concentration area)
- Mamaroneck Reservoir (portion in Harrison - flood control and water quality benefits, waterfowl habitat adjacent to Saxon Woods)
- Rockland Avenue Thruway Pocket (Low-lying vegetated area adjacent to Sheldrake River; flood buffer; waterfowl habitat)
- Warren Avenue Conservation Area (Vegetative area buffering New England Thruway; flood buffer)
- Florence Park (Formerly a freshwater wetland, now open grassed park developed as a recreational site)

As part of Mamaroneck's original 1984 LWRP, a total of 225 species of birds were identified from 1977 to 1985 in the vicinity of Guion Creek, Magid Pond, Mamaroneck Harbor, Otter Creek and the Van Amringe Mill Pond, and some of these species have been identified by the DEC as endangered, threatened or of special concern, as follows*:

- Least Bittern (Threatened)
- Bald Eagle (Threatened)
- Osprey (Special Concern)
- Common Tern (Threatened)
- Common Nighthawk (Special Concern)
- Vesper Sparrow (Special Concern)
- Seaside Sparrow (Special Concern)

**It should be noted that the 1984 LWRP classified several bird species as "vulnerable"; the DEC no longer uses this classification. Only species that fall within the current classifications of endangered, threatened or special concern are included in the above list.*

Delancey Cove, Greacen Point Marsh, Kirstein Cove/Buttenweiser Island, Guion Creek Salt Marsh, Magid Pond, Otter Creek Salt Marsh and Van Amringe Mill Pond were identified by the Village as significant fish and wildlife habitats. Clearly, however, development in Mamaroneck since the first LWRP was adopted in 1984 has likely affected the number of wildlife species present in the Village.

[20] Ginsberg Hill, which was previously included as a conservation area in the 1984 LWRP, has been removed from this list as it is now developed with townhomes.



LOCAL WATERFRONT REVITALIZATION PROGRAM FIGURE II-15: CONSERVATION & OPEN SPACE AREAS

VILLAGE OF MAMARONECK, NY

SOURCE: WESTCHESTER COUNTY GIS, 2010

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BFJ Planning

Although no recent detailed wildlife counts are available on a Village level, one source for localized wildlife information can be found in Draft Environmental Impact Statements (DEISs) for proposed projects in Mamaroneck. The most recent of these, a 2012 DEIS for a proposed three-lot subdivision on Taylors Lane, identified the following species as potentially occurring in Westchester County:

Table II-2: Wildlife Species Potentially Occurring in Westchester County

MAMMALS	
Virginia Opossum *(Didelphis Virginiana)*	Meadow Vole *(Microtus pennsylvanicus)*
Masked Shrew *(Sorex cinereus)*	Muskrat *(Ondatra zibethicus)*
Water Shrew *(Sorex palustris)*	Norway Rat *(Rattus norvegicus)*
Short-Tailed Shrew *(Blarina brevicauda)*	House Mouse *(Mus musculus)*
Eastern Mole *(Scalopus aquaticus)*	Coyote *(Canis latrans)*
Star-Nosed Mole *(Condylura cristata)*	Red Fox *(Vulpes vulpes)*
Little Brown Myotis *(Myotis lucifugus)*	Raccoon *(Procyon lotor)*
Big Brown Bat *(Eptesicus fuscus)*	Ermine *(Mustela erminea)*
Eastern Cottontail *(Sylvilagus floridanus)*	Long-Tailed Weasel *(Mustela frenata)*
Eastern Chipmunk *(Tamias striatus)*	Mink *(Mustela vison)*
Woodchuck *(Marmota monax)*	Striped Skunk *(Mephitis mephitis)*
Gray Squirrel *(Sciurus carolinensis)*	River Otter *(Lontra canadensis)*
Beaver *(Castor canadensis)*	White-Tailed Deer *(Odocoileus virginianus)*
White-Footed Mouse *(Peromyscus leucopus)*	

BIRDS	
Double Crested Cormorant *(Phalacrocorax auritus)*	White-Breasted Nuthatch *(Sitta carolinensis)*
Great Blue Heron *(Ardea herodias)*	Carolina Wren *(Thryothorus ludovicianus)*
Green Heron *(Butorides striatus)*	House Wren *(Troglodytes aedon)*
Canada Goose *(Branta canadensis)*	Ruby-Crowned Kinglet *(Regulus calendula)*
Wood Duck *(Aix sponsa)*	Eastern Bluebird *(Sialia sialis)*
Mallard *(Anas platyrhynchos)*	Veery *(Catharus fuscescens)*
Turkey Vulture *(Cathartes aura)*	Hermit Thrush *(Catharus guttatus)*
Osprey *(Pandion haliaetus)*	Wood Thrush *(Hylocichla mustelina)*

Red-Shouldered Hawk *(Buteo lineatus)*	American Robin *(Turdus migratorius)*
Red-Tailed Hawk *(Buteo jamaicensis)*	Gray Catbird *(Dumetella carolinensis)*
Wild Turkey *(Meleagris gallopavo)*	Northern Mockingbird *(Mimus polygottos)*
Mourning Dove *(Zenaida macroura)*	European Starling *(Sturnus vulgaris)*
Eastern Screech Owl *(Otus asio)*	Black and White Warbler *(Mniotilta varia)*
Great Horned Owl *(Bubo virginianus)*	American Redstart *(Setophaga ruticilla)*
Chimney Swift *(Chaetura pelagica)*	Yellow Warbler *(Dendroica petechial)*
Belted Kingfisher *(Megaceryle alcyon)*	Common Yellowthroat *(Geothlypis trichas)*
Red-Bellied Woodpecker *(Melanerpes carolinus)*	Northern Cardinal *(Cardinalis cardinalis)*
Downy Woodpecker *(Picoides pubescens)*	Eastern Towhee *(Piplio erythrophthalmus)*
Northern Flicker *(Colaptes auratus)*	Chipping Sparrow *(Spizella passerine)*
Pileated Woodpecker *(Dryocopus pileatus)*	Song Sparrow *(Melospiza melodia)*
Eastern Phoebe *(Sayornis phoebe)*	Red-Winged Blackbird *(Agelaius phoeniceus)*
Eastern Kingbird *(Tyrannus tyrannus)*	Common Grackle *(Quiscalus quiscula)*
Red-Eyed Vireo *(Vireo Olivaceus)*	Brown-Headed Cowbird *(Molothrus ater)*
Blue Jay *(Cyanocitta cristata)*	Baltimore Oriole *(Icterus galbula)*
American Crow *(Corvus brachyrhyncos)*	House Finch *(Carpodacus mexicanus)*
Tree Swallow *(Tachycineta bicolor)*	American Goldfinch *(Carduelis tristis)*
Black-Capped Chickadee *(Parus atricapillus)*	House Sparrow *(Passer domesticus)*
Tufted Titmouse *(Parus bicolor)*	

REPILES AND AMPHIBIANS	
Redback Salamander *(Plethodon Cinereus)*	Eastern Box Turtle *(Terrapene c. carolina)*
Red-Spotted Newt *(Notophthalmus v. viridescens)*	Common Snapping Turtle *(Chelydra s. serpentine)*
Eastern American Toad *(Bufo a. americanus)*	Painted Turtle *(Chrysemys picta)*
Northern Spring Peeper *(Pseudacris c. crucifer)*	Spotted Turtle *(Clemmys guttata)*
Bullfrog *(Rana catesbeiana)*	Northern Water Snake *(Nerodia s. sipedon)*
Green Frog *(Rana clamitans melonota)*	Northern Brown Snake *(Storeria d. dekayi)*

Pickerel Frog *(Rana palustris)*	Eastern Garter Snake *(Thamnophis s. sirtalis)*

Source: Proposed 1000 Taylors Lane Subdivision, Draft Environmental Impact Statement prepared by Evans Associates Environmental Consulting, Inc., 2012. Original Source: NYS DEC and *McGowan and Corwin* (2008). http://www.village.mamaroneck.ny.us/Pages/MamaroneckNY_WebDocs/1000%20Taylors%20Lane%20DEIS/tldeis08

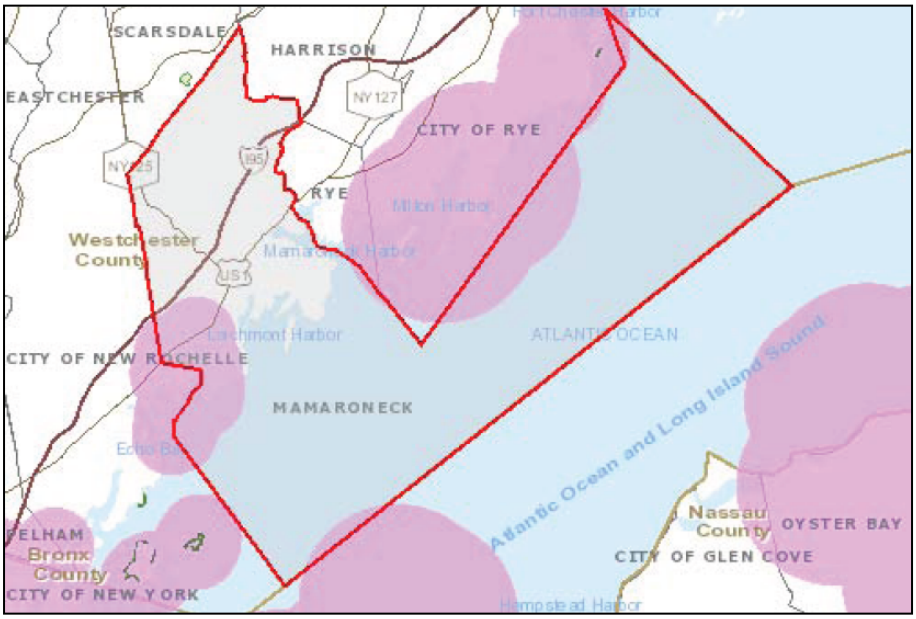
In addition to the above information on wildlife, the New York State Department of Environmental Conservation (DEC) maintains databases of animals, plants and significant natural communities that have been documented in specific locations in the state. An interactive DEC map and database, called the Nature Explorer, plots these species by geographic location (county, town or watershed) and species name. The maps include locations of animals and plants that are rare in New York; freshwater wetlands; streams; rivers, lakes and ponds; and significant natural communities, such as rare or high-quality forests, wetlands and other habitat types. Rare animals and plants include all animals and plants listed by New York State as endangered or threatened, some animals listed by New York State as special concern, some plants listed by New York State as rare and some species not officially listed by New York State but which nevertheless are rare in the state. The areas identified as locations of rare plants and animals are highly generalized, and are not necessarily the result of field investigations; in some cases, locations are derived from literature or museum searches or historic records. The databases are not intended to be a definitive statement about the presence or absence of all plants and animals, and should not be considered a substitute for on-site surveys.

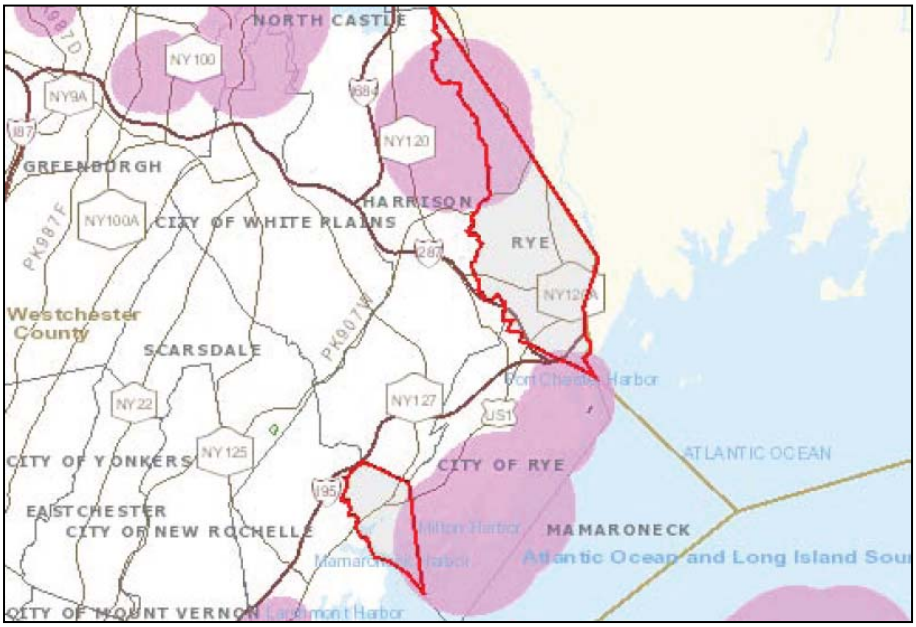
The Nature Explorer does not provide information on the Village of Mamaroneck; however, data are available for the Towns of Mamaroneck and Rye, indicating a total of two rare plants and two rare animal assemblages, as follows:

Town of Mamaroneck
Flowering Plants
Coast Violet (Endangered, last documented 1937)
Yellow Flatsedge (Endangered, last documented 1936)
Animal Assemblages
Anadromous Fish Concentration Area (Last documented 1986)
Waterfowl Winter Concentration Area (Historically confirmed)
Town of Rye
Flowering Plants
Yellow Flatsedge (Endangered, last documented 1936)

Source: New York State Department of Environmental Conservation, New York Nature Explorer.
http://www.dec.ny.gov/natureexplorer/app/location/town/

Maps for each of the two towns are shown below; the top map depicts the Town of Mamaroneck, while the bottom map indicates the Town of Rye. The areas shown in pink represent generalized locations of rare plants and animals. It should be noted that animals listed as endangered or threatened by New York State, and animals and plants particularly vulnerable to collection and disturbance, are not shown at the municipal level, so as to prevent their disturbance. Thus, there may be some species that are not reflected in the maps below.





Source: New York State Department of Environmental Conservation, New York Nature Explorer.
http://www.dec.ny.gov/natureexplorer/app/

Based on the maps, it appears that the only locations of rare plants or animals found in the Village of Mamaroneck are in a small portion along the southeastern portion of the village, within the Town of Rye. There are no significant natural communities indicated within the village; in fact the only such communities found in Westchester County are well to the north and west of Mamaroneck.

Climate Change and Sea Level Rise

According to the DEC's policy for assessing energy use and greenhouse gas emissions in environmental impact statements (EISs), global climate change is a significant environmental challenge, and one that will continue to affect the environmental and natural resources of New York State.[21] There is scientific consensus that human activity is increasing the concentration of greenhouse gases in the atmosphere, and that this, in turn, is leading to climate change. The six main greenhouse gases are carbon dioxide, nitrous oxide, methane, hydrofluorocarbons, perfluorocarbons and sulfur hexafluouride. Emissions of carbon dioxide represent an estimated 89% of the total greenhouse gas emissions in the state, and the vast majority of these emissions result from fuel combustions. Other sources of greenhouse gases include electricity distribution; refrigerant substitutes; management of municipal waste, municipal wastewater and agriculture; and natural gas leakage. The State has set a goal to reduce greenhouse gases by 80% from 1990 levels by 2050.

In 2001, Westchester County joined the Cities for Climate Protection Campaign, a program of the International Council of Local Environmental Initiatives (ICLEI), in order to take stock of and create a plan for reducing the county's greenhouse gas emissions. The resulting 2008 Westchester Global Warming Action Plan[22] found that the county as a whole produced more than 13 million tons of carbon dioxide in 2005, and set a goal to reduce greenhouse gases by 20% below the 2005 base year by 2015. By 2050, the plan set a goal of an 80% reduction in total greenhouse gas emissions below the base year. Although the County terminated its membership in ICLEI in 2012, it continues to pursue sustainability initiatives to reduce its carbon footprint.

~~A Federal report, *The Potential Impacts of Global Warming on the Mid-Atlantic Region*[23], released in 2000, concluded that the impacts of climate change could be very severe in Westchester:~~

- ~~Under different climate change scenarios, the Mid-Atlantic region, with its extensive coastline, is likely to suffer from the impacts of increased flooding and sea-level rise.~~
- ~~Extreme weather events such as heavy rainfall, floods, heat waves and drought are likely to become more frequent.~~

[21] http://www.dec.ny.gov/docs/administration_pdf/eisghgpolicy.pdf
[22] http://www.westchestergov.com/pdfs/ENVFACIL_globalWarmingAction2008FINAL.pdf
~~[23] http://www.int-res.com/articles/cr/14/c014p219.pdf~~

- ~~Changes in temperature and rainfall could contribute to summer heat stress, smog and other health risks, and will adversely impact forests, parks and animal habitats.~~

~~I~~More recently, ~~i~~n December 2010, a task force created by the New York State Legislature released a report on sea level rise stemming from climate change, including a set of findings and recommendations for an action plan to protect coastal communities and natural resources.[24] The report documented a number of hazards of sea level rise, both by itself and in combination with other coastal hazards, including rising water tables, saltwater intrusion into estuarine and freshwater environments, inundation and flooding, storm surge and coastal erosion. A series of recommendations were made to prepare for and adapt to the effects of sea level rise.~~The sea level rise report outlined the following general recommendations:~~

1. ~~Adopt official projections of sea level rise and ensure continued and coordinated adaptation efforts.~~
2. ~~Require State agencies responsible for the management and regulation of resources, infrastructure and populations at risk from sea level rise to factor the current and anticipated impacts into all relevant impacts of decision making.~~
3. ~~Classify areas where significant risk of coastal flooding due to storms has been identified and implement risk reduction measures in those areas.~~
4. ~~Identify and classify areas of future impacts from coastal flooding from projected sea level rise and storms to reduce risk in those areas.~~
5. ~~Reduce vulnerability in coastal areas at risk from sea level rise and storms. Support increased reliance on non-structural measures and natural protective features to reduce impacts from coastal hazards, where applicable.~~
6. ~~Develop maps and other tools required to assist local decision makers in preparing for and responding to sea level rise.~~
7. ~~Amend New York State laws and change and adopt regulations and agency guidance documents to address sea level rise and prevent further loss of natural systems that reduce the risk of coastal flooding.~~
8. ~~Provide financial support, guidance and tools for community-based vulnerability assessments and ensure a high level of community representation and participation in official vulnerability assessments and post-storm recovery, redevelopment and adaptation-planning processes.~~
9. ~~Undertake a comprehensive assessment of the public health risks associated with sea level rise, coastal hazards and climate change, including compromised indoor air quality, drinking water impacts, post-traumatic stress and other mental health problems, increases in disease vectors, impaired access to health care and loss of reliable access to food and medical supplies.~~

[24] http://www.dec.ny.gov/docs/administration_pdf/slrtffinalrep.pdf

10. ~~Raise public awareness of the adverse impacts of sea level rise and climate change and of the potential adaptive strategies.~~
11. ~~Develop mechanisms to fund adaptation to sea level rise and climate change.~~
12. ~~Fund research, monitoring and demonstration projects to improve understanding of key vulnerabilities of critical coastal ecosystems, infrastructure and communities from sea level rise.~~
13. ~~Ensure continued and coordinated adaptation to sea level rise.~~
14. ~~Seek federal funding, technical assistance and changes to federal programs to make them consistent with, or accommodating to, State policies, programs and adaptation measures related to sea level rise.~~

Also in 2010, a separate study on sea level rise in New York State found that sea level is rising approximately one inch about every eight years along the state's coast.[25] Effects from this rise would become more widespread if rising global temperatures cause the rate of sea level rise to accelerate. The Intergovernmental Panel on Climate Change, for example, estimates that, by the end of the next century, sea level is likely to be rising 0 to 3 inches per decade more rapidly than today (excluding the possible impacts of increased ice discharges from the Greenland and Antarctic ice sheets).

According to this study – which was part of a larger, multiyear project by the EPA on sea level rise along Eastern Seaboard – coastal communities must ultimately choose between one of three general responses: using seawalls, dikes, revetments, bulkheads and other structures; elevating the land and perhaps the wetlands and beaches as well; or retreating by allowing the wetlands and beaches to take over land that is dry today. Each of these approaches has both advantages and disadvantages, and each is being pursued somewhere in the state. Structural solutions preserve existing land uses, but wetlands and beaches are squeezed between the development and the rising sea. Elevating the land can preserve both the natural shares and existing land uses, but often costs more than shoreline structures. Retreating can preserve natural shores, but existing land uses are lost.

As part of the EPA project, a series of maps were created showing which lands *would* be protected given existing policies, and to generate a dialogue on which lands *should* be protected. These maps, which are not officially endorsed by the federal or any state government, are not intended to be precise forecasts of what people *will* do, but are meant as a starting point for communities seeking to decide what they *should* do. They are also useful in providing a rough idea of where sea level rise would occur and how communities may be affected. For "shore protection," the study includes activities that prevent dry land from converting to either wetland or water. Activities that protect coastal wetlands from eroding or being submerged were outside the scope of the study.

[25] http://risingsea.net/ERL/NY.html

As shown in Figure II-16~~10~~, according to the EPA study, sea levels are projected to rise significantly in the Mamaroneck area. As the map indicates, all of Harbor Island Park, and much of the Orienta and Harborlawn/Shore Acres neighborhoods, would be affected by the sea level rise, which would extend north of Boston Post Road, affecting the downtown area as well. The map indicates that, because of the existing development pattern and policies, these areas are likely to be fully protected, through municipal or other action. Clearly, the Village could experience significant impacts from sea level rise and related climate change effects, and as a result, sea level rise will need to be considered when projects involving substantial investments of public expenditures are designed.

In the wake of Hurricane Sandy (2012), many communities in New York are focusing on the need to ensure that their coastlines are resilient to the effects of storm events. As shown in Figure II-17, substantial portions of Mamaroneck lie within a hurricane storm surge zone, and a significant storm event (Category 3 or 4) would disrupt key transportation resources, including I-95 and Metro-North. The~~In fact, the~~ Coastal Resilience project[26], sponsored by The Nature Conservancy, has created a series of maps showing the projected dollar losses due to sea level rise and storm surge, or a combination of the two factors. For Mamaroneck, the project indicates that most of the Village east of the Post Road would experience between 1% and 40% building losses in a Category 3 hurricane.~~Figure II-11 indicates the anticipated financial losses stemming from a Category 3 hurricane. The map shows that large portions of Mamaroneck would experience significant economic losses from these events: generally in the range of 1%-10% building loss (lightest yellow), 11%-20% building loss (medium yellow) or 21%-40% (light orange).~~

The New York State Energy Research and Development Authority (NYSERDA) published a report in November 2011, *Responding to Climate Change in New York State*, which provides information on climate change impacts and adaptation strategies for eight sectors in the state: water resources, coastal zones, ecosystems, agriculture, energy, transportation, telecommunications and public health.[27] As most relevant to Mamaroneck, the report suggested several strategies for coastal communities, including incorporating climate change and sea level rise into land-use planning, preparation of a detailed inventory of shoreline assets located in at-risk areas, acquiring open coastal land for storm protection and looking at retrofit and/or relocation options for existing infrastructure.

While climate change is often perceived as a federal, state or regional issue, local communities can take actions to mitigate its impacts. For example, the Westchester County Global Warming Action Plan identifies workable strategies and practical actions the County can implement to reduce greenhouse gases and promote sustainable development. To achieve the greenhouse gas reduction goals discussed above, the plan identified short-, medium- and long-term strategies on

[26] http://coastalresilience.org/
[27] http://www.nyserda.ny.gov/climaid

a countywide, municipal, business, educational institution and household level to address five key areas: energy, transportation, land use, water resources and recycling. An overview of these goals is provided in the Village of Mamaroneck Comprehensive Plan.[28]

The Village has already undertaken several of these steps, including joining ICLEI and developing a municipal greenhouse gas inventory (see Table II-3~~1~~, below. Completion of this inventory represents the first of five milestones set by ICLEI for climate protection. The remaining steps involve setting an emissions reduction target, creating an action plan to meet that target, implementing the action plan and monitoring the programs already implemented and conducting another audit to verify the emissions reductions.

In addition, Mamaroneck's Comprehensive Plan recommends that the Village adopt an active program to reduce local emissions of greenhouse gases, with possible actions including retrofitting existing municipal buildings and street lighting to reduce energy use, purchasing more efficient vehicles for its municipal fleet and encouraging transportation alternatives such as bicycles and walking.

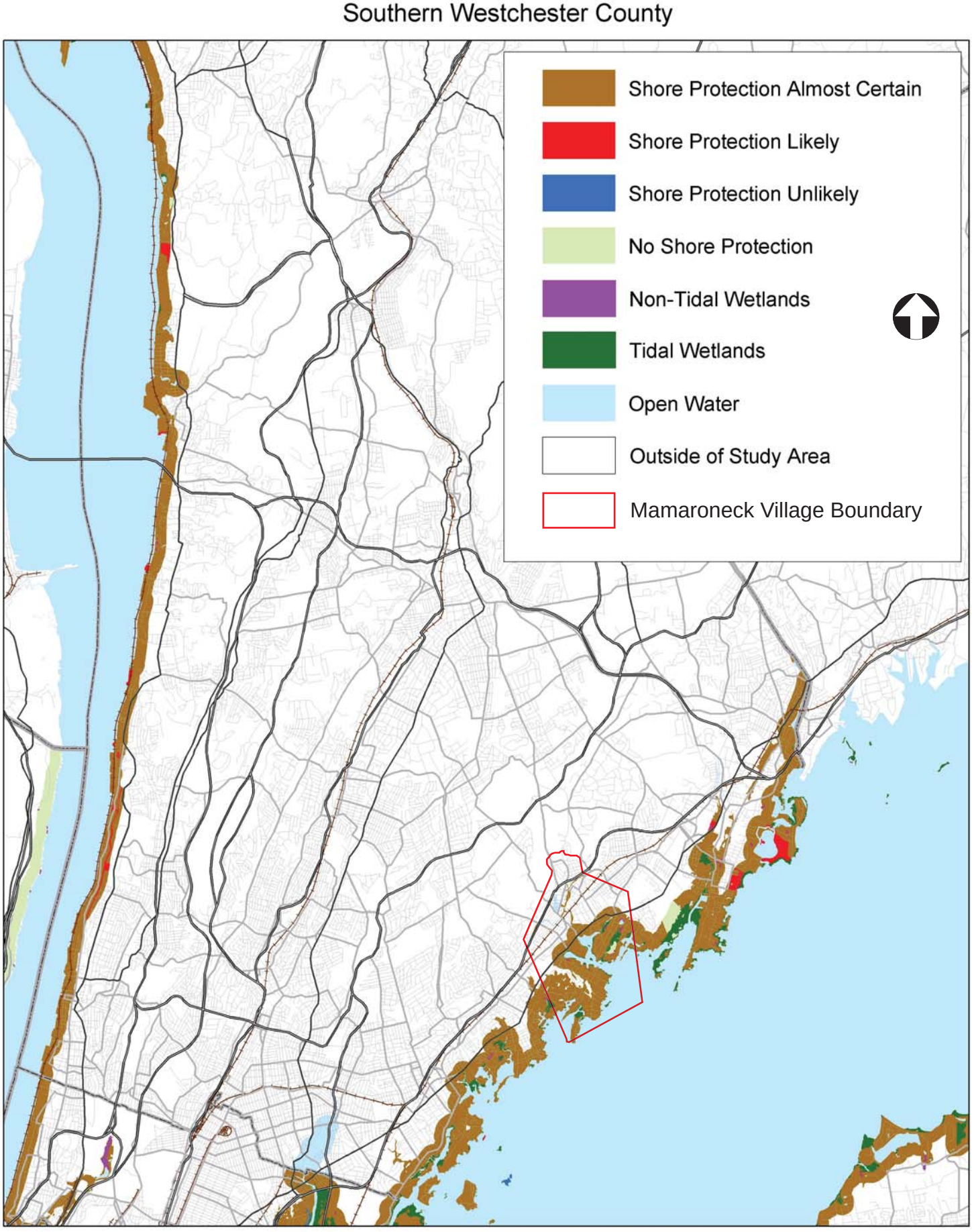
Table II-3~~1~~: Community Greenhouse Gas Emissions in 2005

	Carbon Dioxide (tons)	Nitrous Oxide (lbs)	Methane (lbs)	Equivalent Carbon Dioxide (tons)	Energy Used to Heat One Pound of Water (MBtu)
Residential	44,636	427	10,452	44,812	660,008
Commercial	40,372	507	10,701	40,563	551,321
Industrial	3,773	0	0	3,773	107,773
Transportation	71,430	8,945	7,162	72,891	909,631
Government	3,529	189	309	3,562	40,949
TOTAL	163,740	10,068	28,624	165,601	2,269,682

Source: Village of Mamaroneck, 2011.

With increasing global temperatures leading to rising sea levels, coastal communities like Mamaroneck can anticipate more frequent flooding events, including a shortened 100-year flood recurrence period and greater losses from storms. As a result, general adaptation planning should be a priority for the Village's future. Potential strategies include conducting an inventory of critical infrastructure at risk of being affected by sea level rise, improving capacity for disaster recovery efforts and continuing an aggressive approach to ease the strain on the stormwater system by reducing runoff.

[28]http://www.village.mamaroneck.ny.us/pages/mamaroneckny_webdocs/Final%20Publication%20Version%20APRIL%202012.pdf



LOCAL WATERFRONT REVITALIZATION PROGRAM

VILLAGE OF MAMARONECK, NY

FIGURE II-16: PROJECTED SEA LEVEL RISE

SOURCE: ENVIRONMENTAL PROTECTION AGENCY, 2008

0 2.4 mi

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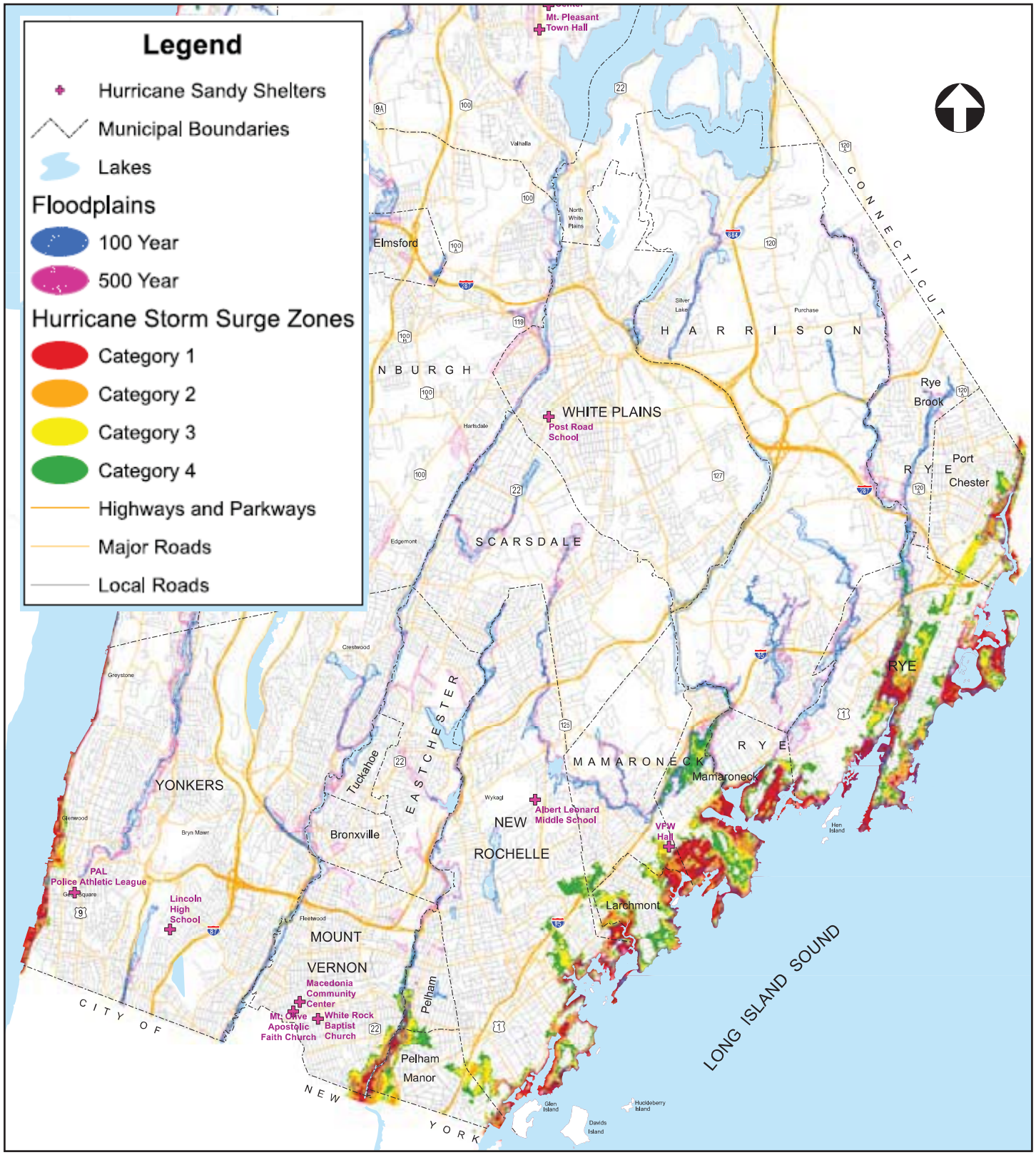


Figure II-17: Hurricane Storm Surge Zones

Source: Westchester County, 2012

0 0.28 km

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c. Public Coast

The public's right to gain physical and visual access to the recreational opportunities and beauty of New York's coastal resources has long been recognized. However, this right has not always been easily exercised, particularly in the Long Island Sound region. The nature of existing, as well as continuing, development can make the provision of additional coastal access and recreation facilities difficult. Visual access to the waters and shores of the Sound is often blocked by development. The basic right to use and enjoy public trust lands can be hindered by structures that limit the public's ability to reach public trust lands.

Harbor Island Park
The primary publicly accessible area along Mamaroneck's Long Island Sound coast is Harbor Island Park. The largest recreational area in the Village and the centerpiece for many concerts and special events, the 44-acre park is located south of Boston Post Road and east of Orienta and Rushmore Avenues. The park is not actually an island, but rather a peninsula tucked into Mamaroneck Harbor. Park amenities include playground areas; a 700-foot beach; showers/restrooms; marina with boat launch, docks and fishing floats; tennis courts, picnic tables and ballfields.

The park's shape is irregular, although generally rectangular in shape. Approximately 60% of Harbor Island Park's 1.5-mile perimeter is at the water's edge; 2,990 feet are located along the West Basin, while 2,035 feet are along the East Basin. Most of the park's land frontage is on Boston Post Road, although a small arm of the park fronts on Orienta Avenue. The Westchester County Wastewater Treatment Plant is located on a 4.3-acre parcel of land at the main entrance to the park at Mamaroneck Avenue and Boston Post Road (see above discussion in the *Natural Coast* section.

The only means of vehicular access into Harbor Island Park is via Mamaroneck Avenue, which continues southward into the park for approximately 360 feet, with a 100-foot right-of-way. A 25-foot-wide roadway proceeds into the park from Mamaroneck Avenue. Tax maps for Harbor Island Park indicate a second roadway into the park from the intersection of Fenimore Road and Boston Post Road to the Harbor Master's office. However, this roadway does not exist, and the Fenimore Road location is a signalized T-intersection. Waterborne access to the park is available via recreational boats in Mamaroneck Harbor. There is a public launching ramp available near the entrance to the park, as well as two pump-out stations, one at each basin. Pedestrian access is provided by a sidewalk that begins at the park entrance and leads to a fitness trail along the West Basin.

Harbor Island Park has been the subject of a number of planning studies, including the Harbor Island Park Use Plan (1983), which recommended a community center/gymnasium, additional active recreation and commercial development of portions of the park (Chart House Restaurant proposal); the

Harbor Island Park Planning Study (1992), which suggested improving and relocating several existing uses, improving public access to the park and allowing for a restaurant use; and the Harbor Island Master Plan (2005), which recommended renovating the County pier, a new waterfront walkway, relocation of the tennis facility and reorganization of athletic fields and parking. The 2005 study is discussed in greater detail in Chapter IV.

Other Village Park Facilities

In addition to Harbor Island, the Village has 14 other parks (see Table II-4~~2~~ and Figure II-1~~8~~2, below). While Harbor Island Park serves more than 100,000 visitors a year (both resident and non-resident), Mamaroneck's smaller parks tend to serve a local neighborhood or school. Culture and recreation is the fourth-largest expense in the Village budget, and is the greatest source of revenue for the Village other than property taxes and State aid. Village-owned open space is also an important aspect of Mamaroneck's flood insurance rating. The Recreation Department ~~of Public Works~~ is responsible for operation and maintenance of Mamaroneck's parks, ~~while the Recreation Department~~ overseeings all recreation programs and the scheduling of playing fields and other facilities.

Other Open Space Facilities

In addition to the Village's network of parks and open spaces, there are several public areas within Mamaroneck that are under the jurisdiction of Westchester County, or are shared with the Town of Mamaroneck or nonprofit organizations:

- **Saxon Woods County Park**: 700-acre County park with a pool, picnic areas, trails and an 18-hole miniature golf course. Part of the park is in the Village of Mamaroneck, consisting of Gedney Pond and wooded areas.

- **Leatherstocking Nature Trails**: Nearly two miles long and encompassing about 30 acres, this trail system runs from New Rochelle to the Village of Mamaroneck. The Leatherstocking Trail is maintained by the Town of Mamaroneck and is accessed in the Village via Rockridge Road and Old White Plains Road. It also provides access to the Sheldrake River Trails, part of a larger Town-owned conservation area.

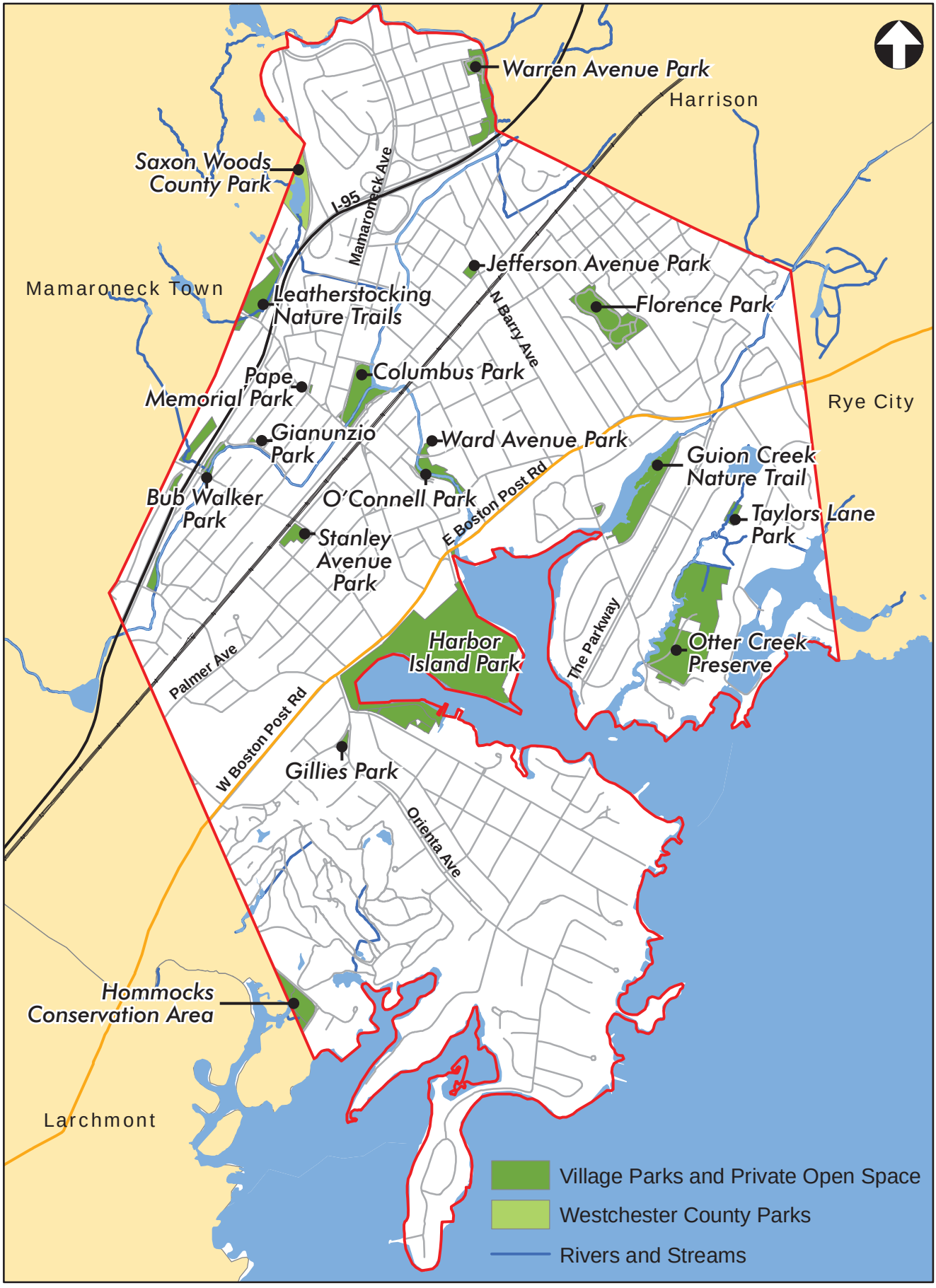
- **Hommocks Conservation Area**: A small portion of this 7.6-acre area maintained by the Town of Mamaroneck lies within the Village. The area, comprised of woodland, salt marsh and meadows, is located along Hommocks Road, just past the Hommocks Middle School soccer fields.

- **Otter Creek Preserve**: This 27-acre tidal marsh preserve, owned by the Nature Conservancy, includes a half-mile trail that takes visitors past the tidal marsh and creek for which the preserve is named, through deciduous forest and along wet woodland depressions. A variety of waterfowl and migratory birds use the marsh and estuary throughout the year.

Table II-~~42~~: Village of Mamaroneck Parks Facilities

Bub Walker Park (Strip of land south of I-95 between Fenimore Road and Grand Street)	Walking trail
Columbus Park (6 acres) (Van Ranst Place, next to Metro-North Station)	Playground, swings, basketball courts, play field, benches
Florence Park (8.9 acres) (Florence Street between Park & Keeler Avenues)	Basketball courts, tennis courts, jogging/walking path, checkers tables, benches, playground
Gianunzio Park (Plaza Avenue and Washington Street)	Sitting area with tables
Gillies Park (Orienta Avenue and Old Post Road)	Grass area
Guion Creek Nature Trail (Along Shore Acres Drive)	Trails through natural saltwater marsh on Long Island Sound
Harbor Island Park (44 acres) Mamaroneck Avenue & Boston Post Road	Playground, beach, pavilion, restrooms/showers, marina, boat launch, tennis courts, picnic tables, ball fields, parking
Jefferson Avenue Park (Jefferson & North Barry Avenues)	Playground, swings, basketball court
Meighan Park (Boston Post Road)	Sitting area
O'Connell Park (Philips Park Road)	Sitting area with checkers tables along stream
Pape Memorial Park (Old White Plains Road & Madison Street)	Sitting area
Stanley Avenue Park (Stanley Avenue & Fenimore Road)	Playground, swings, basketball court, play field
Taylors Lane Park (Taylors Lane)	Walking path
Ward Avenue Park (Ward Avenue & Spencer Place)	Playground, walking path along stream
Warren Avenue Park (Warren Avenue off Mamaroneck Avenue)	Playground, swings, basketball court, tennis court, ball field, nature trail, walking track

Source: Village of Mamaroneck, 2011.



LOCAL WATERFRONT REVITALIZATION PROGRAM

VILLAGE OF MAMARONECK, NY

FIGURE II-18: PARKS & OPEN SPACE

SOURCE: WESTCHESTER COUNTY GIS, 2010

0 1850 ft

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Public Water Access and Mamaroneck Harbor Management

The Village's waterfront along Long Island Sound is approximately nine miles long. The majority of this land is zoned residential and occupied by single-family homes. Other zones along the harbor included PB Public District use (mapped on Harbor Island Park), the marine commercial zones including the commercial shipyards, and the marine recreational zones accommodating the private waterfront clubs. The harbor itself contains approximately 200 acres of water surface and nearly 1,500 boat moorings operated by the Village, boatyards and private club facilities.

Recreational access to the Sound generally involves three types: 1) municipal parkland, beach and marina; 2) commercial boatyards; and 3) private access via waterfront~~beach~~ clubs. Municipal docks accommodate only small boats, mostly powerboats, but Harbor Island Park provides significant passive waterfront access, and its beach is the largest in the Village. Waterfront clubs offer for their members a limited number of facilities for a wider variety of watercraft, as well as swimming and water-related sports and social amenities. Commercial boatyards provide the most boating facilities to the greatest number of people, accommodating the widest variety of watercraft on a year-round basis.

Chapter 240 of the Village of Mamaroneck Code (Management of Coastal Zone, Harbor and Watercraft was exacted to implement a plan for the safe and efficient management of Mamaroneck Harbor. As set forth in that Chapter, "it is the intention of the Village of Mamaroneck that the preservation, enhancement and utilization of the natural and man-made resources of the Village's unique coastal area take place in a coordinated and comprehensive manner to ensure the proper balance between those natural resources and the need to accommodate the needs of population growth and economic development.

The Harbor and Coastal Zone Management Commission (HCZM) was created by Local Law No. 8-2004, which combined the Coastal Zone Management Commission and the Harbor Commission into a single entity. The HCZM is a seven-member board of Village residents who are appointed by the Board of Trustees to three-year terms. In addition, the Planning Board and the Recreation and Parks Commission each appoint a non-voting liaison to the HCZM, and the Harbor Master serves as a non-voting ex officio member. Under Chapter 240, the HCZM is empowered to review proposed actions that may affect the coastal zone to determine their consistency with the Local Waterfront Revitalization Program, grant perimeter permits and construction and reconstruction permits for in-water activities and marine structures, and make recommendations to the Board of Trustees on the use of the harbor and abutting land and update the Harbor Management Plan, among other duties.

The Harbor Master is appointed by the Village and oversees and administers all vessels located within the waterways of Harbor Island. The Village has approximately 410 municipal dock spaces available to the public, with an additional 162 mooring spaces in inner Mamaroneck Harbor, and additional

mooring spaces in the outer harbor, which are used by the public and some of the waterfrontbeach clubs. In addition, the Village operates two guest docks and a boat launch ramp in the East Basin of Mamaroneck Harbor, provides dock space for kayaks storage and allocates seven dock spaces for police and fire boats. The Village also provides six service floats for marinas and two work floats for mooring contractors, as well as space for the Sound Keeper, which pumps out vessel heads.

The Harbor Master assigns each applicant a float space or mooring space, is responsible for maintaining records of dock and mooring assignments and issues ramp permits for launching boats. Although the boating season runs from May 1 through November 1, the Harbor Master's office operates 12 months of the year.

The Village's 1984 LWRP referenced Mamaroneck Harbor traffic surveys undertaken in 1980 and 1983 and noted that, while traffic had increased during the three-year period and there were occasional conflicts between power boats and small wind-powered sailboats, in general traffic moved smoothly and the harbor was not congested. The 1986 Harbor Management Plan incorporated a capacity analysis of Mamaroneck Harbor, and concluded that the harbor is highly utilized but that is has sufficient space to accommodate new dock and mooring areas, particularly in the outer harbor (from Van Amringe and Orienta Points seaward to 1,500 feet offshore).

The Harbor Master reports that conditions in Mamaroneck Harbor have not changed significantly from the mid-1980s in terms of overall harbor congestion. The harbor generally runs smoothly, with the most congested areas located in the East Basin, at the junction buoy and between buoys 12, 14 and 16. In this area, greater dock lengths of some residential uses along Shore Acres Drive has contributed to further issues of congestion.

Private beach areas in and hear inner Mamaroneck Harbor are found at the Harbor Lawn EstatesTerrace Association Beach, the Shore Acres Club and the Mamaroneck Beach and Yacht Club. In outer Mamaroneck Harbor, private beach areas include those at the Beach Point Club, Orienta Beach Club and the Flagler Drive Association Beach.

While Mamaroneck has significant public access to the harbor via Harbor Island Park, as well as limited public access with the various waterfrontbeach clubs discussed above, access to the Village's rivers and streams is extremely limited. Currently, riverine public access is limited to sections of the Sheldrake River in the industrial area, Columbus Park, the Gedney Pond Stream, the Guion Creek Nature Trail and Otter Creek Preserve. Much of the Mamaroneck and Sheldrake Rivers and the Gedney Pond Stream is not publicly accessible, nor is Magid Pond, which has been identified as a local Conservation and Open Space Area and a local Critical Environmental Area. Much of the land bordering the Mamaroneck and Sheldrake Rivers and other waterways and water bodies is privately owned, and therefore unavailable for public open space and recreational use. However, opportunities for expanding public access along these waterways may arise in the

context of new site plan applications that come before the Planning Board. See Section IV.

d. Working Coast

The working coast consists of uses and businesses that share a common trait: they require a location on the shoreline to function or they depend on harvesting the living or mineral resources in coastal waters. The Sound's working coast consists of areas where: individual public or private marinas, yacht clubs, and boat yards exist; concentrations of commercial or recreational fishing vessels exist; petroleum products, aggregates, or other waterborne commerce are imported or exported; or ferries arrive or depart from the shore. These uses generate significant revenue for the regional economy and are vital to the economic health of the region. Long Island Sound's working coast uses should be protected and promoted as important elements of the region's maritime heritage and economy.

The Long Island Sound Coastal Management Program[29] notes that there are approximately 200 working coast uses located along the Long Island Sound shoreline, nearly two-thirds of which are clustered in sheltered bays and harbors that have historically been developed with water-dependent commercial and industrial uses. These sheltered bays and harbors, or maritime centers, are essential for waterborne commerce, recreation, and the state's transportation system.

A maritime center is defined as:

> A discrete portion or area of a harbor or bay that is developed with, and contains concentrations of, water-dependent commercial and industrial uses or essential support facilities. The harbor or bay area is a center for waterborne commerce, recreation, or other water-dependent business activity, making it an important component of the regional transportation system.

Major challenges facing all water-dependent uses to varying degrees include: competition for space on the waterfront and the water, inadequate or deteriorated coastal infrastructure, impacts of regulation and taxation, degradation of coastal resources, lack of public awareness of working coast uses and businesses, and changing markets and business climate. The designation of maritime centers is a means to address these problems.

Maritime centers are identified to enable better protection of existing water-dependent uses, to foster the development of new water-dependent uses in appropriate locations where growth opportunities exist, to protect and ensure the wise use of underutilized commercial waterfront land that is suitable for water-

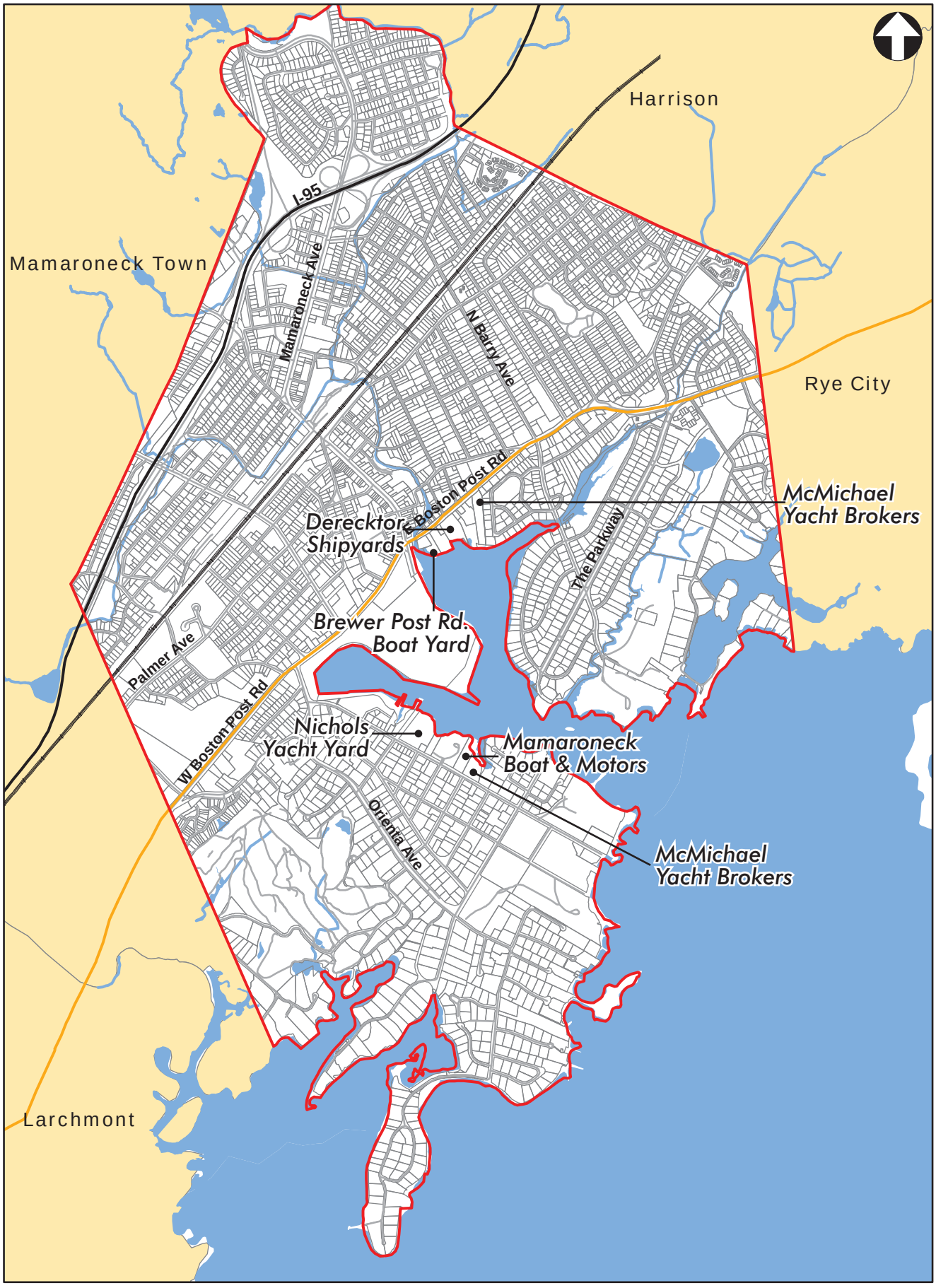
[29] http://www.dos.ny.gov/communitieswaterfronts/pdfs/LIS%20CMP.pdf

dependent uses, and to ensure the efficient and effective operation of water-dependent uses. Water-dependent uses have unique siting requirements; thus, it is important to protect suitable developed and underutilized waterfront commercial properties, which are limited in number in the Sound region.

Mamaroneck Harbor is one of the 10 maritime centers identified along the Long Island Sound coast. These areas are the most suitable and appropriate locations on the Sound coast for expansion of existing, or the development of new, water-dependent commercial and industrial areas.

The Village of Mamaroneck has two zoning districts regulating marine commerce and industry. The General Marine-Commercial District (MC-1) allows as permitted principal uses facilities for hauling, launching, dry storage and dry sailing of boats; facilities for building, repairing and maintaining boats, marine engines and other marine equipment up to 150 tons; and facilities for docking and mooring of boats as regulated by the Village. Permitted accessory uses include a number of uses supportive of the principal uses, as well as facilities for marine schools. In addition, restricted accessory uses – including a clubhouse (which may include a restaurant), a pool and the sale of food and beverages for consumption by boaters and their guests – are permitted. The MC-1 zone is found in two locations on Mamaroneck Harbor, along Rushmore Avenue (see Figure II-3, Zoning Map). These locations encompass Nichols Yacht Yard, which has approximately 150 boat slips and one service dock; Mamaroneck Boat & Motors, with about 75 boat slips and one service dock; and McMichael Yacht Brokers and Yacht Yard, which has roughly 50 boat slips.

The Central Marine-Commercial District (MC-2) allows as permitted principal uses facilities for hauling, launching, dry storage and dry sailing of boats; facilities for building, repairing and maintaining boats, marine engines and other marine equipment up to 150 tons; and any principal uses permitted in a C-1 General Commercial District, subject to certain conditions. Permitted accessory uses are any accessory uses permitted in an MC-1 district and any accessory uses permitted in a C-1 district, subject to certain conditions. The MC-2 zone is located in one area along the northern section of Mamaroneck Harbor, along the Boston Post Road. This zone encompasses the Brewer Post Road Boat Yard and marina, with approximately 50 boat slips and one service dock; Derecktor Shipyards; Orienta Yacht Club, which has one service dock, approximately 23 boat slips and another 50 mooring spaces within the harbor; and a second location of McMichael Yacht Brokers and Yacht Yard, which has about 17 boat slips and a service dock. The MC-2 zone also includes several non-marine-related businesses, such as the Mamaroneck Diner and Brewer's Hardware. Figure II-19~~3~~ indicates the working marinas and boatyards within the Village of Mamaroneck.



LOCAL WATERFRONT REVITALIZATION PROGRAM

VILLAGE OF MAMARONECK, NY

FIGURE II-19: MARINAS AND BOATYARDS

SOURCE: WESTCHESTER COUNTY GIS, 2010

0 1850 ft

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The two marine commercial zones (as well as the marine recreational (MR) zone which includes the waterfront~~beach~~ clubs and is discussed above) were established in response to Mamaroneck's original LWRP, which stated that the Village's commercial boatyards and marinas contribute significantly to the local character and economy, and provide a substantial level of public access to waterfront recreation. At the time, the properties' residential zoning classification was noted as inappropriate, given that it made the marinas and boatyards nonconforming and therefore subject to potential redevelopment as residential uses. Such development pressure made the preservation of existing marinas and boatyards a key focus of the original LWRP.

3. PREVIOUS PLANNING ACTIVITY

Since completion of the last LWRP in 1984, a number of other plans and studies have been completed:

- **Harbor Management Plan (1986)**: In response to development of the initial LWRP, the Mamaroneck Harbor Commission created a Harbor Management Plan setting forth a series of policies governing all tidal waters within the Village, as well as initial implementation steps to be taken to further the objectives of those policies. A key outcome of the plan was the creation of a Harbor Management Map (see Section IV for further discussion of this map).

- **1986 Master Plan**: This plan described each of the neighborhoods in the Village and outlined goals and objectives for the entire Village. At the time, concerns included a stabilized population size and an aging population composition. The continued decline in the availability of affordable housing and developable land was also a major concern. Issues regarding the environmental side effects of overdevelopment and the need for preservation of historic buildings were also brought to the forefront.

- **Gateway Study (1988)**: This study was prepared to implement the 1986 Master Plan recommendations for improvements to the Village gateways.

- **Mamaroneck Village Industrial Area Study (1997)**: This study, prepared by the Westchester County Department of Planning, was intended to build upon the County's *Patterns* plan, which was published in 1996. The Village's study represented a cooperative initiative between the County and the Village, with the aim of improving the viability of Mamaroneck's industrial area, which was a recommendation of the 1986 Master Plan.

- **Waverly Avenue Design Study (2004)**: This study recommended various streestscape improvements for Waverly Avenue, to include parking reconfigurations, improving the appearance of the street, and improving pedestrian safety and access.

- **Fenimore Road Improvement Report (2004)**: This design report was commissioned to implement the streetscape and roadways improvement recommendation of the Industrial Area Study.

- **Harbor Island Park Master Plan (2004)**: This report outlined the planning context and a master plan design for a three-phase reconstruction of Harbor Island Park (see Section IV for further details).

- **2012 Master Plan**: This plan updated the Village's 1986 Master Plan reflect current conditions and to incorporate updated land use and demographic data. The first phase of the plan was adopted in 2008 and resulted in several revisions to the Zoning Code, notably the creation of new floor area ratio (FAR) regulations throughout the Village. A second phase of the plan was completed and adopted in 2012, covering issues such as environmental protection, commercial districts and neighborhoods and housing.

- **Transit-Oriented Development (TOD) Zoning Study (2013):** This study examined the potential for a Transit-Oriented Development (TOD) overlay zone in the Washingtonville neighborhood to provide incentives for development and redevelopment that capitalizes on the neighborhood's proximity to the Mamaroneck train station. In November~~As of~~ 2014, the Village adopted~~is drafting~~ zoning code revisions to implement the study's recommendations.

- **Industrial Area Study (Ongoing):** In response to a recommendation of the 2012 Comprehensive Plan to re-envision and revitalize the industrial area, The Village Board of Trustees has established a steering committee and issued a request for proposals for a consultant to develop a real estate market analysis and revitalization plan using a variety of implementation tools, including, but not limited to, zoning for the area.

SECTION III

LOCAL WATERFRONT REVITALIZATION PROGRAM POLICIES

A. INTRODUCTION

The coastal management policies of the Village of Mamaroneck are adapted from the Long Island Sound Coastal Management Program policies and consider the economic, environmental and cultural characteristics of the Village. They effectively take the place of policies of the New York State Coastal Management Program as expressed in the Long Island Sound Coastal Management Program. The policies are comprehensive and reflect existing Village and State laws and authorities and the policies contained in the 1984 Village of Mamaroneck LWRP. The policies are the basis for federal, State, and Village consistency determinations for activities affecting the ~~coastal area of the~~ Village. They represent a balance between economic development and preservation that will permit beneficial use of and prevent adverse effects on the Village's coastal resources. It is the set of all policies that achieves this balance. Each policy is limited by all the other policies to the extent that the other policies are substantially applicable to a given activity or action. In determining the applicability of policies, geography is the prime determinative, and the basis for resolving any apparent conflict among policies. If an activity, even if modified, cannot meet all the applicable policies, then it is probably the location of the activity that needs to be changed, unless the activity can meet the legally established criteria in federal, State, or local consistency regulations for overriding a determination of inconsistency. The primary question to be answered in a consistency review, and the one that the policies are designed to answer is, "Is the proposed use, activity, or action appropriate to the location proposed."

~~The policies are the basis for federal, State, and Village consistency determinations for activities affecting the coastal area of the Village.~~ Any policy or policy explanation of the Long Island Sound Coastal Management Program not included or reflected in the following policies because its implementation is not within the authority or jurisdiction of the Village remains applicable for any agency subject to federal or State consistency regulations. In addition, any activity that is promoted by a policy must comply with applicable Village, State and federal laws.

The policies are organized under four headings: developed coast policies, natural coast policies, public coast policies and working coast policies.

B. SUMMARY LIST OF POLICIES

I. Developed Coast Policies

Policy 1: Foster a pattern of development within the Village that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a coastal location and minimizes adverse effects of development.

Policy 2: Preserve historic resources of the Long Island Sound coastal area.

Policy 3: Enhance visual quality and protect scenic resources throughout Long Island Sound.

II. Natural Coast Policies

Policy 4: Minimize loss of life, structures and natural resources from flooding and erosion.
Policy 5: Protect and improve water quality and supply in the Long Island Sound coastal area.
Policy 6: Protect and restore the quality and function of the Long Island Sound ecosystem.
Policy 7: Protect and improve air quality in the Long Island Sound coastal area.
Policy 8: Minimize environmental degradation in the Long Island Sound coastal area from solid waste and hazardous substances and wastes.

III. Public Coast Policy

Policy 9: Provide for public access to, and recreational use of, coastal waters, public lands and public resources of the Long Island Sound coastal area.

IV. Working Coast Policies

Policy 10: Protect Long Island Sound's water-dependent uses and promote siting of new water-dependent uses in suitable locations.
Policy 11: Promote sustainable use of living marine resources in Long Island Sound.
Policy 12: Protect agricultural lands in the eastern Suffolk County portion of Long Island Sound's coastal area (NOT APPLICABLE).
Policy 13: Promote appropriate use and development of energy and mineral resources.

C. COASTAL MANAGEMENT POLICIES

DEVELOPED COAST POLICIES

Policy 1 **Foster a pattern of development within the Village that** enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a coastal location and minimizes adverse effects of development.

~~provides for the beneficial use of the Village's coastal resources~~enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a coastal location and minimizes adverse effects of development.

Development that does not reinforce the traditional pattern of human use would result in an undesirable loss of the community and landscape character of the Long Island Sound coastal region and the Village. Development, public investment and regulatory decisions should preserve open space and natural resources and

sustain this historic waterfront community as a center of activity. Water-dependent uses generally should locate in existing centers of maritime activity in order to support the economic base and maintain the maritime character of these centers, and to avoid disturbance of shorelines and waters in open space areas. Mamaroneck is a designated Maritime Center and a *traditional waterfront community* in the Long Island Sound Coastal Management Program

This policy is intended to foster a development pattern that provides for beneficial use of the Village's natural~~coastal~~ resources, and, by extension, of the Sound's coastal resources. The primary components of the desired development pattern are: strengthening traditional waterfront communities as centers of activity; encouraging water-dependent uses to expand in maritime centers; enhancing stable residential areas and preserving, and where feasible increasing, open space.

Westchester County's *Patterns for Westchester* and *Westchester 2025* address the pattern of development for Westchester County and the role of the Village in the County's overall desired development pattern as a local center in the midst of a principal corridor.

The Village of Mamaroneck *Comprehensive Plan (2012)* establishes Goals and Objectives and makes Recommendations to advance the pattern of development described by this Policy.

1.1 From a regional perspective, c~~C~~oncentrate development and redevelopment in or adjacent to the traditional waterfront communities of Long Island Sound, such as the Village of Mamaroneck.

Adhere to Village land use regulations and the Village Comprehensive Plan, adopted in 2012, in siting and designing development. See the Appendix for the text of these documents.

Maintain traditional waterfront communities, such as the Village of Mamaroneck, and ensure that development within these communities supports and is compatible with the character of the community.

Focus public investment, actions and assistance in waterfront redevelopment areas to reclaim unused waterfront land and brownfields for new purposes.

Locate new development where infrastructure is adequate or can be upgraded to accommodate new development.

1.2 Ensure that development or uses take appropriate advantage of their coastal location.

Reserve the Village's waters for water-dependent uses, ~~and~~ activities and structures.

Promote and facilitate expansion of water-dependent uses.

Accommodate water-enhanced uses consistent with Village zoning along the Sound waterfront where they are compatible with surrounding development, do not displace or interfere with existing or reasonably foreseeable water-dependent uses and reflect the unique qualities of a coastal location through appropriate design and orientation.

Allow other uses that derive benefit from a waterfront location, such as residential uses, in appropriate locations that do not reduce potential expansion of water-dependent or enhanced uses consistent with Village zoning.

Avoid uses on the waterfront which cannot by their nature derive economic benefit from a waterfront location.

Redevelop the underutilized Village-owned property at the entrance to Harbor Island Park. It should be developed to a water-dependent use that~~which~~ is compatible with surrounding uses, ~~and which~~ utilizes the potential of the existing dock, and ~~which~~ has the potential to make a significant contribution to waterfront recreational uses.

Support expansion of public access to riverine areas wherever feasible.

1.3 Protect stable residential areas.

Maintain a stable and diverse range of residential development~~areas~~ and allow for continued compatible residential and supporting development, ~~in or adjacent to such areas~~ provided such development does not interfere with the operation of water-~~-~~dependent or water-~~-~~enhanced uses.

1.4 Maintain and enhance natural areas, recreation and open space.

Avoid loss of economic, environmental, recreational and aesthetic values associated with these areas.

Avoid expansion of infrastructure and services which would promote conversion of these areas to other uses.

Maintain natural, recreational, and open space values including those associated with large estates, golf courses and waterfront~~beach~~ clubs.

1.5 Minimize adverse impacts of new development and redevelopment.

Minimize potential adverse land use, environmental and economic impacts that would result from proposed development.

Minimize the potential for adverse impacts of types of development which individually may not result in a significant adverse environmental impact, but when taken together could lead to or induce subsequent significant adverse impacts.

Policy 2 Preserve historic resources of the Village~~'s coastal area~~.

Archaeological sites and historic structures are tangible links to the past development of a community – both its cultural and economic life – providing a connection to past generations and events.

The intent of this policy is to preserve the historic and archaeological resources of the Village~~'s coastal area~~. Concern extends not only to the specific site or resource but to the area adjacent to and around specific sites or resources. The quality of adjacent areas is often critical to maintaining the quality and value of the resource. Effective preservation of historic resources must also include active efforts, when appropriate, to restore or revitalize.

The Inventory and Analysis Section has identified the historic and archeological resources to which this Policy applies. The Village Historic Preservation Law designates historic districts and sites or structures. Alteration of designated structures requires a Certificate of Appropriateness from the Board of Architectural Review. The law expresses Village policies and standards regarding the preservation of historic districts, sites, and structures. See the Appendix for the text of this law.

2.1 Maximize preservation and retention of historic resources.

Preserve the historic character of the resource by protecting historic materials and features or by making repairs using appropriate measures.

Provide for compatible use of the historic resource, while limiting and minimizing alterations to the resource.

Minimize loss of historic resources or historic character when it is not possible to completely preserve the resource.

Relocate historic structures only when the resource cannot be preserved in place.

Allow demolition only where alternatives for retention are not feasible.

Avoid potential adverse impacts of development on nearby historic resources.

2.2 Protect and preserve archaeological resources.

Minimize potential adverse impacts by redesigning projects, reducing direct impacts on the resource, recovering artifacts prior to construction and documenting the site.

Prohibit appropriation of any object of archaeological or paleontological interest situated on or under lands owned by New York State, except as provided for in Education Law, § 233.

2.3 Protect and enhance resources that are significant to the coastal culture of the Long Island Sound.

Protect historic shipwrecks.

Prevent unauthorized collection of artifacts from shipwrecks.

Protect the ~~character of~~ historic maritime character of the Village of Mamaroneck~~ommunities~~ .

Policy 3 Enhance visual quality and protect scenic resources throughout Long Island Sound.

Visual quality is a major contributor to the character of the Long Island Sound region and the Village of Mamaroneck, and the primary basis for public appreciation of the Village ~~Sound's~~ landscape. The Village includes different landforms: a variety of upland and shoreline vegetation, a complex land and water interface, a well-defined harbor with traditional maritime uses and historic resources. Some areas need particular emphasis on improving visual quality in order to support the character of the Village. In addition to the many scenic natural resources found in the Village, the variety of cultural elements, such as its water-dependent uses, in the landscape and the interplay of the built and natural

environments are of particular importance to the visual quality of the Sound and the Village.

3.1 Protect and improve visual quality throughout the Village

Review and modify development proposals to prevent excessive uniformity and excessive incongruity of design of buildings or structures, to encourage the most appropriate use of the land, to promote the public prosperity and to conserve the value of buildings or structures and property through the application of the standards of the Village Architectural Review Law, Site Plan Review Law and Sign Law by the Village departments and land-use boards authorized to administer those laws. See the Appendix for the text of these laws.

The existing boatyards, clubs, marinas and all water-dependent uses are considered a scenic asset of the Village that forms part of the aesthetic quality of the area.

Enhance existing scenic characteristics by minimizing introduction of discordant features.

Restore deteriorated and remove degraded visual elements, and screen activities and views which detract from visual quality.

Preserve existing vegetation, particularly native vegetation, and establish new vegetation to enhance scenic quality. Use native vegetation where practical.

Group or orient structures to preserve open space and provide visual organization

Improve the visual quality associated with the Village character.

Anticipate and prevent impairment of dynamic landscape elements that contribute to ephemeral scenic qualities.

Protect scenic values associated with public lands, including public trust lands and waters, and natural resources.

3.2 Protect aesthetic values associated with recognized areas of high scenic quality.

No scenic resources of statewide significance have been identified in the Village of Mamaroneck; however, Harbor Island Park, all shorelines of the

Sound, the harbor, the rivers and their shoreline, wetlands, large open space, parks and recreation areas are identified in this program as being of local significance for their scenic quality and interest. Views both from and to the water and open space areas should be considered in assessing potential impairment of their scenic quality.

Impairment includes:

- The irreversible modification of geological forms, the destruction or removal of vegetation, and the destruction or removal of structures, wherever the geological forms, vegetation, or structures are significant to the scenic quality of an identified resource;
- The addition or structures which because of siting or scale will reduce identified views or which because of scale, form, or materials will diminish the scenic quality of an identified resource; and
- Signs not in compliance with the local sign ordinance.

NATURAL COAST POLICIES

Policy 4 Minimize loss of life, structures, and natural resources from flooding and erosion

This policy seeks to protect life, structures and natural resources from flooding and erosion hazards throughout the Village coastal area. The policy reflects State flooding and erosion regulations and provides measures for reduction of hazards and protection of resources.

Natural protective features (including wetlands, trees, beaches and offshore islands) help safeguard coastal lands and property from damage, as well as reduce danger to human life, resulting from flooding and erosion. Excavation of natural features, improperly designed structures, inadequate site planning or other similar actions which fail to recognize their high protective values lead to diminishing or destruction of those values. Activities or development in, or in proximity to, natural protective features must ensure that all such adverse effects are minimized. Wetlands function as important flood mitigators and will be protected from all encroachments which could impair their flood-reducing capacity.

Non-structural measures to address coastal and riverine flooding and erosion include the use of minimum setbacks, the avoidance of risk or damage by siting of buildings outside hazard areas and the floodproofing of buildings or their elevation above the base flood level. However, non-structural approaches may not be adequate to reduce the effects of riverine flooding within the Village. This policy

also applies to the planning, siting and design of proposed development, including measures to protect existing activities and development. This policy applies to non-structural measures to minimize damage to natural resources and property from flooding and erosion from riverine flooding. The planning, siting and design of proposed development in a floodplain will be in accordance with the Flood Damage Prevention Ordinance (see the Appendix for the text of this law), and the New York State Coastal Erosion Hazard Act (See Figure II-10, Coastal Erosion Hazard Area Map) and all planning, siting and design of proposed development regardless of location shall conform to best management practices.

Coastal erosion protection structures often contribute to erosion both on and off the site because of their nature, due to poor design and siting, or lack of downdrift remediation. Increased erosion, aesthetic impairments, loss of public recreational resources, loss of habitats, and water quality degradation can result from erosion protection structures. The cumulative impact of these structures can be large. Before a permit is granted to allow construction of new erosion protection structures, the purpose, function, impact, and alternatives to a structure need to be carefully evaluated to determine that the structures are necessary and to avoid adverse impacts.

Within Mamaroneck Harbor hard structures may be more practical to protect areas of extensive public investment, and are necessary for the proper functioning of the Harbor's numerous water-dependent uses. Erosion control structures are also often needed to stabilize riverbanks to mitigate the accumulation and transport of silt, which can diminish river carrying capacity and/or increase harbor siltation. In addition, many non-water-dependent uses, such as residences, have previously constructed erosion control structures, such as bulkheads and seawalls. The continued maintenance of such structures may be ~~is~~ seen as essential to pr~~eserving individual property rights and preventing flooding~~otecting the residence.

Development and redevelopment in hazard areas needs to be managed to reduce exposure to coastal hazards. Hardening of the shoreline is to be avoided except when alternative means are not effective. Beach nourishment, revegetation are preferred approaches to control erosion because of fewer environmental impacts than hard structures. The nature of the shoreline, whether it is a sandy beach or a rocky shoreline, may increase or minimize respectively the potential adverse effects of an erosion control structure.

4.1 Minimize losses of human life and structures from flooding and erosion hazards.

Use the following management measures, taking into account sea level rise, 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 erosion and flooding 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 and the effects of severe storms; (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.

4.2 Design projects to prevent adverse consequences to surrounding areas, including in-water areas and mitigate the unavoidable effects of erosion and flood control structures.

4.3 Allow the use of hard erosion control structures, such as seawalls, rip-rap and bulkheads, in Mamaroneck Harbor and along the Village waterfront, when necessary to facilitate the efficient operation of water-dependent uses. Allow the maintenance and replacement, in kind and in place, of such existing erosion control structures to protect principal upland structures (including residential structures).

4.4 Maintain participation of the Village in the National Flood Insurance Program and the Community Rating System.

4.5 Preserve and restore natural protective features.

Prevent development in natural protective features except development as specifically allowed in 6 NYCRR Part 505.8.

Maximize the protective capabilities of natural protective features by: avoiding alteration or interference with shorelines in a natural condition; enhancing existing natural protective features; restoring impaired natural protective features; and managing activities to minimize interference with, limit damage to or reverse damage which has diminished the protective capacities of the natural shoreline.

Minimize interference with natural coastal processes by: providing for natural supply and movement of unconsolidated materials (this does not apply to stream bank erosion control); minimizing intrusion of structures into coastal waters and interference with coastal processes; and mitigating any unavoidable intrusion or interference.

4.6 Protect public lands and public trust lands and use of these lands when undertaking all erosion or flood control projects.

Retain ownership in the State or Village of public trust lands which become upland areas due to fill or accretion resulting from erosion control projects. Within Mamaroneck Harbor, allow for use of such lands for water-dependent activities through license~~ases~~ or easements as appropriate.

Avoid losses or likely losses of public trust lands or use of these lands, including public access along the shore, which can be reasonably attributed to or anticipated to result from erosion protection structures or flood control projects. Where loss of use is unavoidable, mitigate the loss by providing for comparable use or access.

4.7 Manage navigation infrastructure to limit adverse impacts on coastal processes.

Manage navigation channels to limit adverse impacts on coastal processes by designing channel construction and maintenance to protect and enhance natural protective features and prevent destabilization of adjacent areas; and make beneficial use of suitable dredged material when practicable.

4.8 Ensure that expenditure of public funds for flooding and erosion control projects results in a public benefit.

Give priority in expenditure of public funds to actions which: protect public health and safety; mitigate flooding and erosion problems caused by previous human intervention; protect areas of intensive development; and protect substantial public investment in land, infrastructure, and facilities.

Expenditure of public funds is: limited to those circumstances where public benefits warrant~~exceed~~ public costs; and prohibited for the exclusive purpose of protecting private development, except where actions are undertaken by a special taxing district created for that purpose.

4.9 Consider sea level rise when siting and designating projects involving substantial public expenditures.

4.10 Allow for dredging and alteration of rivers within the Village to reduce riverine flooding.

4.11 Allow fill to increase elevation to maintain existing uses along the waterfront, provided that potential adverse effects on adjacent properties are mitigated and floodplain regulations are complied with~~.~~

Policy 5 Protect and improve water quality within the Village of Mamaroneck and in Long Island Sound and its watershed.

The purpose of this policy is to protect the quality of water in the Long Island Sound area. Quality considerations include both point source and nonpoint source pollution management.

Due to its location, the Village of Mamaroneck is faced with great challenges relative to the management of stormwater and there is a pressing need for additional and innovative stormwater management. Uncontrolled drainage and runoff associated with land development within the Sheldrake and Mamaroneck watershed both within and outside the Village haves a significant impact upon the health, safety and welfare of the community.

The following sub-policies address: 1) point sources of pollutants as defined by the federal Clean Water Act: 2) non point sources of pollutants; 3) activities in the water that may affect water quality and the need to meet water quality classifications when required point and non point measures don't achieve water quality objectives; and 4) the recognition that management of developmnt in the entire watershed of Mamaroneck's coastal waters is critical to their water quality

5.1 Prohibit direct or indirect discharges which would cause or contribute to contravention of water quality standards.

Restore Long Island Sound's water quality by: limiting nitrogen loadings from waste water treatment plants to levels at or below levels occurring in 1990, reducing nitrogen discharges sufficient to limit the occurrence of hypoxia, remediating existing contaminated sediment, limiting the introduction of new contaminated sediment, reducing demand on facilities and avoiding or reducing loading of toxic materials.

Avoid land and water uses which may result in point sources of pollution that (1) exceed applicable effluent limitations, or (2) cause or contribute to contravention of water quality classification and use standards, or (3) materially adversely affect receiving water quality, or (4) violate a vessel waste no-discharge zone protection (Mamaroneck Harbor is a Vessel Waste No Discharge Zone).

Manage the sanitary sewerage collection system and on-site systems to avoid ground water discharges that would substantially affect achievement of water quality standards for surface waters. Maintain separation of storm and sanitary sewers.

5.2 Manage land use activities and use best management practices to minimize nonpoint pollution of coastal waters.

The Village has adopted a comprehensive local law to manage stormwater, Chapter 294 0f the Village code. The text of this law is included in the Appendix of this LWRP. Among other requirements, this law requires that a stormwater pollution plan be prepared for all land development that results in the disturbance of land greater than 1,000 square feet. It identifies the federal, State and County documents that are to be considered official guides for best management practices.

Under that Chapter, no agency shall commence review of, fund or undertake any land development activity that results in the disturbance of land greater than 1,000 square feet until it has received or completed a stormwater pollution prevention plan in accordance with the specifications in Chapter 294 of the Village Code (See Appendix).

Land development shall comply with applicable standards required by Chapter 294.

Within the Beaver Swamp Brook-Brentwood Brook Watershed (Figure II-8), additional standards contained in Chapter 294 (see Appendix) are to be complied with.

5.3 Protect and enhance the quality of coastal waters.

Protect water quality based on physical factors (Ph, dissolved oxygen, dissolved solids, nutrients, odor, color, and turbidity), health factors (pathogens, chemical contaminants, and toxicity) and aesthetic factors (oils, floatables, refuse, and suspended solids). Consider establishing a total maximum daily load for the pollutants that prevent Mamaroneck Harbor from meeting its water quality classification.

Minimize disturbance of streams, including their beds and banks, in order to prevent erosion of soil; increased turbidity; and irregular variation in velocity, temperature, and level of water.

Protect water quality of coastal waters from adverse impacts associated with excavation, fill, dredging, and disposal of dredged material.

5.4 Limit the potential for adverse impacts of watershed development on water quality and quantity.

Protect water quality by ensuring that watershed development protects areas that provide important water quality benefits, maintains natural characteristics of drainage systems and protects areas that are particularly susceptible to erosion and sediment loss.

Limit the impacts of individual development projects to prevent cumulative water quality impacts upon the watershed which would result in a failure to meet water quality standards.

Policy 6 Protect and restore the quality and function of the Long Island Sound ecosystem and ecosystems within the Village of Mamaroneck.

The Long Island Sound ecosystem consists of physical (non-living) components, biological (living) components, and their interactions. Its physical components include environmental factors such as water, soils, geology, energy and contaminants. The biological components include the plants, animals and other living things in and around the Sound.

Certain natural resources that are important for their contribution to the quality and biological diversity of the Sound ecosystem have been specifically identified by the State for protection. These natural resources include regulated tidal and freshwater wetlands; designated Significant Coastal Fish and Wildlife Habitats; and rare, threatened and endangered species. In addition to specifically identified discrete natural resources, the quality of the Sound ecosystem also depends on more common, broadly distributed natural resources, such as the extent of forest cover, the population of overwintering songbirds or benthic communities. These more common natural resources collectively affect the quality and biological diversity of the Sound ecosystem.

Tidal wetlands include the following ecological zones: coastal fresh marsh; intertidal marsh; coastal shoals, bars, and flats; littoral zone; high marsh or salt meadow; and formerly connected tidal wetlands. These tidal wetland areas are officially delineated on the Department of Environmental Conservation's Tidal Wetlands Inventory Map and are also identified in Section II of this program. Most notable tidal wetlands in the Village are in the areas of Otter Creek and Guion Creek and the Delancey and Greacen cove areas.

There is one State-identified freshwater wetland in the Village: Magid Pond. Although too small to meet standard criteria, Magid Pond was identified because of its special statewide significance. It is a Class I (most important) wetland.

6.1 Protect and restore ecological quality throughout the Village.

Avoid significant adverse changes to the quality of the Long Island Sound ecosystem and ecosystems within the Village indicated by physical loss, degradation or functional loss of ecological components.

Maintain values associated with natural ecological communities.

Retain and add indigenous plants.

Avoid fragmentation of natural ecological communities and maintain corridors between ecological communities. Maintain structural and functional relationships between natural ecological communities to provide for self-sustaining systems.

Avoid permanent adverse change to ecological processes.

Reduce adverse impacts of existing development when practical.

Mitigate impacts of new development; mitigation may also include reduction or elimination of adverse impacts associated with existing development.

Adhere to the standards of the Village Site Plan Review Law as applied ~~determined~~ by the Planning Board. See the Appendix for the text of this law.

6.2 Protect and restore Significant Coastal Fish and Wildlife Habitats.

There are no State-designated Significant Coastal fish and Wildlife Habitats in Mamaroneck. The following areas are identified in this program as locally significant fish and wildlife habitats, and they shall be protected, preserved, and, where practical, restored so as to maintain their viability as habitats.

- Delancey Cove
- Greacen Point Marsh
- Guion Creek and Marsh
- Kirstein Cove/Buttenweiser Island/Pops Rocks
- Magid Pond
- Otter Creek and Marsh
- Van Amringe Mill Pond
- Mamaroneck Reservoir
- Hampshire Country Club
- Hommocks Conservation Area
- Warren Avenue Conservation Area
- Florence Park

- Larchmont Harbor

In order to protect and preserve these significant habitats, land and water uses or development should be undertaken only if such actions are consistent to the maximum extent practicable with the intent and purpose of this policy. When the action significantly reduces a vital resource (e.g. food, shelter, living space) or changes environmental conditions (e.g. temperature, substrate, salinity) beyond the tolerance range of an organism, then the action would be considered to significantly impair the habitat. Indicators of a significantly impaired habitat may include: reduced carrying capacity, changes in community structure (food chain relationships, species diversity), and reduced productivity and/or increase incidence of disease and mortality.

The range of physical, biological, and chemical parameters which should be considered includes:

- Physical parameters such as living space, circulation, flushing rates, tidal amplitude, turbidity, water temperature, depth (loss of littoral zone), morphology, substrate type, vegetation, structure, erosion, and sedimentation rates;
- Biological parameters such as community structure, food chain relationships, species diversity, predator/prey relationships, population size, mortality rates, reproductive rates, behavioral patterns, and migratory patterns;
- Chemical parameters such as dissolved oxygen, carbon dioxide, ph, dissolved solids, nutrients, organics, salinity, and pollutants.

Where a proposed action is likely to alter any of the biological, physical, or chemical parameters as described above beyond the tolerance range of the organisms occupying the habitat, the viability of that habitat has been significantly impaired or destroyed. Such action, therefore, would be inconsistent with this policy.

6.3 Protect and restore tidal and freshwater wetlands.

Comply with statutory and regulatory requirements of the State's wetland laws and Village wetland law including Village 50' and 100' buffer areas (See Village Wetland Laws in Appendix)~~, as determined by the Planning Board~~.

Use the following management measures, which are presented in order or priority: (1) prevent the net loss of vegetated wetlands by avoiding fill or excavation; (2) minimize adverse impacts resulting from unavoidable fill,

excavation, or other activities; and (3) provide for compensatory mitigation for unavoidable adverse impacts. Provide and maintain adequate buffers between wetlands and adjacent or nearby uses and activities to protect wetland values.

Restore tidal and freshwater wetlands wherever practical to foster their continued existence as natural systems.

Consider the effects of sea level rise on tidal wetlands and identify measures to allow tidal wetlands to migrate in response to sea level rise.

6.4 Protect vulnerable fish, wildlife and plant species, and rare ecological communities.

Policy 7 Protect and improve air quality in the Long Island Sound coastal area.[1]

Policy 8 Minimize environmental degradation in the Long Island Sound coastal area from solid waste and hazardous substances and wastes.

The intent of this policy is to protect people from sources of contamination and to protect Long Island Sound's coastal resources from degradation through proper control and management of wastes and hazardous materials. In addition, this policy is intended to promote the expeditious remediation and reclamation of hazardous waste sites and other areas to permit redevelopment. Attention is also required to identify and address sources of soil and water contamination resulting from landfill and hazardous waste sites and in-place sediment contamination in the Long Island Sound region.

The handling of hazardous substances is regulated by State law, and those regulations are considered adequate for the purposes of this policy. However, other pollutants are of local concern, oil, fuel, herbicides, pesticides and swimming pool disinfectants – both from point and nonpoint sources. Both intentional dumping of pollutants into rivers and catch basins can be harmful to fish and wildlife resources, and such actions should be prosecuted and/or prevented.

In addition to coastal waters, the regulation of shipment and storage of petroleum and other hazardous substances also includes the rivers which drain into the coastal waters of the Village. The rivers which empty into Mamaroneck Harbor are

[1] This policy is not included in the Village of Mamaroneck LWRP. See the Long Island Sound Coastal Management Program for the New York State coastal policy regarding air quality applicable for the Village of Mamaroneck portion of the New York coastal area.

subject to accidental and intentional dumping of petroleum products and other hazardous materials. Hazardous materials include toxic chemicals and nuclear wastes being transported overland. These activities are regulated by Federal and State laws, and it is desirable that this policy be implemented thoroughly.

8.1 Manage solid waste to protect public health and control pollution.

Plan for proper and effective solid waste disposal prior to undertaking major development or activities generating solid wastes.

Manage solid waste by: reducing the amount of solid waste generated, reusing or recycling materials and using land burial or other approved methods to dispose of solid waste that is not otherwise being reused or recycled.

Prevent the discharge of solid wastes into the environment by using proper handling, management and transportation practices.

Operate solid waste management facilities to prevent or reduce water, air and noise pollution and other conditions harmful to the public health.

8.2 Manage hazardous wastes to protect public health and control pollution.

Manage hazardous waste in accordance with the following priorities: (1) eliminate or reduce generation of hazardous wastes to the maximum extent practical; (2) recover, reuse or recycle remaining hazardous wastes to the maximum extent practical; (3) use detoxification, treatment or destruction technologies to dispose of hazardous wastes that cannot be reduced, recovered, reused or recycled; (4) use land disposal as a last resort.

Phase out land disposal of industrial hazardous wastes.

Ensure maximum public safety through proper management of industrial hazardous waste treatment, storage and disposal.

Remediate inactive hazardous waste disposal sites.

8.3 Protect the environment from degradation due to toxic pollutants and substances hazardous to the environment and public health.

Prevent release of toxic pollutants or substances hazardous to the environment that would have a deleterious effect on fish and wildlife resources.

Prevent environmental degradation due to persistent toxic pollutants by: limiting discharge of bioaccumulative substances, avoiding resuspension of toxic pollutants and hazardous substances and wastes, and avoiding reentry of bioaccumulative substances into the food chain from existing sources.

Prevent and control environmental pollution due to radioactive materials.

Protect public health, public and private property and fish and wildlife from inappropriate use of pesticides.

Take appropriate action to correct all unregulated releases of substances hazardous to the environment.

8.4 **Prevent and remediate discharge of petroleum products.**

Prevent discharges of petroleum products by following approved handling and storage, and facility design and maintenance principles.

Clean up and remove any petroleum discharge, giving first priority to minimizing environmental damage.

8.5 **Transport solid waste and hazardous substances and waste in a manner which protects the safety, well-being and general welfare of the public; the environmental resources of the State; and the continued use of transportation facilities.**

8.6 **Site solid and hazardous waste facilities to avoid potential degradation of coastal resources.**

PUBLIC COAST POLICY

Policy 9 Provide for public access to, and recreational use of, coastal waters, public lands and public resources of the Village of Mamaroneck coastal area.

The Village shoreline is nearly fully developed, and physical and visual access to coastal lands and waters is limited outside of Harbor Island Park. Existing development has made much of the coast inaccessible to the general public. Access along public trust lands of the shore has been impeded by long docks, and shoreline fortification has led to physical loss of access.

Village of Mamaroneck facilities, commercial marine facilities and the marine recreational facilities of club facilities, as well as other water-related recreational

facilities, shall be encouraged, protected, maintained and increased where appropriate.

Where there are little or no opportunities for major new recreation facilities providing specific water-related recreational activities, access to the publicly owned lands of the coast can be provided for activities which require only minimal facilities for their enjoyment (e.g. walking paths, bicycling paths and opportunities for passive enjoyment).

In the Village of Mamaroneck, boatyards, yacht and waterfront~~beach~~ clubs, as well as public marinas, provide waterfront access for water-dependent recreation uses. The provision of adequate land-based boating services is a major concern of this policy. The clubs and the public marinas provide limited summer dockage and mooring space, but land-based support services are provided only by the commercial marine enterprises. These services include drysailing, dry storage, full-service repair and maintenance – essential for the continued enjoyment of the present level of recreational boating activity in Mamaroneck Harbor.

Publicly owned lands of the coast include not only Village-owned property, but also the State-owned property now or formerly below the high water mark. New York State generally owns all lands underwater including the intertidal area to mean high tide. The State ownership, pursuant to the Public Trust Doctrine, is in trust for the benefit of the public. The Village of Mamaroneck Underwater Lands Study (1989) describes, as of 1989, the terms, conditions and extent of all State grants or other permissions to use or occupy State owned lands subject to the Public Trust Doctrine. Most of the Village shoreline has been the subject of a State grant; however most of these grants have conditions or limitations which preserve certain public rights and should be carefully reviewed when considering any activity that is occurring on or affecting land subject to a grant. It is important also to note that State grants of lands subject to the Public Trust Doctrine may be revoked if they are not in conformity with the Public Trust Doctrine.

Provided the development of water-related recreation is consistent with the preservation and enhancement of important coastal resources such as fish and wildlife habitats, aesthetically significant areas, and cultural resources, and provided demand exists, water-related recreation development is to be increased and such uses shall have a higher priority than any non-water dependent uses, including non-water-related recreational uses. In addition, water-dependent recreation uses shall have priority over water-enhanced recreation uses. Among the types of water-dependent recreation, provision of adequate boating services (including essential storage and repair services) to meet present and future demand is to be encouraged by this program. The siting of boating facilities must be consistent with preservation and enhancement of other coastal resources and with their capacity to accommodate demand. The State and Village recognize a

regional need for boating facilities in order to correct an area-wide problem of insufficient and shrinking facilities.

Many developments present practical opportunities for providing recreation facilities as an additional use of the site or facility. Therefore, whenever developments or redevelopments are located adjacent to the shore, they should to the fullest extent permitted provide for some form of water-related recreation use unless there are compelling reasons why such recreation would not be compatible with the development, or a reasonable demand for public use cannot be foreseen.

The types of development or redevelopment which can generally provide water-related recreation as a multiple use include public facilities and schools and any residential subdivisions of 25 units or more. With specific regard to the Sewage Treatment Plant, reconstruction must take into consideration the potential for multiple use, given its location in a waterfront park.

Nothing in this policy shall be construed to prevent the reasonable use and enjoyment of private property by residential homeowners, including the right of such owners to occupy their homes and to make reasonable additions and renovations to the buildings or structures on their properties.

9.1 Promote appropriate and adequate physical public access and recitation throughout the coastal area.

Provide ~~for~~ convenient, well defined, physical access by the public to and along the coast and rivers for active and passive water related recreation as well as for educational use and enjoyment.

Provide a level and type of public access and recreational use that takes into account public demand, natural resource sensitivity, physical accessibility, compatibility with on site and adjacent uses and the needs of special groups.

Protect and maintain existing public access and water related recreation at public and private facilities.

Provide physical access linkages with neighboring communities where feasible.

Ensure access for the general public at locations where State or Federal funds are used to acquire, develop, or improve parkland.

Include physical access for the public, and/or water related recreation facilities, as part of development whenever such development is likely to limit the public's use and enjoyment of the Sound, the harbor or the rivers.

Provide incentives to private development thatwhich provides public access or water related recreational facilities.

Restrict public access and water-related recreation on public lands only where incompatible with public safety or protection of natural resources.

9.2 Provide public visual access from public lands to coastal lands and waters or open space at all sites where physically practical.

Avoid loss of existing visual access by limiting physical blockage by non-water-dependent development or activities. Minimize adverse impact on visual access.

Mitigate loss of visual access by providing for on-site visual access or additional and comparable visual access off-site.

Increase visual access wherever practical.

9.3 The State and the Village shall preserve the public interest in, and use of, lands and waters they hoeld in public trust by the State.[2]

Limit grants, easements, permits or lesser interest in lands underwater to those instances where they are consistent with the public interest in the use of public trust lands.

DetermineSeek to ascertain ownership, riparian interest or other legal right prior to approving private use of public trust lands under water.

Limit grants, including conversion grants, in fee of underwater, or formerly underwater, lands to exceptional circumstances.

Reserve such interests or attach such conditions to preserve the public interest in use of underwater lands and waterways which will be adequate to preserve public access, recreation opportunities, and other public trust purposes.

Evaluate opportunities to re-establish public trust interests in existing grants thatwhich are not used in accordance with the terms of the grant, or are in violation of the terms of the lease, or where there are significant limitations to on public benefits provided by the public trust doctrineresulting from the Public Trust Doctrine.

[2] Lands and water acquired by the Village that were subject to the public trust doctrine remain subject to the public trust except as they are used for non-public trust purposes pursuant to the terms of their acquisition.

9.4 Assure public access to public trust lands and navigable waters.

Ensure that the public interest in access below mean high water and to navigable waters is maintained.

Allow obstructions to public access when necessary for the operation of water-dependent uses and their facilities.

Permit interference with public access for riparian or littoral non-water-dependent uses in order to gain the minimum necessary reasonable access to navigable waters.

Use the following factors in determining the minimum riparian or littoral access necessary: the range of tidal fluctuation, the size and nature of the water body, the uses of the adjacent waters by the public, the traditional means of access used by surrounding similar uses and whether alternative means to gain access are available.

Mitigate substantial interference or obstruction of public use of public trust lands and navigable waters.

WORKING COAST POLICIES

Policy 10 Protect Mamaroneck's water-dependent uses and promote siting of new water-dependent uses in suitable locations.

Mamaroneck Harbor is a significant maritime center of the Long Island Sound coastal region. The intent of this policy is to protect existing, and allow their expansion and for new, water-dependent, commercial and recreational uses and to promote suitable use of the Mamaroneck Harbor maritime center. It is also the intent of this policy to enhance the economic vitality of water-dependent uses by ensuring adequate infrastructure for water-dependent uses and their efficient operation in maritime centers.

There is a finite amount of waterfront property in the Village of Mamaroneck, and nearly all of it has already been developed to specific uses. However, demand continues to increase for waterfront property, and this results in increased pressures for redevelopment. Redevelopment pressures can result in either changes in land use or changes in densities, or both.

The traditional method of land allocation (i.e. the real estate market, with or without land use controls) offers little assurance that uses which require waterfront sites will, in fact, continue to be accommodated on the Village's waterfront.

The Village of Mamaroneck enjoys a unique maritime identity which is derived from its excellent harbor and working waterfront and the related activities which these permit. The excellence of the harbor is dependent not only upon its geographical shape, but also upon the availability of public, quasi-public (club or neighborhood facilities) and commercial marine facilities which front on the harbor; and particularly on the availability of full-service commercial marine facilities for the abundance of recreational boaters using western Long Island Sound, whose active use of the harbor benefits the Village by contributing to its economy and character.

The following uses and facilities in Mamaroneck are considered as water-dependent:

- Recreational activities which depend on access to coastal waters (for example, boating, swimming, fishing, wildlife viewing);
- Recreational activities which depend on access to coastal waters. Examples include the following:
    - Waterfront~~Beach~~ and/or yacht clubs.
    - Facilities needed to store and service boats (boatyards, marinas, boat construction yards), more specifically identified as: facilities for hauling, launching, dry storage, and drysailing of boats; facilities for building, repairing, and maintaining boats and boating equipment; and facilities for docking and mooring of boats, especially when found in conjunction with the above.
    - Support facilities which are necessary for the successful functioning of permitted water-dependent uses (for example, facilities for the sale of fuel for boats, for the pumping out of marine holding tanks, for waste oil collection, parking lots, and wet and dry storage of boats).
    - Commercial facilities for the construction, servicing, and sale of boats, as well as related boating industry services, e.g., sailing schools, chartering, brokerage and insurance.

In addition to water-dependent uses, uses which are enhanced by a waterfront location should be encouraged to locate along the shore, although not at the expense of water-dependent uses. There are limited opportunities for water enhanced uses along the Mamaroneck shoreline.

Water-enhanced use means a use or activity which does not require a location adjacent to coastal waters, but whose location on the waterfront adds to the public use and enjoyment of the water's edge Water – enhance uses are primarily recreational, cultural, retail or entertainment uses. Residential use is not a water-enhanced use.

It is recognized that the waterfront of Mamaroneck is an asset which gives the Village its character and value – and that this is a fragile asset vulnerable to destruction by increasing pressures for redevelopment. The redevelopment pressures can result in the elimination of water-dependent uses, and that result would be inconsistent with the policies of this program.

10.1 Protect existing water-dependent uses.

Avoid actions which would displace, adversely impact, or interfere with existing and reasonably foreseeable water-dependent uses.

Allow for and facilitate expansion and reconfiguration of existing water-dependent uses.

Allow the use of hard erosion control structures, such as seawalls, rip-rap and bulkheads, in Mamaroneck Harbor and along the Village waterfront, when necessary to facilitate the efficient operation of water-dependent uses.

10.2 Promote the Mamaroneck Harbor Maritime Center as a suitable location for water-dependent uses.

Ensure that public actions foster and enable Mamaroneck Harbor to continue to function as a center for water-dependent uses.

Protect and enhance the economic, physical, cultural and environmental attributes which support Mamaroneck Harbor as a maritime center.

10.3 Improve the economic vitality of water-dependent uses by allowing for non-water-dependent accessory and multiple uses, particularly water-enhanced and maritime support services.

The extent and nature of accessory and support facilities is as provided for and constrained by the provisions of the Marine Recreational and Marine Commercial zoning district regulations in effect at the time of adoption of this LWRP or as revised by a change in zoning regulations and a corresponding adopted and approved amendment to the LWRP.

10.4 Minimize adverse impacts of new and expanding water-dependent uses, provide for their safe operation and maintain regionally important uses.

Site new and expand existing marinas, yacht clubs, boat yards and other boating facilities where there is: adequate upland for support facilities and services; sufficient waterside and landside access; appropriate nearshore

depth to minimize dredging; suitable water quality classification; minimization of effects on wetlands, shellfish beds or fish spawning grounds; and adequate water circulation.

10.5 Provide sufficient infrastructure for water-dependent uses.

Encourage and facilitate coordination of necessary public dredging projects with private dredging needs for economic and environmental reasons.

Protect and maintain existing public and private navigation lanes, fairways and channels at depths consistent with the needs of water-dependent uses and the Mamaroneck Harbor Management Plan. Support maintenance dredging of existing channels.

Provide new or expanded navigation lanes, channels and basins when necessary to support water-dependent uses and are consistent with the Mamaroneck Harbor Management Plan.

Allow for the placement of sand below high water at the Village beach on Harbor Island Park.

Use Mamaroneck Harbor dredged material for beneficial uses when practicable.

Avoid placement of dredged material in Long Island Sound when opportunities for beneficial reuse of the material exist.

Allow placement of suitable dredged material and other appropriate fill in nearshore locations to advance maritime or port-related functions, provided it is adequately contained and avoids negative impacts on vegetated wetlands and significant costal fish and wildlife habitats.

Avoid shore and water surface uses or activities which would impede navigation and obstruct or otherwise interfere with the channels, buffer areas, fairways, mooring areas or anchorage areas and buffer areas designated on the Mamaroneck Harbor Management Plan Map (see Section IV).

Give priority to existing commercial navigation in determining rights to navigable waters.

Provide for services and facilities to facilitate commercial, industrial and recreational navigation.

10.6 Promote efficient harbor operation.

Develop and implement a harbor management plan as an integral part of the LWRP (see Section IV)

Limit congestion of harbor waters, conflict among uses, foster navigational safety and minimize obstructions in coastal waters to reduce potential hazards to navigation.

Prohibit any increase or additional use of coastal waters if such an increase or addition poses a public safety hazard, which cannot be mitigated.

Prohibit intrusions or encroachments upon navigation channels and other identified vessel use areas as designated in the Mamaroneck Harbor Management Plan.

Policy 11 Promote sustainable use of living marine resources of Long Island Sound.

The Village of Mamaroneck benefits from the sustainable use of the living marine resources of its marine waters and of Long Island Sound. The living marine resources of the Sound play an important role in the social and economic well-being of the people of the Long Island Sound region. Commercial and recreational uses of the Sound's living marine resources constitute an important contribution to the economy of the Village, region and the state. These resources provide recreational experiences and important accompanying economic activity.

Continued use of the Sound's living resources depends on maintaining long-term health and abundance of marine fisheries resources and their habitats, and on ensuring that the resources are sustained in usable abundance and diversity for future generations. This requires the State's active management of marine fisheries, protection and conservation of habitat, restoration of habitats in areas where they have been degraded and maintenance of water quality at a level that will foster occurrence and abundance of living marine resources. Allocation and use of the available resources must: (1) be consistent with the restoration and maintenance of healthy stocks and habitats, and (2) maximize the benefits of resource use so as to provide valuable recreational experiences and viable business opportunities for commercial and recreational fisheries.
Sustainable uses of coastal fish and wildlife resources include fishing, lobstering, bird-watching and nature study, but exclude hunting. In the Village of Mamaroneck, there are two ways to expand recreational use of fish and wildlife resources. The first way is to expand access to waterfront recreation. The second way is to upgrade coastal water quality to the point where the extensive shellfish beds in the area (now closed) are ultimately considered safe to reopen on a seasonal basis.

Commercial fishing and lobstering exist on a small scale and are not incompatible with the traditional recreational uses of Mamaroneck Harbor, provided they are consistent with the Village Harbor Management Plan. On-shore facilities which promote commercial fishing and lobstering are a desirable use where appropriate standards are met, and they should be promoted and enhanced.

11.1 Ensure the long-term maintenance and health of living marine resources.

Ensure that commercial and recreational uses of living marine resources are managed in a manner that: results in sustained useable abundance and diversity of the marine resource; does not interfere with population and habitat maintenance and restoration efforts; uses best available scientific information in managing the resources; and minimizes waste and reduces discard mortality of marine fishery resources.

Protect, manage and restore sustainable populations of indigenous fish, wildlife species and other living marine resources.

Foster occurrence and abundance of Long Island Sound's marine resources by: protecting spawning grounds, habitats and water quality; and enhancing and restoring fish and shellfish habitat, particularly for anadromous fish, oysters, and hard clams.

11.2 Provide for commercial and recreational use of the Sound's finfish, shellfish, crustaceans and marine plants.

Maximize the benefits of marine resource use so as to provide a valuable recreational resource experience and viable business opportunities for commercial and recreational fisheries.

Where fishery conservation and management plans require actions that would result in resource allocation impacts, ensure equitable distribution of impacts among user groups, giving priority to existing fisheries in the state.

Protect the public health and the marketability of marine and fishery resources by maintaining and improving water quality.

Promote development of and maintain existing artificial reefs to improve marine resources habitat and expand nearshore fishing opportunities.

11.3 Maintain commercial fishing in Mamaroneck Harbor.

Protect and strengthen commercial fishing harvest operations, facilities and waterfront infrastructure to support a stable commercial fishing industry.

Support nearshore harvesting in Mamaroneck by allowing access, berthing and off-loading facilities suitable for nearshore operators.

Protect commercial fishing from interference or displacement by competing land and water uses.

11.4 Promote recreational use of marine resources.

Provide opportunities for recreational use of marine resources.

Provide adequate infrastructure to meet recreational needs, including appropriate fishing piers, dockage, parking and livery services.

Promote commercial charter and party boat businesses in maritime centers.

11.5 Promote managed harvest of shellfish originating from uncertified waters.

Allow for harvest of shellfish from uncertified waters, provided shellfish sanitation protocols are adhered to for protection of public health.

Limit environmental disturbance of the harvest area by using the scale or method of shellfish harvesting operations that is most appropriate to the resource and the physical characteristics of the harvest area. Allow sufficient shellfish spawning stock to remain in the harvest area to maintain the resource while reducing the likelihood of illegal harvesting.

Promote hand-harvesting of stock for depuration and for relays by nearshore harvesters.

11.6 Promote aquaculture.

Encourage aquaculture of economically important species.

Allow for aquaculture for its potential water quality benefits.

Protect native stocks from potential adverse biological impacts due to aquaculture.

Provide leases of State-owned underwater lands for aquaculture only in areas which are not significant shellfish producing areas or which are not

supporting significant shellfish hand-harvesting, and only where aquaculture operations would not significantly impair natural resources or water quality.

Policy 12 Protect agricultural lands in the eastern Suffolk County portion of Long Island Sound's coastal area.[3]

Policy 13 Promote appropriate use and development of energy and mineral resources.

The nature of existing development of the Mamaroneck coastal area precludes major energy generation or mineral resources extraction from being considered as appropriate uses.

In dealing with the Sound's energy problems, the first order of preference is the conservation of energy. Energy efficiency in transportation and site design, and efficiency in energy generation, are the best means for reducing energy demands. Reduced demand for energy reduces the need for construction of new facilities that may have adverse impacts on coastal resources.

The Village of Mamaroneck Comprehensive Plan recommendations regarding emissions of greenhouse gases and sustainable design/green building practices should be considered in implementing the policies

13.1 Conserve energy resources.

Promote and maintain energy-efficient modes of transportation, including rail freight and intermodal facilities, waterborne cargo and passenger transportation, mass transit and alternative forms of transportation.

Plan and construct sites using energy-efficient design.

Capture heat waste from industrial processes for heating and electric generation.

Improve energy generating efficiency through design upgrades of existing facilities.

13.2 Promote alternative energy sources that are self-sustaining, including solar- and wind-powered energy generation.

[3] This policy is not applicable to the Village of Mamaroneck.

In siting such facilities, avoid interference with coastal resources, including migratory birds, and coastal processes.

13.3 Minimize adverse impacts from fuel storage and transport facilities.

Regional petroleum reserve facilities are inappropriate in the Long Island Sound coastal area.

The production, storage, or retention of petroleum products in earthen reservoirs is prohibited.

Liquified Natural Gas facilities must be safely sited and operated.

Protect natural resources by preparing and complying with an approved oil spill contingency plan.

SECTION IV

PROPOSED LAND USES AND PROJECTS

SECTION IV PROPOSED PROJECTS AND ALTERNATIVES

This LWRP does not contemplate any large-scale changes to existing land uses and patterns or any rezoning recommendations. The~~In 2008, the~~ Village's Comprehensive Plan (adopted in two phases in 2008 and 2012)~~the first phase of a Comprehensive Plan, which~~ resulted in several significant zoning changes, including new floor area ratios (FARs), expansion of uses in the manufacturing (M-1) zone and elimination of the Village's local environmental review law.

T~~Rather than such Village-wide changes, t~~his section of the LWRP focuses on specific projects and alternatives in the immediate waterfront and harbor areas. These proposed projects and alternatives are intended to enhance public use and enjoyment of the Mamaroneck waterfront area, maintain and enhance the environmental quality of this area and strengthen the Village's ability to manage them in the public interest. The recommended projects are also established to advance the Village's policies outlined in Section III. In addition, the recommended projects will be undertaken so as to be consistent to the maximum extent practicable with the Smart Growth criteria established in 2010 by the New York State Smart Growth Public Infrastructure Policy Act, as follows:

- To advance projects for the use, maintenance or improvement of existing infrastructure;
- To advance projects located in municipal centers;
- To advance projects in developed areas or areas designated for concentrated infill development in a municipally approved comprehensive land use plan, local waterfront revitalization plan and/or brownfield opportunity area plan;
- To protect, preserve and enhance the state's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas and significant historic and archeological resources;
- To foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and the integration of all income and age groups;
- To provide mobility through transportation choices including improved public transportation and reduced automobile dependency;
- To coordinate between state and local government and intermunicipal and regional planning;
- To participate in community-based planning and collaboration;
- To ensure predictability in building and land use codes; and
- To promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad-based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain its implementation.

1. PROPOSED LAND USES

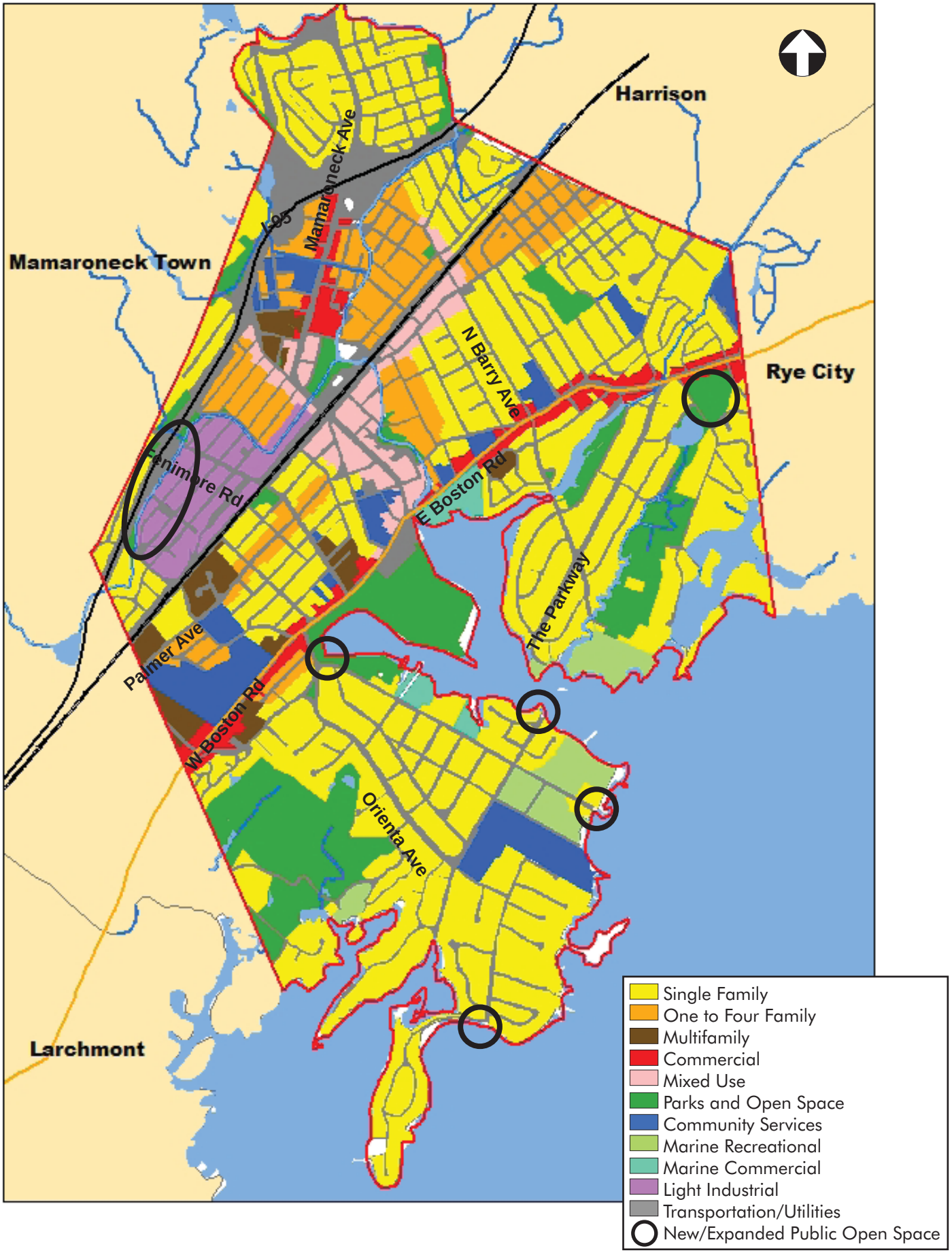
The proposed land and water uses recommended for the Village of Mamaroneck are illustrated on Figure IV-1, Future Land Use Plan. Because this LWRP does not propose any significant changes to land use patterns, the Future Land Use Plan was derived from the existing zoning map and current land use. It is not intended to describe the proposed land use pattern on a parcel-by-parcel basis; rather, it is a broad expression of the range of uses intended for the Village. Because the Future Land Use Plan largely stems from current zoning, no changes to Mamaroneck's regulatory framework (e.g. zoning and subdivision regulations) are proposed.

Anticipated future uses within Mamaroneck area are described below under six general land use categories.

a. Parks, Open Space and Public Access

As Figure IV-1 illustrates, park and open space areas within Mamaroneck generally correspond with existing public and private open spaces, such as Village parks and private nature preserves and trails. The existing waterfront~~beach~~ clubs, which constitute restricted public open space, are also indicated within this category as marine recreational uses.

The primary change to indicated open space within the Village is Hampshire Country Club, which, as described in Section II, is a local Critical Environmental Area (CEA). The property is also largely within a floodplain and contains several small ponds and wetland areas. These aspects, together with the club's proximity to Long Island Sound, contribute to its environmental significance. Currently, the majority of Hampshire Country Club is zoned R-20, which has traditionally functioned as a "holding zone" in the Village of Mamaroneck (the Village's parks are also zoned R-20). The 2012 Comprehensive Plan recommends rezoning this property – potentially to a public recreation zone or a lower-density residential zone that would promote cluster development – to preserve Hampshire Country Club to the greatest extent possible. The Comprehensive Plan also recommends exploring a rezoning of the Village's parks and major open spaces from R-20 to a zone that better reflects their use. Because zoning changes to Hampshire Country Club and other parks and open spaces are already contemplated in the existing ~~draft~~ Comprehensive Plan, this LWRP does not specifically recommend them. However, these zoning changes would be consistent with the policies and projects presented in this LWRP.



LOCAL WATERFRONT REVITALIZATION PROGRAM

FIGURE IV-1: FUTURE LAND USE MAP

VILLAGE OF MAMARONECK, NY

SOURCE: WESTCHESTER COUNTY GIS, 2010

0 1875 ft

BFJ Planning

The other changes to open space as illustrated by the Future Land Use Plan are discussed more fully in Section 2, below, and involve the provision of new or enhanced public open space. Such recommended open space recognizes the limitations of a built-out community such as Mamaroneck, while taking advantage of opportunities for limited and targeted open space in concert with existing land uses.

b. Residential

The primary land use in Mamaroneck is, and continues to be envisioned by the Future Land use Plan, residential (particularly single-family residential). The residential areas shown on the map reflect long-established neighborhoods in the Village, and the intent of this LWRP is to encourage and strengthen the existing distinct character of Mamaroneck's neighborhoods. Residential areas shown on the Future Land Use Plan generally correspond to existing zoning: single-family areas are typically indicated for R-20, R-15, R-10, R-7.5, R-6 and R-5 zones, while one to four family areas are shown for R-2F and R-4F zones, and multifamily areas are indicated for RM-1, RM-2 and RM-3 zones.

c. Mixed Use

Recognizing the particular character of Mamaroneck's downtown core, the Future Land Use Plan recommends a mix of uses for much of the area along Mamaroneck Avenue between the Boston Post Road (U.S. Route 1) and Columbus Park, as well as along Old White Plans Road between the Metro-North railroad tracks and I-95. Within this mixed-use area, a variety of residential, commercial and office uses are proposed. The intent is to promote traditional urban neighborhoods that have a mix of uses; are pedestrian-oriented; and provide for a diverse public to live, learn, work and play. It should also be noted that the mix of commercial and residential uses in Mamaroneck's downtown area has allowed for significant development of affordable housing within the Village. Between Boston Post Road and the railroad tracks, this indicated mixed-use area generally encompasses the area that is currently zoned C-2, as well as the small RM-SC zone that corresponds to the Mamaroneck Towers senior citizen residences. North of the railroad tracks, the indicated mixed-use area includes properties that are currently zoned M-1, R-4F, RM-3 and O-1/RM-3/C-1. The mixed-use areas indicated on the Future Land Use Map are intended to be consistent with each of these zoning designations.

d. Commercial

As illustrated on Figure IV-1, two areas are generally designated as commercial areas: much of the entire portion of Boston Post Road that lies within the Village, and the portion of Mamaroneck Avenue between Columbus Park and I-95. This designation recognizes that these commercial areas, which are primarily zoned as

C-1, contain more auto-intensive uses, including shopping centers, auto dealerships, offices and convenience stores. The Future Land Use Plan contemplates that these areas will continue to represent the main commercial spines both for the Village and for adjoining municipalities. This category also includes several marine commercial uses, which correspond to existing marinas and boatyards that are currently zoned MC-1 or MC-2.

e. Community Services

The community services uses shown on the Future Land Use Map reflect the major municipal and religious institutions in Mamaroneck: schools, libraries, municipal buildings and large religious uses. Because the map is not designed to be parcel-specific, not every existing community services use is indicated on Figure IV-1; however, this LWRP supports the continuation of these institutional uses as consistent with the policies in Section III and with Mamaroneck's Comprehensive Plan. Smaller-scale religious and municipal uses may be encompassed in areas that are shown on the Future Land Use Plan as residential, mixed-use or commercial, because the small institutional uses are compatible with each of these other types of land uses.

f. Light Industrial/Transportation/Utilities

The light industrial area shown on Figure IV-1 is largely consistent with the current M-1 zone, which is Mamaroneck's only industrial zone. Land use in the industrial area is predominantly commercial and light manufacturing, including auto-repair shops, garages, wholesale businesses, trucking operations and more recently the addition of some hi-tech uses. Historically, the area also included a significant residential population, which over time has been replaced by non-residential uses. The M-1 zone prohibits residential uses, so existing residential uses are grandfathered non-conforming uses. Recently, the industrial area has experienced growth in non-industrial uses that require large building footprints, such as indoor sports facilities and home improvement showrooms. Recognizing this trend, in 2010, the Village Board of Trustees adopted revisions to the zoning code that allowed for home improvement design centers and indoor recreation facilities in the M-1 zone.

The M-1 zone currently contains significant portions of vacant land. In recent years, the economic downturn has decreased the viability of industrial buildings, prompting some property owners to replace them with parking lots or other temporary uses. Further exacerbating this issue is the fact that much of the industrial area lies within a floodplain and has been subject to major flooding. The Village's Comprehensive Plan promotes the continued support of Mamaroneck's industrial area, while recognizing that further study is required to determine whether the entire area remains viable for industrial use. The plan identified Hoyt Avenue as a potential candidate for a rezoning to residential use,

given its vacancy rate and proximity to the train station. As the economy improves and vacant and temporary uses in the M-1 zone are replaced, the Village should monitor the long-term trends of the industrial area. Portions of the area may be migrating to commercial and mixed uses that may be more consistent with economic realities, surrounding uses and conditions on the ground. In addition, conversion of portions of the M-1 zone to non-industrial use may promote overall improvement in environmental conditions, and more particularly the provision of new or expanded public access to the Sheldrake River. The Future Land Use Plan is not intended to prevent any such natural transition to non-industrial uses in the industrial area, so long as it is consistent with the policies contained in Section III and with the Village's other land use policies and regulations.

Also included within this overall land use category are transportation and utility uses, which are shown on Figure IV-1 as the Village's roadway system, major parking lots and the County sewage treatment facility on Boston Post Road.

2. PROPOSED IN-WATER USES

The marine waters within the jurisdiction of the Village of Mamaroneck include the Inner Harbor, portions of Larchmont Harbor and Long Island Sound to 1,500 feet from shore. These waters provide for a wide range of uses, including: the in-water facilities associated with commercial marines, boatyards and waterfront clubs; boat launches; bathing beaches; docks accessory to residential uses; public mooring fields and dock space; navigation channels and aids; and open water. The proposed allocation of space for in-water uses is the general current pattern of use. The location of these proposed in-water uses reflects the nature of the upland uses as shown on the proposed land use map, the zoning map and the harbor plan map.

The means for achieving, maintaining and managing the proposed pattern of harbor uses is contained in the zoning law and Chapter 240 of the Village Code (see Section V).

32. PROPOSED PROJECTS

The following section describes a set of site-specific and programmatic projects which will be or are being implemented to improve the Village's LWRP area. This section is not intended to anticipate all projects that would further the goals of the LWRP; other future projects may develop that could also improve the LWRP area.

a. LWRP Consistency

~~During development of this LWRP, the issues surrounding the LWRP boundary, and jurisdiction over and procedure forof consistency review were discussed~~

extensively. There is a need to clarify the relationship between LWRP consistency review and the State Environmental Quality Review Act (SEQRA), and how that relationship affects the timing and process of development applications within the Village.

The current local law requires that actions designated either Type I or Unlisted under SEQRA, except for actions undertaken, funded or approved by the Board of Trustees, must receive consistency approval from the Harbor and Coastal Zone Management Commission (HCZMC), in addition to whatever other land use determinations may be required by other Village land use boardsthe Planning Board and Zoning Board of Appeals. For actions that require consistency approval from the HCZMC, Chapter 240-30(A) of the Village Code requires that a certificate of consistency determination be filed within 30 days of the filing of the coastal assessment form or within the time allowed for comments under SEQRA. However, strict adherence to this 30-day requirement may be inconsistentis contrary withto the SEQRA regulations. According to Section 617.3 of these regulations, "No agency involved in an action may undertake, fund or approve the action until it has complied with the provisions of SEQR." In understanding this requirement, it is helpful to understand the difference between a lead agency and an involved agency, as defined by SEQRA. According to Section 617.2 of the SEQRA regulations,

> *"Involved agency" means an agency that has jurisdiction by law to fund, approve or directly undertake an action. If an agency will ultimately make a discretionary decision to fund, approve or undertake an action, then it is an "involved agency," notwithstanding that it has not received an application for funding or approval at the time the SEQR process is commenced. The lead agency is also an "involved agency."*
>
> *"Lead agency" means an involved agency principally responsible for undertaking, funding or approving an action, and therefore responsible for determining whether an environmental impact statement is required in connection with the action, and for the preparation and filing of the statement if one is required.*

For the vast majority of land use approval actions in Mamaroneck, the lead agency role would fall to the Planning Board (for site plan, subdivision, wetland permit, floodplain development and some special permit applications), the Zoning Board of Appeals (for variances and some special permit applications) or the Board of Trustees (for adoption of zoning code revisions, master plan and LWRP updates). These boards, acting as lead agency, carry out the SEQR process to its completion. Thus, for exampleHowever, for Type I and Unlisted actions before the Planning Board that are undergoing coordinated review, the HCZMC is an involved agency because it is the ultimate decision-making body on consistency. In

this example, b Thus, based on Section 617.3 of the SEQRA regulations as discussed above, for all Type I and Unlisted actions that require consistency review by the HCZMC, the HCZMC, would be anas an involved agency and coud, may not "undertake, fund or approve the action," i.e. issue consistency determination, until the Planning Board, asaction has completed Lead Agency, has completed the SEQR process for the action.

To address this matter,Clearly, Chapter 240-30(A) of the Village Code is in conflict with the SEQRA regulations, and should be revised, particularly given that it is not currently followed in practice. tThis LWRP recommends several changes to Chapter 240. First, Section 240-29 would be modified by adding new procedures to better coordinate the processing of Planning Board applications where consistency with the LWRP will be determined by the HCZMC. The objective of the new procedures is to ensure that LWRP consistency considerations are incorporated into the decision-making process at an early stage and to enable the HCZMC to more fully participate in the environmental review of the application under the State Environmental Quality Review Act (SEQRA). Second, the time for the HCZMC to make a consistency determination in these circumstances would be enlarged from 30 days to 60 days, measured from the completion of the environmental review process by the lead agency and the applicant's submission of the materials deemed necessary by the HCZMC to make its determination.that Chapter 240-30(A) be modified to require that a certificate of determination regarding LWRP consistency shall be filed within a 30-day period from satisfaction of the provisions of the State Environmental Quality Review Act (SEQRA). (See Section V for the draft text of the proposed changes).

In addition, the requirement that Type I and Unlisted actions receive consistency review in addition to other discretionary land use actions often creates a situation whereby applicants often must go before multiple boards for a single application, resulting in substantial redundancy and confusion.

The Village's contract with the Department of State's Division of Coastal Resources for updating the LWRP included a provision that the Village would explore alternatives concerning the LWRP boundary and/or jurisdiction. Therefore, a range of options for consistency were considered throughout the LWRP update process, including reducing the LWRP boundary to the area east of Boston Post Road (U.S. Route 1) and retaining the existing boundary but changing the jurisdictional procedure so that the Harbor and Coastal Zone Management Commission (HCZMC) would only review actions for waterfront land parcels. Based on public input and discussion with the Board of Trustees, it was determined early in the LWRP update process that no boundary changes would be made, nor would jurisdictional changes be made based on geography (i.e., waterfront parcels vs. non-waterfront parcels).

The LWRP Update Steering Committee and the Board of Trustees continued to discuss various jurisdictional options for consistency determination. In January 2014, after extensive deliberation on consistency issues at several prior meetings, the LWRP Update Steering Committee unanimouslyoverwhelmingly voted to make the HCZMC advisory to the approving authority, based on the following reasons:

1. An advisory LWRP consistency approach is the one taken by the vast majority of LWRP communities in the state, including the Town of Mamaroneck/Village of Larchmont.

2. Making the HCZMC advisory would allow that board to be involved earlier in the land-use approvals process, with more substantive input, as opposed to the current situation, where they must defer the consistency determination until the SEQRA process is completed by the approving authority.

3. The proposed approach would avoid much of the back-and-forth among boards that applicants currently experience.

4. Making the HCZMC advisory would be more cost-effective for applicants and the Village by reducing expenses related to consultants' fees and paperwork.

The Steering Committee presented a draft LWRP document to the Village Board of Trustees in January 2014. In the late spring of 2014, the Trustees deliberated on various aspects of the draft LWRP, including issues of consistency jurisdiction, in a series of work sessions. In May 2014, the Trustees adopted a local law providing that, for actions undertaken, funded or approved by the Board of Trustees, the Board of Trustees will determine LWRP consistency, with a written recommendation on consistency issued by the HCZMC. However, the Board of Trustees did not endorse the Steering Committee's proposal to make the HCZMC advisory to all other approving authorities and determined to leave the HCZMC's jurisdiction otherwise unchanged.As of July 2014, the Trustees had not reached consensus on any additional changes to the LWRP consistency jurisdiction. These proposed changes are discussed in the proposed code changes in Section V.

Consistent with the DOS Model Consistency Ordinance and those adopted by most municipalities in New York State, Chapter 240 is further proposed to be amended to exempt from consistency determinations those actions classified as Type II actions, which are not subject to review under SEQRA because they have been determined not to have significant impacts on the environment. However, to tailor the exemptions to the specific circumstances of the Village of Mamaroneck, the consistency exemption for construction or expansion of minor accessory/appurtenant residential structures not changing land use or density would not be as broad as the SEQRA Type II exemption and would not include

~~construction, expansion or placement of water-dependent accessory/appurtenant residential structures, such as piers, docks, seawalls or similar water access or erosion control structures, or other structures within 50 feet of mean high water. Also, consistent with DEC's newly proposed additions to the SEQRA Type II list, an additional consistency exemption is proposed for the construction, expansion or reuse of a non-residential structure not requiring a change in zoning or a use variance involving less than 8,000 square feet of gross floor area in the Village's central commercial district.~~

a. Enhance and Increase Public Waterfront Access

Although Mamaroneck possesses a significant amount of public waterfront space, much of this space is concentrated in Harbor Island Park, the Village's largest park. The Otter Creek Nature Preserve, owned by the Nature Conservancy, provides opportunities for passive recreation along the eastern edge of the mouth of Mamaroneck Harbor. The waterfront~~beach~~ clubs and boatyards may be considered restricted public space, but are not truly open to the majority of Mamaroneck's residents; generally, one must be a club member or a boat owner to enjoy the use of these properties. Most of the rest of the Village's Long Island Sound waterfront is residential in nature, and largely private. Public access along Mamaroneck's major rivers is extremely limited, and is largely restricted to existing Village parks.

Given these limitations, the central goal of the projects in this LWRP is to increase public waterfront access. Mamaroneck's original LWRP stated that, because of the significant opportunities for passive recreation at Harbor Island Park, there was no further need for the use of tools such as overlay zoning which would set aside portions of waterfront properties for public access. At that time, the focus was on active waterfront recreation opportunities, mainly because the residential zoning of the waterfront~~beach~~ clubs and boatyards presented a direct threat to the continuation of those uses, which provide active recreation. However, with the creation of the marine recreational and marine commercial zones, the future of these uses has been substantially secured. At the same time, the provision of passive waterfront recreation has become of greater value, especially in localities such as Mamaroneck that are largely built out and have few opportunities for the large waterfront parcels that would support active recreation. Passive waterfront recreation such as trails and walkways, scenic overlooks and bird watching areas can be enjoyed by residents of all ages, and can also be an ideal way to balance the environmental sensitivity of the waterfront with human enjoyment of that waterfront. Because of these benefits, and the Village's extremely limited amount of vacant waterfront land available for public recreational use (active or passive) this LWRP focuses mainly on opportunities for targeted passive recreation.

A primary means of enhancing existing public waterfront access and creating new access is through the use of Village-owned street-ends and other publicly owned areas. This proposed access seeks to achieve a balance between preserving the privacy and quality of life for adjacent property owners and allowing all Village residents to have greater opportunities to experience the waterfront. The following specific areas are targeted (see Figure IV-1):

i. ***Mamaroneck Harbor West Basin***: In 2007, the Westchester County Department of Planning completed a wetland restoration project along the western edge of the West Basin of Mamaroneck Harbor. Previously, fill adjacent to the retaining wall had created a steep embankment along the water's edge, which was largely covered with invasive plants. The project involved cutting back the embankment created by the fill to increase the intertidal zone's width and create a gentler slope, using fill excavated from the embankment to create a raised berm. The project used temporary stabilizing mesh "blankets" made from coconut fibers, while installing appropriate native vegetation, (e.g. smooth cordgrass; salt marsh hay; marsh elder and a variety of coastal grasses, shrubs and trees) to ensure long-term stabilization. Finally, the project included construction of a public walkway along the top of the berm, including an observation platform and educational signage. In total, the project involved the restoration of approximately 0.3 acres of salt marsh and 0.4 acres of upland area.

   Since completion of the wetland restoration at the West Basin, the site has become popular for use as an unofficial kayak and canoe launch. Users launch their watercraft from a pathway leading from the public walkway down to the water, and are then able to access Mamaroneck Harbor and Long Island Sound. Because the Village of Mamaroneck currently has no public kayak or canoe launching area, this LWRP supports the encouragement and enhancement of the West Basin site for this purpose. The water pathway could be enhanced and stabilized so that users do not disturb the native vegetation. Clearly, development of this public recreational use would need to consider as the highest priority protection of the restored wetland. To this end, the Village will need to coordinate with the County Planning Department to ensure that a launching area can be created without disturbing the wetland.

ii. ***Bleeker Avenue Street End***: After passing The Crescent and the Orienta Condominiums, Bleeker Avenue dead-ends near the mouth of Mamaroneck Harbor. Private residences are located on either side of the street as it meets the water, but the Village of Mamaroneck owns the street-end itself and the associated water access. Because on-street parking is available on Bleeker Avenue and the terrain gradually slopes downward to the water, this area could be ideal for creation of a public kayak and canoe launch. The Village would need to provide an opening at the street

end sufficient to accommodate a canoe or kayak, and would also need to coordinate with the adjacent property owner on the eastern side of Bleeker Avenue. This property's driveway is off of Bleeker Avenue adjacent to the street-end, and could be potentially negatively affected by a canoe/kayak launch. The property on the western side of Bleeker Avenue is accessed via The Crescent, and also has a significant vegetation buffer along Bleeker Avenue, so the potential for adverse impacts is less.

iii. ***Rushmore Avenue Street End:*** After crossing Bloomdale Avenue between the Beach Point Club and the Orienta Beach Club, Rushmore Avenue dead-ends at Long Island Sound. Although the steep topography of the street-end eliminates the possibility of a boat launch or direct public access to the shoreline, the site offers unobstructed views of Long Island Sound, and is thus ideal for a public viewing area. The Village could construct a small observation platform with a sitting area to allow users to enjoy the scenic beauty of the Sound, which is a Westchester County Critical Environmental Area (CEA). Because on-street parking is not available on Rushmore Avenue, this area would need to be targeted to pedestrians only, through appropriate signage and enforcement.

iv. ***Orienta Avenue Street End:*** As Orienta Avenue curves westward and becomes Flagler Drive, it offers significant street-level waterfront access. The roadway at this point is public (it becomes private after the gatehouse at Flagler Drive), and the rocky area along the shore provides significant views of Long Island Sound. Vehicular traffic is fairly limited at the end of Orienta Avenue, as it only serves the gated neighborhood along Flagler Drive, and the immediately adjacent private residents has access via South Constable Drive. There is no on-street parking available on Flagler Drive, although some parking is available on Constable Drive, and so the public access area would need to be targeted to pedestrians or bicyclists only. The Village would need to provide access across the existing seawall in a manner that does not compromise the structure's function, and appropriate signage directing users to the waterfront. Enforcement of the private adjacent properties could be coordinated with the security guards posted at the nearby gatehouse to the Flagler Drive neighborhood.

v. ***Taylors Lane Composting Site:*** As discussed in Section II, one of the largest vacant properties near the waterfront is the Village's former leaf composting site at the intersection of Taylors Lane and Shadow Lane. This site is currently being remediated under direction by the New York State Department of Environmental Conservation (DEC) due to contamination in connection with its previous use. Once remediation is complete, the Village plans to use the site for passive recreation, such as walking trails. A significant active recreational use at this site is not practical due to the lack of available parking and the property's location within a developed, low-

density residential neighborhood. However, provision of some small-scale active recreation such as a playground may be desirable given the lack of such public amenities in the Harborlawn/Shore Acres neighborhood.

vi. ***Sheldrake Riverfront Areas along Fayette Avenue***: As discussed in Section II, there is currently very limited public access to Mamaroneck's rivers. In particular, public access to the Sheldrake River is largely confined to the walking trail in Bub Walker Park. However, there are several key opportunities to expand this access using Village property. According to tax maps, the Village owns a parcel of land bound by the Sheldrake River and Fayette, Concord, Center and Rockland Avenues, in the industrial area. This parcel, which is vacant, could provide a key gateway to the Sheldrake River for the Zee neighborhood, which currently has no direct access to any Village park, from the key arterial of Rockland Avenue. Moving eastward along Fayette Avenue, another Village-owned parcel of land exists along the Sheldrake in the curve of Fayette Avenue. This area is currently used as parking for the land uses in the vicinity, but could provide an opportunity to continue the river access. At the intersection of Ogden Avenue with the Sheldrake, the Village-owned street end, which is currently being used for surface parking, provides an additional access point to the river. Finally, the Village Department of Public Works salt shed parcel at the intersection of Fayette Avenue and Fenimore Road and adjacent to the Sheldrake, is another possible public access connection to the river, and is directly across Fenimore Road from the existing Bub Walker trail, creating an opportunity for a linkage. With these key Village-owned lands as a foundation, Mamaroneck should pursue full ownership of the Sheldrake riverfront between Rockland Avenue and Fenimore Road. Some of these waterfront lands appear to be owned by Westchester County, and easements may be sought from private owners for water access. In addition to providing key public access to the Sheldrake River that connects with the existing Bub Walker Park, this effort could also provide an opportunity to clean up the overall area around the Sheldrake and resolve the nonconforming use of Village land for surface parking.

In addition to the areas discussed above, there may be other potential opportunities to create public waterfront access in the Village. For example, if the Hampshire Country Club property is not rezoned to a public recreation use and is redeveloped for another use in the future, the Village should work to ensure that a public waterfront access component is included in any redevelopment plans. In general, while the creation of new public access along the Village's two major rivers is difficult because Mamaroneck is largely built out and much of the riverfront property is privately owned, every opportunity should be taken to secure such access. These opportunities may be developed through coordination and negotiations with private property owners and neighborhood associations that abut the water, particularly as part of site plan or subdivision applications.

b. Support Measures to Address Both Point and Non-Point Source Pollution and Improve Water Quality

As discussed in Section II, the Village of Mamaroneck has made significant progress in addressing non-point source pollution, largely through the adoption in 2010 of a new stormwater management law in accordance with New York State DEC Phase II regulations. This law is one of the more stringent in the region, and it is likely to have a significant impact on non-point source pollution, although the full impact may not be felt for some time. However, as indicated by the EPA administrative order finding that the Village is in violation of its MS4 permit (see Section II), both point and non-point source pollution remain issues, and further efforts to address them are required. The Village should pursue the following measures to address both point and non-point source pollution and improve overall water quality:

- Strict adherence to the Village of Mamaroneck "State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharge from Municipal Separate Stormwater Sewer System (MS4s), GP-0-10-00202-02," or as amended or revised. This permit includes "Traditional Land-Use Control MS4 Minimum Control Measures (MCMs)". These minimum control measures are incorporated into the Village of Mamaroneck "Stormwater Management Plan (SWMP)."

- Continued implementation of the Village of Mamaroneck "Stormwater Management Plan (SWMP)" dated March 2003, or as amended or revised. This SWMP is intended to be a "dynamic plan," and will be modified over time in order to continue to address water quality requirements in accordance with NYSDEC and United States Environmental Protection Agency (USEPA) "Stormwater Phase II Final Rule" regulations.

- CAdoption and continued implementation and, as necessary, amendment of Chapter 294 "Stormwater Management and Erosion and Sediment Control" ofto the Village of Mamaroneck Code, effective May 4, 2010. The purpose of this chapter is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing within the Village's jurisdiction and to address the findings of fact in § 294-1.

- Continued efforts to identify and eliminate illegal connections to the Village's municipal stormwater and sewer systems, to reduce inflow and infiltration of these systems.

Also, as discussed in Section II, the Committee for the Environment represents the most appropriate Village entity to continue the work of the former Advisory Committee on Water Quality. Such ongoing work would include water quality sampling, public education and identification of potential funding opportunities.

c. Revisit Recommendations of~~Implement~~ the Harbor Island Master Plan

In 2001, a Village report recommended that a new Master Plan be prepared for Harbor Island Park, and the following year, the Harbor Island Master Plan Committee was established and public visioning sessions held to gain residents' input. The primary goal was to provide a coherent vision for the park's future and to maximize its potential as a first-rate public amenity. In 2004, with the assistance of consultants, the Committee produced a final report outlining a plan for the future (see Figure IV.2). Proposed improvements included renovation of the County pier, addition of a waterfront walkway and formal esplanade, renovation of the fishing pier at the East Basin, a new beach pergola, gardens at the park's northwestern entrance, Coast Guard relocation and expansion, Pavilion improvements, relocation of the tennis facility, parking redistribution, reorganization of athletic fields and the addition of a new themed playground. Although the Village formed a Harbor Island Master Plan Implementation Committee in 2004, most components of the plan were never implemented, and the committee is not active.

The Master Plan represented a holistic approach to future planning for Harbor Island Park, and the Village's overall planning vision for the park remains unchanged. However, specific recommendations of the Master Plan may need to be revisited to determine whether they are still appropriate for implementation. This LWRP supports the re-activation of the Implementation Committee, which will evaluate the Harbor Island Master Plan in light of recent changes such as the wetlands restoration recently completed by the Westchester County Department of Planning (see above) and the departure of the bait shop at the main entrance to the park off Boston Post Road. ~~In particular, the bait shop site and adjacent parking area could be a candidate for development of a restaurant, as has been recommended in previous planning studies for the park.~~ The Board of Trustees will have final discretion on the implementation of individual recommendations of the Master Plan and the Implementation Committee, especially as relates to cost.



LOCAL WATERFRONT REVITALIZATION PROGRAM

FIGURE IV-2: HARBOR ISLAND MASTER PLAN

VILLAGE OF MAMARONECK, NY

SOURCE: AKRF, INC.

BFJ Planning

d. Support the U.S. Army Corps of Engineers Sheldrake River Project As Appropriate

As discussed in Section II, Mamaroneck's location at the foot of three drainage basins makes it particularly prone to flooding. In addition, the combination of low channel capacity, small bridge openings, development encroachment along the Mamaroneck and Sheldrake rivers, urbanization and a poor flow conveyance at the confluence of both rivers has contributed to significant and frequent flooding. In 1977, the U.S. Army Corps of Engineers completed a feasibility study to address these ongoing problems. The Final General Design Memorandum (GDM) completed by the Army Corps in 1989 called for a number of modifications along both rivers, but most significantly, construction of a diversion tunnel for the Sheldrake River from Fenimore Road to the West Basin of Mamaroneck Harbor. The estimated cost of this plan was approximately $67 million. The project never progressed, due primarily to concerns about the Village's share of the costs.

Since the significant flooding events of 2007, interest in the Army Corps project has been renewed. Because considerable engineering, economic and environmental changes have occurred since the original study, a General Re-evaluation Study (GRR) has commenced, at a total cost of approximately $6.6 million (75% paid by the Army Corps and the remaining 25% shared between the New York State DEC and Westchester County Department of Planning). The GRR will be completed in 2015 and submitted to Congress for approval. The project is currently undergoing an Environmental Impact Statement (EIS) under the National Environmental Policy Act (NEPA), and release of a draft EIS for public review is anticipated for February 2015~~a detailed Alternatives Analysis is anticipated to be complete by late 2011~~.

While it is too early to predict what the preferred alternative for the Sheldrake River project will be, the Army Corps has provided some potential alternatives that will be considered, including structural methods such as deepening or widening the river channel, constructing retaining walls, replacing or removing bridges, building a diversion tunnel, constructing interior drainage works or some combination of these options; or non-structural actions such as property buyouts, preservation and creation of open spaces and wetlands or floodproofing existing structures.

The Village of Mamaroneck will work with the Army Corps and its partners – the New York State DEC and the Westchester County Department of Planning – to develop an alternative to address flooding along the Sheldrake that is effective, economically viable and environmentally responsible. Such a project has the potential to address one of Mamaroneck's most pressing problems, and could also result in the creation of new public open space along the rivers and overall improvement of quality of life for a large portion of the Village.

e. Support Continued Upgrades to the Westchester County Sewage Treatment Plant

Mamaroneck's current sewage system was largely constructed in the early 20th century, and much of it dates to the 1930s, including the County-owned wastewater treatment plant located on Boston Post Road at the entrance to Harbor Island Park. The treatment plant, a brick Classical Revival building that is considered a local landmark, has been operational since its construction in 1931. The plant processes sewage from the 30-square-mile Mamaroneck Sewer District, which includes all of the Village of Mamaroneck; parts of the Towns of Harrison and Mamaroneck; and the Cities of New Rochelle, Rye and White Plains, and is served by 39 miles of County-owned trunk sanitary sewers and treats sanitary sewage tributary from hundreds of miles of municipally owned sanitary sewage lines within the district~~for a total of 282 miles of sewer lines~~.

The sewage receives secondary treatment at the County plant in the village, and is pumped through underground pipes in Orienta to the end of Walton Avenue, where it continues into Long Island Sound for approximately a half-mile before being released~~an underwater pipe out to the vicinity of Bell 42, off Milton Point, where it is released into Long Island Sound~~. In 2013, the~~The~~ treatment plant completed upgrades~~is currently being upgraded~~ to tertiary treatment~~, a project scheduled for completion by 2012~~. While primary treatment facilities remove 50% to 60% of pollutants before discharging them into waters, and secondary facilities remove 85% of pollutants, tertiary treatment facilities are designed to remove specific pollutants that are resistant to traditional treatment. In the case of the County treatment plant in Mamaroneck, the tertiary upgrade is part of a consent decree signed by Westchester County in December 2008 that calls for improvements to be undertaken at both the Mamaroneck and New Rochelle treatment plants to reduce nitrogen levels in wastewater discharged into Long Island Sound. This consent decree was a direct result of findings made by the Long Island Sound Study (see Section II).

The planned upgrade of the County wastewater treatment plant in Mamaroneck is consistent with Policy 2.1 of the Long Island Sound Coastal Management Program, and this LWRP supports the project and any future upgrades to the facility which improve its ability to remove pollutants from Long Island Sound.

f. ~~Update Harbor Management Plan and Address Mamaroneck Harbor Encroachments~~Address Issues between In-Water Uses and Upland Land Uses

The Village harbor management regulations contained in Chapter 240 of the Village Code address in-water activities, and the zoning law establishes the allowed shoreline uses. While these are generally complementary, issues can still arise regarding the relationship between upland and in-water uses. The

development of in-water zoning districts could be useful and further clarify the uses allowed in the various areas of the Village's marine waters. The Village will consider the development of marine-specific zoning districts either as part of the zoning law or as a marine spatial plan law.

~~Subsequent to completion of the original Village of Mamaroneck LWRP, a Harbor Management Plan was completed in 1986, followed by an official Harbor Management Plan Map. The Plan and Map, though prepared in consultation with the Department of State, were not submitted to the Department of State for approval pursuant to Article 42 of the Executive Law. This map indicates the navigation channels, mooring areas, bulkheads and other elements critical to management of Mamaroneck Harbor. However, the map incorrectly labels the Shore Acres and Orienta Yacht Club properties as being within the Marine Recreation (MR) district (Shore Acres Club is zoned R-20 and Orienta Yacht Club is zoned MC-2), does not label the waterfront residentially zoned properties and indicates mooring areas and navigation channels that do not correspond with current conditions. Through consultation with the Harbor Master, an updated map has been prepared to correct these issues (see Figure IV.3); however, the Harbor Master advises, and this LWRP recommends, that a comprehensive revision of the Harbor Management Map should be undertaken. This effort would entail the use of current aerial photography and/or GPS technology, and consultation with the U.S. Coast Guard as well as waterfront land owners, to determine the exact locations of channels, mooring areas and private piers and docks.~~

~~Amendments to Chapter 240 addressing harbor management issues~~Updating the Harbor Management Plan ~~and a revised Map (see Figure IV-3) are an integral part of this LWRP. They address the major harbor management issue, of current and potential harbor encroachments, not otherwise addressed by this or the original LWRP.would also allow the Village to address current and potential harbor encroachments, which the Harbor Master has indicated are a problem. Expansions of docks that are accessory to residential usesby both residential users and beach clubs have encroached uponinto the navigation channels and affected water views from neighboring properties. The amendments to Chapter 240 addressing these issues are described in Section V.An updated Harbor Management Plan that is fully enforced by the Village and its land use boards would address this ongoing issue.~~

~~In addition, amendments to Chapter 240 propose changes to~~updating the Harbor Management Plan ~~would allow the Village to consider developing several new regulations to address administrative issues with moorings and the processing and term of perimeter permits and the processing and decision-making criteria for marine structures permits. These amendments are also described in Section V. These recommended rules, suggested by the Harbor Master, would be included in Chapter 240 of the Village Code (see proposed changes to Chapter 240 in the Appendix for a more detailed discussion).~~

g. Repair Harbor Island Park Seawall

The Harbor Island Park Seawall was initially constructed in the 1930s under the auspices of the Works Progress Administration (WPA). Portions of the wall are now showing signs of stress, due to the loss of structural integrity of the wall at the foot of the harbor. As a result, runoff and erosion has occurred in several locations on the land-side of the wall. These structural issues clearly need to be addressed to ensure that the seawall remains viable. However, this LWRP recognizes that the Depression-era stone wall is a highly visible historic resource for Harbor Island Park and Mamaroneck as a whole. In addition, most sections of the seawall are not experiencing problems, and replacing the entire length of the wall would likely involve a significant cost burden for the Village. For these reasons, this LWRP supports repairing only select segments of the wall on an as-needed basis, based on consultation with the Village Engineer, rather than embark upon a wholesale replacement of the seawall.

Harbor Management Map

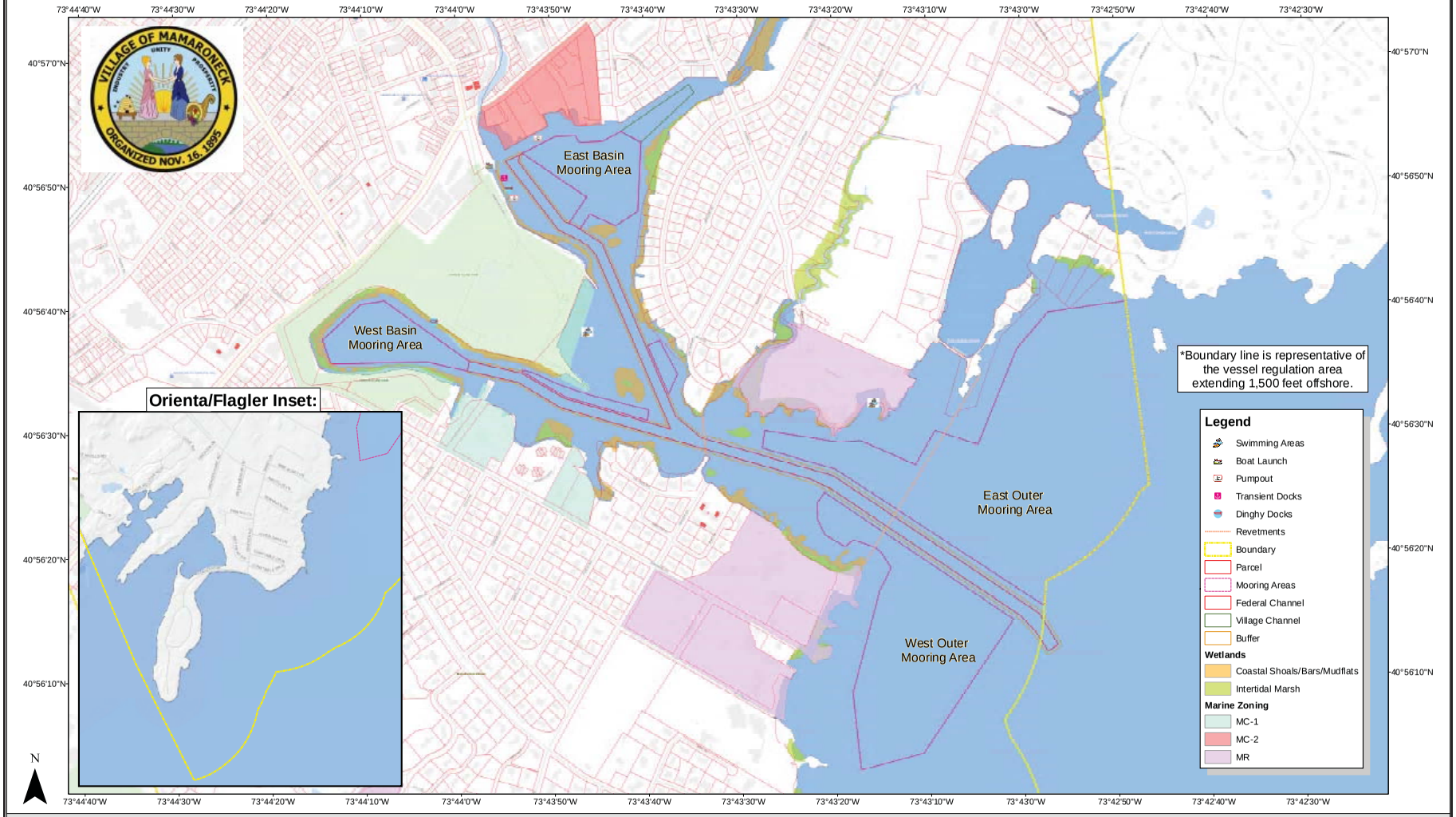


Figure IV-3: Harbor Management Map

Source: Village of Mamaroneck

BFJ Planning

~~h. Revise Village Pump-Out Regulations~~

~~i.~~

~~j. Chapter 240-12 of the Village Code requires that facilities that can accommodate 25 or more vessels with Coast Guard-approved on-board marine sanitation devices must install and maintain pump-out facilities to service these watercraft. This regulation would appear to capture all of the harbor's major private users: the marinas and boatyards and the clubs. However, the Harbor Master reports that the law is not strictly enforced, and most facilities do not have pump-out stations. As a result, boat operators are heavily using the Village's pump-out station, located at the East Basin of Mamaroneck Harbor, requiring significant time and expense for maintenance.~~

~~k.~~

~~l. While the Village does not want to discourage the use of pump-out facilities, it does want to prevent the municipal pump-out station from becoming overused and creating a financial burden. As a result, this LWRP recommends revising Chapter 240-12 to state that facilities accommodating 25 or more vessels may, in lieu of providing pump-out stations, pay a fee into a Village pump-out fund, which would be designated for maintenance and repair of the municipal pump-out station. The amount of the fee would be determined by the Harbor Master, based upon the annual maintenance costs of the pump-out station, with the amount to be annually reviewed and approved by the HZMC. Please see Section V for all proposed draft revisions to Chapter 240.~~

~~m.~~h. Improve Training for LWRP Consistency Review and Ensure HCZMC Coordination with other Land Use Boards

The determination of consistency with the LWRP is a unique, often highly technical analysis. According to the *New York State Coastal Management Program Consistency Manual*, the key distinction of consistency review as compared with other land use decisions is the requirement that activities within the LWRP boundary comply with and be conducted in a manner consistent with all applicable coastal policies to the maximum extent practicable. This requirement is different from the more traditional "balancing" provided for in the State Environmental Quality Review Act (SEQRA) and the National Environmental Policy Act (NEPA), which provide for the balancing of the beneficial effects of a proposed activity against its adverse effects. These other environmental analyses allow activities to proceed when individual beneficial effects "outweigh" certain adverse effects. This is not the case in consistency review; generally, one applicable policy is not to be advanced to the detriment of any other applicable policies.

Because of the unique requirements and process of consistency review, it is imperative that the~~whatever~~ governmental~~ly appointed~~ body or bodies charged

with thate review ~~(in the Village of Mamaroneck's case, this is currently the Harbor and Coastal Zone Management Commission [HCZMC]) be~~ adequately trained and prepared, and that all procedures are followed properly.

A key tool to achieve these goals is the *New York State Coastal Management Program Consistency Manual*, released in April 2010. This manual is intended to be used as guidance in meeting procedural and substantive coastal management and LWRP consistency obligations, and contains a summary of the basic relevant Federal and State consistency provisions and requirements, as well as more detailed guidance, including case studies, to assist in understanding and meeting these requirements. This manual should be provided to every member of the Village's land-use boards, Board of Trustees and HCZMC. The HCZMC secretary should keep abreast of any updates or amendments to the manual and provide them to land-use board members and Trustees in a timely manner.

In addition, members of land-use boards, the HCZMC and the Trustees should be provided with annual training sessions by a staff member from the Department of State, or a local qualified representative. Such training sessions were conducted in 2013 and 2014 ~~in conjunction with the Town of Mamaroneck and Village of Larchmont~~, and were generally found to be helpful.~~,~~ Future training sessions~~but they~~ should be ~~better~~ timed to coincide with the beginning of terms for new members. This would ensure a smooth transition between old and new members, with the goal being that each application has the benefit of a fully trained and knowledgeable board. Such training sessions could require minimal ongoing Village funding, although the cost could also be shared with adjacent LWRP communities if training sessions were held jointly, as was done in 2013.

It was also suggested during this LWRP update that the Village should establish a formal process for land use boards (as well as the Committee for the Environment) to jointly review the adopted LWRP and how it is functioning in practice, and to recommend potential changes to the document. This process could entail an annual report on consistency determinations, similar to the reports presently generated for the Larchmont/Town of Mamaroneck LWRP.

Finally, as discussed above, ~~all~~ administrative provisions of the Village Code regarding consistency review should be followed, to provide for full coordination among land use boards and Village staff. According to Chapter 240-36 of the Code, in addition to the seven voting members, the HCZMC also includes the Harbor Master as a non-voting, ex officio member, as well as non-voting liaisons from the Planning Board and the Recreation and Parks Commissions. These membership requirements are not, apparently, being met. Under a proposed amendment to Chapter 240, the liaisons from the Planning Board and the Recreation and Parks Commission would longer be ex-officio members of the HCZMC. In addition, both the Fire Department and the chair of the Recreation and Parks Commission are required to receive copies of the agenda and minutes

of each HCZMC meeting to determine if their attendance at the meeting is advisable, and a member of the Police Bay Constable force must attend each HCZMC meeting during the boating season, unless otherwise directed by the Chief of Police. It is unclear whether the appropriate representatives of the Fire Department and the Recreation and Parks Commission are receiving the required documents, or if a police representative is attending HCZMC meetings as required by the Code.

The Village should evaluate whether the above provisions regarding membership and proceedings of the HCZMC are necessary, or if they need to be amended to reflect current or desired process. In addition, because many applications before the HCZMC must go before the Village's other land use boards for approval, it may make sense for these boards – the Planning Board, Zoning Board of Appeals, Board of Architectural Review and Flood Mitigation Advisory Committee – to receive copies of the agenda and minutes for the HCZMC meetings. This would allow all land use boards to be fully knowledgeable about such applications. Such a distribution of agendas and minutes would not necessarily require a revision to the Code, but could be accomplished by simple office procedures in the Village.

~~n.~~i. Conduct a Study of the Water Quality and Environmental Condition of Mamaroneck Harbor

Because of current water quality issues in Mamaroneck Harbor, shellfish harvesting and commercial fishing are not permitted. However, the quality of water throughout the region has continually improved in recent years, due to improvements in stormwater management laws, upgrades to water and sewer infrastructure and the increased use of pump-out facilities, among other measures. Because of these efforts, shellfish harvesting and commercial fishing may be viable activities in the near future. These uses would be consistent with the policies outlined in Section III, would further Mamaroneck's role as a maritime center and would generate significant economic activity on the waterfront. To determine their viability, the Village should partner with local, State or Federal agencies or a regional non-profit organization to conduct a detailed study of water quality in Mamaroneck Harbor and the environmental condition of the harbor floor. In addition to creating a baseline for environmental conditions in the harbor, this study would recommend specific actions by both the Village and other regional stakeholders to take to improve these conditions and facilitate the potential use of the harbor for commercial fishing and shellfish harvesting.

~~o.~~j. Conduct a Study of the Potential for Localized Village Flood Zones

As discussed throughout this LWRP, significant portions of Mamaroneck area located within either a 100-year or 500-year floodplain, as designated by FEMA.

However, there are also certain areas within the Village that, while not located in a Federally designated floodplain, nonetheless have experienced frequent flooding and related damage during storm events. Based on this concern, and as recommended in the Comprehensive Plan, the Village should coordinate with both FEMA and with appropriate property owners to ensure that official flood maps reflect the most accurate and up-to-date information, and are based on clear evidence of flooding history.

In addition, public outreach for both this LWRP and the recent Comprehensive Plan update has resulted in the suggestion that the Village create localized flood-risk zones to recognize these flood-prone areas that may not be within a FEMA floodplain (and therefore not subject to National Flood Insurance Program regulations). It is understood that any creation of localized flood zones would not change the administration of NFIP regulations, i.e., property owners within the local zones would not be required to purchase flood insurance. However, the local zones – which would most likely be zoning overlay zones – could be regulated by local laws and actions, which could be highly effective in addressing specific flooding issues.

Creation of localized flood zones would need to be based on a thorough study of data and past flooding events, with the full cooperation of FEMA representatives and affected property owners. The Village should pursue all available grants and other funding to facilitate this study.

~~p.~~k. Review Site Plan and Zoning Regulations for Greater Flexibility for Water-Dependent Uses

During this LWRP update process, representatives of Mamaroneck's marine industry (including the marine commercial operators, waterfront~~beach~~ clubs and certain homeowners' associations) requested that, to further support the Village's working harbor, height, bulk and area regulations be relaxed for water-dependent uses. Mamaroneck's Comprehensive Plan contains a board recommendation that the bulk, area and setback controls should be reviewed village-wide. Particular concerns expressed by the marine industry representatives include setback and height requirements, the classification of tents as structures and the in-kind replacement of existing shoreline interfaces due to storm damage. In addition, there have been questions in recent applications concerning the waterfront clubs as to certain provisions of the existing Marine Recreational district zoning. The Village should seek to clarify these issues.

It is recommended that the Village undertake a review of zoning regulations and site plan procedures – in consultation with the marine industry representatives, as well as Village staff including the Building Inspector, Village Engineer, Village Planner and Harbor Master – to determine whether any changes are advisable to

allow for greater flexibility for water-dependent uses. Any such changes would be subject to approval by the Board of Trustees, and should minimize any potential negative impacts to neighboring residential or commercial properties.

~~q.~~l. Explore Potential Changes to the Village Wetland Regulations

The current Village wetlands regulations, primarily encompassed in Chapters 192 (Freshwater Wetlands) and 240 (Management of Coastal Zone, Harbor and Watercraft) of the Village Code, contain several inconsistencies and redundancies that should be addressed. In addition, the Planning Board's jurisdiction over wetland permits often creates confusion and redundancy, as applicants seeking to construct or alter in-water structures (i.e. bulkheads, piers and docks) must gain structures permit approval from the HCZMC pursuant to the requirements of Chapter 240-21, as well as wetland permit approval from the Planning Board.

This LWRP suggests that the Board of Trustees conduct a comprehensive review of the wetlands regulations, with consideration for the following measures:

- Explore whether to adopt separate regulations for freshwater and tidal wetlands (currently, Chapter 192 makes no distinction between the two wetland types).

- Generally retain the jurisdiction for wetland permits with the Planning Board. However, explore giving~~e~~ the HCZMC jurisdiction for tidal wetland permits that are being sought in connection with a perimeter permit or structures permit application before the HCZMC, to eliminate duplication of effort and costs to applicants. Similarly, for tidal wetlands applications that are part of an overall site plan or subdivision application before the Planning Board, consider retaining the Planning Board jurisdiction's over the tidal wetland permit.

- Revise regulated buffer areas for greater consistency and less confusion.

- Clean up noticing requirements.

In reviewing the Village's wetlands regulations, it may be useful to refer to the Westchester County Model Ordinance for Wetland Protection, as well as best practices used in communities throughout the region.

SECTION V

LOCAL LAWS AND REGULATIONS NECESSARY TO IMPLEMENT THE PROGRAM

SECTION V LOCAL LAWS AND REGULATIONS NECESSARY TO IMPLEMENT THE PROGRAM

This section describes the techniques for implementation of the Village of Mamaroneck LWRP. It describes the land use controls that have been enacted by the Village to implement the policies and projects of the LWRP, and makes recommendations for potential changes to these regulations.

A. EXISTING LAWS AND REGULATIONS

1. Zoning Regulations (Mamaroneck Village Code Chapter 342)

Chapter 342 establishes use districts and regulations applicable to the uses allowed within each district. The zoning regulations establish setback and density requirements and regulate the bulk and arrangement of buildings, the area of lots covered by development and open space, the provision of off-street parking and the location of accessory structures that support the principal uses and buildings on each property.

2. Subdivision Regulations (Mamaroneck Village Code Chapter A348)

Chapter A348 establishes regulations and procedures for the subdivision of land into two or more individual lots.

3. Management of Coastal Zone, Harbor and Waterfront (Mamaroneck Village Code Chapter 240)

Chapter 240 establishes standards, requirements and procedures for the safe and sanitary operation of watercraft and regulation of matters relating to safety, sanitation and environmental conservation in Mamaroneck; outlines a plan for the management and use of surface waters and underwater lands within the harbor; provides a framework for Village agencies to consider coastal management policies contained in the LWRP when reviewing applications for actions or proposing direct agency actions; and defines the Harbor and Coastal Zone Management Commission (HCZMC) and its duties.

4. Critical Environmental Areas (Mamaroneck Village Code Chapter 168)

Chapter 168 establishes the boundaries of the seven Village-designated Critical Environmental Areas (CEAs) within Mamaroneck.

5. Wetlands (Mamaroneck Village Code Chapter 192)

Chapter 192 (Freshwater Wetlands), also known as the Wetlands Protection Law, establishes procedures to ensure the preservation, restoration, enhancement and proper utilization of wetlands (both freshwater and tidal) and related natural

resources. The law outlines prohibited and regulated activities within wetlands and their adjacent areas (as defined within Chapter 192), and establishes the process for applying for a permit to conduct regulated activities.

6. Flood Damage Prevention (Mamaroneck Village Code Chapter 186)

Chapter 186 establishes provisions designed to regulate uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities; require that uses vulnerable to floods 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 unnaturally divert flood waters or which may increase flood hazards to other lands; and qualify for and maintain participation in the National Flood Insurance Program.

7. Stormwater Management and Erosion and Sediment Control (Mamaroneck Village Code Chapter 294)

Chapter 294 establishes minimum stormwater management requirements and controls to meet New York State requirements for stormwater discharges; minimize increases in stormwater runoff from land development activities; minimize adverse impacts on water quality from stormwater runoff; and control erosion and sedimentation.

8. Historic Preservation (Mamaroneck Village Code Chapter 218)

Chapter 218 establishes protected historic sites and structures that have been found to promote the economic benefits, cultural and educational advantages and general welfare of Village residents. The chapter establishes procedures for protection of these sites and structures, including creation of a Landmarks Advisory Committee.

9. Parks (Mamaroneck Village Code Chapter 260)

Chapter 260 establishes rules and regulations for all parks owned, operated, licensed, used or otherwise under the control or supervision of the Village of Mamaroneck.

10. Sewers (Mamaroneck Village Code Chapter 282)

Chapter 282 establishes standards and best practices for sewers within the Village. The chapter also lists prohibited discharges and provides for the removal of illegal sewer connections and the elimination of illegal discharge of liquids.

Finally, the chapter sets the regulations for non-stormwater discharges to the municipal separate storm water sewer system (MS4).

11. Signs (Mamaroneck Village Code Chapter 286)

Chapter 286 establishes regulations for existing and proposed outdoor signs of all types, to protect property values, create an attractive economic and business climate, enhance and protect the physical appearance of the community, preserve the scenic and natural beauty and provide a more enjoyable and pleasing community.

12. Trees (Mamaroneck Village Code Chapter 318)

Chapter 318 establishes guidelines and regulations for planting and maintaining trees in parks, along streets and in other public areas, primarily through the creation of a Tree Committee to set proper standards and monitor the observance of these standards.

B. PROPOSED REVISIONS NECESSARY TO IMPLEMENT THE LWRP

To implement the policies and provisions of the Village of Mamaroneck Local Waterfront Revitalization Program, the following amendments would be made to the Village Code.[1]

1. Village LWRP Consistency Review Procedures

As discussed in Section IV, this LWRP recommends revising Chapter 240 (Management of Coastal Zone, Harbor and Watercraft) of the Village Code to improve the overall process of consistency determination. Actions determined not to be consistent with the LWRP in accordance with the provisions of Chapter 240 shall not be undertaken. The following section contains the proposed draft amendments to this chapter, with proposed changes indicated in bold for new texts and strikeout for deleted text.

- Amend § 240-5 to define "action~~s~~" (currently defined as "Either Type I, Type II or Unlisted Actions as defined in the State Environmental Quality Review Act")~~the same as under the State Environmental Quality Review Act [SEQRA]~~ as:

  - Any p~~P~~roject~~s~~ or physical activity~~ities~~, such as construction or other activities that may affect the environment~~coastal area~~ by changing the use, appearance or condition of any

[1] Some proposed amendments may require a renumbering or relettering of certain sections within the Code. These sections to be renumbered or relettered are not included here, as it is understood that they would be adjusted at the time of any adoption of Code amendments.

natural resource or structure, that is directly undertaken, funding or approved by an agency of the Village of Mamaroneck.:

- ~~Are directly undertaken by an agency; or~~
- ~~Involve funding by an agency; or~~
- ~~Require one or more new or modified approvals from an agency or agencies;~~

- Agency planning and policy making activities that may affect the environment~~coastal area~~ and commit the agency to a definite course of future decisions;

- Adoption of agency rules, regulations and procedures, including local laws, codes, ordinances, executive orders and resolutions that may affect the environment~~coastal area~~;

- Any combination of the above.

- Amend § 240-5 to define certain minor actions as exempt from consistency reviews. This list is based on the list of Type II Actions in the SEQRA regulations, and proposed DEC amendments to that Type II list, but the following Type II Actions would not be exempt:

  - Construction, expansion or placement of minor, water-related accessory/appurtenant residential structures, including piers, docks, seawalls or similar water access or erosion control structures not changing land use or density, or other structures within 50 feet of mean high water.

- Amend § 240-29 by adding new procedures to better coordinate the processing of land use applications where the HCZMC, not the approving authority for the application, determines consistency with the LWRP. The objective of these procedures is to ensure that LWRP consistency considerations are incorporated into the decision-making process at an early stage and to enable the HCZMC to more fully participate in the environmental review of the application under SEQRA~~to provide that the approving authority for an action would also determine consistency with the LWRP~~.

  - ~~Where the Village Board of Trustees is the approving authority for the action, it may, but would not be required to, request an advisory opinion on consistency from the Harbor and Coastal Zone Management Commission (HCZMC).~~

- All other approving authorities other than the Board of Trustees, and except for actions such as Zoning Board of Appeals (ZBA) variance applications which, as judicially determined, must be decidedtermined based solely on specific state statutory criteria, upon the calendaring of an application on its agenda, would be required to:
  - Refer an copy of the application, the Coastal Assessment Form and supporting documentation for an action to the HCZMC for its reviewan written recommendationadvisory opinion on consistency, and
  - The HCZMC would then place the application on its next agenda for an informal discussion of the action and the LWRP policies relevant to the action. At that meeting, the HCZMC shall determine if the materials submitted constitute sufficient information for the purpose of rendering a consistency determination. The HCZMC may comment on potential environmental impacts of the action, make preliminary suggestions regarding changes, if any, required for the action to be consistent with the LWRP and may request other material HCZMC believes is necessary for a complete review. The HCZMC would then summarize this discussion in a memorandum to be sent to the approving authority within 10 days after the meeting.
  - Either adopt or follow the HCZMC written recommendationadvisory opinion or explain in its written determination of consistency why it is acting contrary to that written recommendationopinion.
  - Within 60 days of receipt of notification from the approving authority for the action that (1) in accordance with SEQRA, (a) a Final Environmental Impact Statement for the action has been accepted as complete; or (b) a Negative Declaration for the action has been adopted; or (c) the action has been determined to be a Type II action; and (2) the submission by the applicant of the latest plans and other materials the HCZMC deems necessary for its review, the HCZMC shall determine the consistency of the action with the LWRP.
  - In considering its consistency determination, the HCZMC shall, as appropriate, identify the relevant standards or substantive requirements of Village laws identified as implementing the LWRP and may condition its consistency determination on the

approval of the action as meeting those standards by the Village agency responsible for enforcing those standards.

- The issuance of HCZMC written recommendationsadvisory opinions will not require prior SEQRA compliance.

- Amend Article VIII of Chapter 240 to specify procedures, standards and enforcement, including a requirement that, when a Village agency receives an application for approval or funding of an action, the Building Department shall forward a copy of the completed CAF and any supporting information received to the HCZMC within 10 days of its receipt. At the earliest hearing of the application, the acting agency shall determine whether the application is subject to consistency review (based on the list of exempt actions as described above) and, if so, shall refer that applicationdetermination to the HCZMC. If the application requires consistency review, the HCZMC shall render its written recommendationadvisory opinion to the acting agency within 30 days of the transmittal of the completed CAF to the HCZMC, unless extended by mutual agreement between the HCZMC and the acting agency. In the event that the HCZMC's written recommendationdetermination is not forthcoming within the specified time, an recommendationopinion of consistency shall be presumed.

  The HCZMC may determine, and so inform the acting agency in writing, that its written recommendationopinion of consistency shall be conditioned on the application's compliance with all other review standards (e.g. stormwater management regulations) governing the agency's consideration of the action, as determined by the agency.

  Amend Article VIII of Chapter 240 to improve coordination in the review of applications between the HCZMC and the Village's land-use boards and avoid duplication of effort, including a requirement that each agency shall maintain a file for each action made the subject of a consistency determination, including any written recommendationadvisory opinion received from the HCZMC. Such files shall be made available for public inspection upon request.

2. Village Pump-Out Regulations

Revisions are recommended to the pump-out regulations contained in Chapter 240. The following section contains the proposed draft amendments to this chapter, with proposed changes indicated in bold for new text and strikeout for deleted text.

~~*Chapter 240 Management of Coastal Zone, Harbor and Watercraft*~~

~~§ 240-12 Sanitation requirements~~

~~B. Toilet facilities.~~

~~(2) The owner or other person vested with the possession, management or operation of a marina or any other docking facility accommodating 25 or more vessels shall install and maintain suitable vessel waste sewage and waste pumping facilities onshore for the purpose of servicing watercraft. **Such facilities may, in lieu of providing pump-out facilities, pay a flat fee into a Village pump-out fund designated for maintenance and repair of the Village pump-out facilities. The amount of the fee will be determined by the Harbor Master, based upon the annual maintenance costs of the municipal pump-out station, with the amount to be annually reviewed and approved by the Harbor and Coastal Zone Management Commission.**~~

~~3.~~2. Harbor Management

Amend Chapter 240 in various places to add buffer areas; extend the time period for which perimeter permits are valid; amend various procedures for issuing marine structures~~mooring~~ permits and to revise the review criteria to prohibit encroachments on channels, buffer areas, anchorage, or mooring areas. To address this latter subject, Chapter 240 is proposed to be amended as follows:

- To establish buffers for Federal- and Village-designated channels, mooring areas and anchorage areas. These areas are shown on the Harbor Management Plan Map (see Section IV), which would be adopted with the amendment. Proposed buffer areas are as follows:
  - Outside of the east and west basins, the buffer shall be 25 feet;
  - Within the east and west basins, the buffer shall be 15 feet for the channels; and
  - The mooring areas within the east and west basins do not have buffers.
- To regulate the length of docks accessory to residential uses as follows:
  - No dock shall exceed 150 feet in length;
  - No dock shall extend beyond the point where 3 feet of water is reached at low tide;

- No dock, nor vessel moored to a docks, shall extend into a channel, mooring area or anchorage area or the buffer of these areas;
- No dock shall be within 10 feet of the neighboring property's littoral area;
- Any dock that exceeds the above standards for dock length (1 and 2) and which possesses a valid Village, State and/or Federal permit that was required at the time the dock was built may continue provided it does not extend into a channel, mooring area, anchorage area or the buffer of these areas;
- Existing docks and moored vessels not in compliance with the above dock length standards must be removed within 1 year of the enactment of this amendment.
- Structures lying within a channel, mooring area or anchorage area or their buffer area shall be removed within six months of the enactment of this amendment.

- To allow the Harbor and Coastal Zone Management Commission to approve an exception to the dock length standard – but none of the other standards above – upon a finding of practical difficulties unique to the location and that no interference with navigation will~~is likely to~~ occur.

- To extend the term for which perimeter permits are valid from 3 years to 5 years.

C. OTHER PUBLIC AND PRIVATE ACTIONS NECESSARY TO IMPLEMENT THE LWRP

There are a number of public and private actions and projects that involve the potential redevelopment or enhancement of certain sites within the LWRP area. These actions hold promise for assisting with the renewal of the waterfront, improvements to the environment and the continued economic well-being of the Village and are fully outlined in Section IV of this program.

D. MANAGEMENT STRUCTURE TO IMPLEMENT THE LWRP

1. The Board of Trustees~~ shall be the lead agency~~ and~~, together with~~ the ~~Mayor of the~~ Village Manager ~~of Mamaroneck,~~ are responsible for overall management and coordination of the Local Waterfront Revitalization Program.

~~1.~~2. For actions to be undertaken, funded or approved by the Board of Trustees, the consistency determination shall be made by the Board of Trustees. The review of other proposed actions for consistency with the policies and provisions of the Village of Mamaroneck LWRP will be undertaken by the HCZMC~~approving authority for an action, with an written recommendation~~advisory opinion from the

~~HCZMC as appropriate~~, in accordance with the proposed code revisions outlined in section B, above.

~~2.~~3. Implementation of the LWRP is to be accomplished through the previously identified projects and amendments to local laws, together with the review procedure established in Chapter 240 of the Village Code.

~~3.~~4. State and Federal agencies identified in Section VI will notify the Mayor and Village Manager of the Village of Mamaroneck of proposed actions in or likely to affect the coastal zone. Such actions will be subject to the same consistency review as provided by the Waterfront and Coastal Resources Act, the Federal Coastal Zone Management Act and their implementing regulations.

E. FINANCIAL RESOURCES NECESSARY TO IMPLEMENT THE LWRP

The implementation of the proposed projects identified in Section IV will require funding from a combination of public and private sources. These costs will include capital outlays, maintenance costs and, potentially in some cases, property acquisition. For many of the projects, costs are undetermined at this time. It is recognized that if the majority of the projects identified are implemented, they will be funded privately or supplemented by State and Federal funding. Where applicable, the Village will work diligently to secure funding through grants available through State and Federal program funds to support implementation of the identified LWRP projects.

The Village is obligated to fund a portion of the construction and renovation costs of proposed improvements on Village-owned property. There are grants available from State and Federal agencies that the Village hopes to obtain and leverage local funds against. The Village will continue to aggressively seek out such grants or in-kind assistance from governmental entities, elected representatives, quasi-governmental organizations and private entities to implement the plans and projects outlined in the LWRP.

Ongoing management of the LWRP will not require outside sources of funding.

SECTION VI
STATE AND FEDERAL ACTIONS AND PROGRAMS LIKELY TO AFFECT IMPLEMENTATION

SECTION VI STATE AND FEDERAL ACTIONS AND PROGRAMS LIKELY TO AFFECT IMPLEMENTATION

State and Federal actions will affect and be affected by implementation of the LWRP. Under State law and the U.S. Coastal Zone Management Act, certain State and Federal actions within or affecting the local waterfront area must be "consistent" or "consistent to the maximum extent practicable" with the enforceable policies and purposes of the LWRP. This consistency requirement makes the LWRP a unique, intergovernmental mechanism for setting policy and making decisions and helps to prevent detrimental actions from occurring and future options from being needlessly foreclosed. At the same time, the active participation of State and Federal agencies is also likely to be necessary to implement specific provisions of the LWRP.

The following State and Federal authorities are part of the institutional framework for local waterfront planning that includes planning initiatives as well as regulatory requirements. The Village anticipates that all of the involved governmental entities identified in this section will likely have continuing roles affecting Mamaroneck's waterfront area.

A. State and Federal Actions and Programs

The first part of this section identifies the actions and programs of State and Federal agencies which should be undertaken in a manner consistent with the LWRP. This is a generic list of actions and programs, as identified by the NYS Department of State; therefore, some of the actions and programs listed may not be relevant to this LWRP.

Pursuant to the State Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42), the Secretary of State individually and separately notifies affected State agencies of those agency actions and programs which are to be undertaken in a manner consistent with approved LWRPs. Similarly, Federal agency actions and programs subject to consistency requirements are identified in the manner prescribed by the U.S. Coastal Zone Management Act and its implementing regulations. The lists of State and Federal actions and programs included herein are informational only and do not represent or substitute for the required identification and notification procedures. The current official lists of actions subject to State and Federal consistency requirements may be obtained from the NYS Department of State.

The second part of this section is a more focused and descriptive list of State and Federal agency actions which are necessary for further implementation of the LWRP. It is recognized that a State or Federal agency's ability to undertake such actions is subject to a variety of factors and considerations; that the consistency provisions referred to above may not apply; and that the consistency requirements cannot be used to require a State or Federal agency to undertake an action it could not undertake pursuant to other provisions of law. Reference should be made to Sections IV and V, which also discuss State and Federal assistance needed to implement the LWRP.

1. State and Federal Actions and Programs Which Should be Undertaken in a Manner Consistent with the LWRP

a. State Agencies

OFFICE FOR THE AGING

1.00 Funding and/or approval programs for the establishment of new or expanded facilities providing various services for the elderly.

DEPARTMENT OF AGRICULTURE AND MARKETS

1.00 Agricultural Districts Program
2.00 Rural Development Program
3.00 Farm Worker Services Programs.
4.00 Permit and approval programs:
- 4.01 Custom Slaughters/Processor Permit
- 4.02 Processing Plant License
- 4.03 Refrigerated Warehouse and/or Locker Plant License

DIVISION OF ALCOHOLIC BEVERAGE CONTROL/STATE LIQUOR AUTHORITY

1.00 Permit and Approval Programs:
- 1.01 Ball Park - Stadium License
- 1.02 Bottle Club License
- 1.03 Bottling Permits
- 1.04 Brewer's Licenses and Permits
- 1.05 Brewer's Retail Beer License
- 1.06 Catering Establishment Liquor License
- 1.07 Cider Producer's and Wholesaler's Licenses
- 1.08 Club Beer, Liquor, and Wine Licenses
- 1.09 Distiller's Licenses
- 1.10 Drug Store, Eating Place, and Grocery Store Beer Licenses
- 1.11 Farm Winery and Winery Licenses
- 1.12 Hotel Beer, Wine, and Liquor Licenses
- 1.13 Industrial Alcohol Manufacturer's Permits
- 1.14 Liquor Store License
- 1.15 On-Premises Liquor Licenses
- 1.16 Plenary Permit (Miscellaneous-Annual)
- 1.17 Summer Beer and Liquor Licenses
- 1.18 Tavern/Restaurant and Restaurant Wine Licenses
- 1.19 Vessel Beer and Liquor Licenses
- 1.20 Warehouse Permit
- 1.21 Wine Store License
- 1.22 Winter Beer and Liquor Licenses
- 1.23 Wholesale Beer, Wine, and Liquor Licenses

DIVISION OF ALCOHOLISM AND SUBSTANCE ABUSE SERVICES

1.00 Facilities, construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Permit and approval programs:
- 2.01 Certificate of approval (Substance Abuse Services Program)

3.00 Permit and approval:
- 3.01 Letter Approval for Certificate of Need
- 3.02 Operating Certificate (Alcoholism Facility)
- 3.03 Operating Certificate (Community Residence)
- 3.04 Operating Certificate (Outpatient Facility)
- 3.05 Operating Certificate (Sobering-Up Station)

COUNCIL ON THE ARTS

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

2.00 Architecture and environmental arts program.

DEPARTMENT OF BANKING

1.00 Permit and approval programs:
- 1.01 Authorization Certificate (Bank Branch)
- 1.02 Authorization Certificate (Bank Change of Location)
- 1.03 Authorization Certificate (Bank Charter)
- 1.04 Authorization Certificate (Credit Union Change of Location)
- 1.05 Authorization Certificate (Credit Union Charter)
- 1.06 Authorization Certificate (Credit Union Station)
- 1.07 Authorization Certificate (Foreign Banking Corporation Change of Location)
- 1.08 Authorization Certificate (Foreign Banking Corporation Public Accommodations Office
- 1.09 Authorization Certificate (Investment Company Branch)
- 1.10 Authorization Certificate (Investment Company Change of Location)
- 1.11 Authorization Certificate (Investment Company Charter)
- 1.12 Authorization Certificate (Licensed Lender Change of Location)
- 1.13 Authorization Certificate (Mutual Trust Company Charter)
- 1.14 Authorization Certificate (Private Banker Charter)
- 1.15 Authorization Certificate (Public Accommodation Office - Banks)
- 1.16 Authorization Certificate (Safe Deposit Company Branch)
- 1.17 Authorization Certificate (Safe Deposit Company Change of Location)
- 1.18 Authorization Certificate (Safe Deposit Company Charter)
- 1.19 Authorization Certificate (Savings Bank Charter)

1.20 Authorization Certificate (Savings Bank De Novo Branch Office)
1.21 Authorization Certificate (Savings Bank Public Accommodations Office)
1.22 Authorization Certificate (Savings and Loan Association Branch)
1.23 Authorization Certificate (Savings and Loan Association Change of Location)
1.24 Authorization Certificate (Savings and Loan Association Charter)
1.25 Authorization Certificate (Subsidiary Trust Company Charter)
1.26 Authorization Certificate (Trust Company Branch)
1.27 Authorization Certificate (Trust Company-Change of Location)
1.28 Authorization Certificate (Trust Company Charter)
1.29 Authorization Certificate (Trust Company Public Accommodations Office)
1.30 Authorization to Establish a Life Insurance Agency
1.31 License as a Licensed Lender
1.32 License for a Foreign Banking Corporation Branch

NEW YORK STATE BRIDGE AUTHORITY (Regional Agency)

1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
2.00 Facilities construction, rehabilitation, expansion or demolition.

OFFICE OF CHILDREN AND FAMILY SERVICES

1.00 Facilities construction, rehabilitation, expansion or demolition or the funding of such activities.
2.00 Homeless Housing and Assistance Program.
3.00 Permit and approval programs:
3.01 Certificate of Incorporation (Adult Residential Care Facilities)
3.02 Operating Certificate (Children's Services)
3.03 Operating Certificate (Enriched Housing Program)
3.04 Operating Certificate (Home for Adults)
3.05 Operating Certificate (Proprietary Home)
3.06 Operating Certificate (Public Home)
3.07 Operating Certificate (Special Care Home)
3.08 Permit to Operate a Day Care Center

DEPARTMENT OF CORRECTIONAL SERVICES

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

1.00 Financing of higher education and health care facilities.
2.00 Planning and design services assistance program.

EDUCATION DEPARTMENT

1.00 Facilities construction, rehabilitation, expansion, demolition or the funding of such activities.
2.00 Permit and approval programs:
- 2.01 Certification of Incorporation (Regents Charter)
- 2.02 Private Business School Registration
- 2.03 Private School License
- 2.04 Registered Manufacturer of Drugs and/or Devices
- 2.05 Registered Pharmacy Certificate
- 2.06 Registered Wholesale of Drugs and/or Devices
- 2.07 Registered Wholesaler-Repacker of Drugs and/or Devices
- 2.08 Storekeeper's Certificate

EMPIRE STATE DEVELOPMENT CORPORATION

1.00 Preparation or revision of statewide or specific plans to address State economic development needs
2.00 Allocation of the state tax-free bonding reserve

NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY

1.00 Issuance of revenue bonds to finance pollution abatement modifications in power-generation facilities and various energy projects

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of lands under the jurisdiction of the Department
2.00 Classification of Waters Program; classification of land areas under the Clean Air Act
3.00 Facilities construction, rehabilitation, expansion or demolition or the funding of such activities
4.00 Financial assistance/grant programs:
- 4.01 Capital projects for limiting air pollution
- 4.02 Cleanup of toxic waste dumps
- 4.03 Flood control, beach erosion and other water resource projects
- 4.04 Operating aid to municipal wastewater treatment facilities
- 4.05 Resource recovery and solid waste management capital projects
- 4.06 Wastewater treatment facilities

5.00 Funding assistance for issuance of permits and other regulatory activities (New York City only)

6.00 Implementation of the Environmental Quality Bond Act of 1972, including:

(a) Water Quality Improvement Projects

(b) Land Preservation and Improvement Projects including Wetland Preservation and Restoration Projects, Unique Area Preservation Projects, Metropolitan Parks Projects, Open Space Preservation Projects and Waterways Projects

7.00 Marine Finfish and Shellfish Programs

8.00 New York Harbor Drift Removal Project.

9.00 Permit and approval programs:

Air Resources

9.01 Certificate of Approval for Air Pollution Episode Action Plan

9.02 Certificate of Compliance for Tax Relief - Air Pollution Control Facility

9.03 Certificate to Operate: Stationary Combustion Installation; Incinerator; Process, Exhaust or Ventilation System

9.04 Permit for Burial of Radioactive Material

9.05 Permit for Discharge of Radioactive Material to Sanitary Sewer

9.06 Permit for Restricted Burning

9.07 Permit to Construct: a Stationary Combustion Installation; Incinerator; Indirect Source of Air Contamination; Process, Exhaust or Ventilation System

Construction Management

9.08 Approval of Plans and Specifications for Wastewater Treatment Facilities

Fish and Wildlife

9.09 Certificate to Possess and Sell Hatchery Trout in New York State

9.10 Commercial Inland Fisheries Licenses

9.11 Fishing Preserve License

9.12 Fur Breeder's License

9.13 Game Dealer's License

9.14 Licenses to Breed Domestic Game Animals

9.15 License to Possess and Sell Live Game

9.16 Permit to Import, Transport and/or Export under Section 184.1 (11-0511)

9.17 Permit to Raise and Sell Trout

9.18 Private Bass Hatchery Permit

9.19 Shooting Preserve Licenses

9.20 Taxidermy License

9.21 Permit - Article 15, (Protection of Water) - Dredge or Deposit Material in a Waterway
9.22 Permit - Article 15, (Protection of Water) - Stream Bed or Bank Disturbances
9.23 Permit - Article 24, (Freshwater Wetlands)

Hazardous Substances
9.24 Permit to Use Chemicals for the Control or Elimination of Aquatic Insects
9.25 Permit to Use Chemicals for the Control or Elimination of Aquatic Vegetation
9.26 Permit to Use Chemicals for the Control or Extermination of Undesirable Fish

Lands and Forest
9.27 Certificate of Environmental Safety (Liquid Natural Gas and Liquid Petroleum Gas)
9.28 Floating Object Permit
9.29 Marine Regatta Permit
9.30 Navigation Aid Permit

Marine Resources
9.31 Digger's Permit (Shellfish)
9.32 License of Menhaden Fishing Vessel
9.33 License for Non-Resident Food Fishing Vessel
9.34 Non-Resident Lobster Permit
9.35 Marine Hatchery and/or Off-Bottom Culture Shellfish Permits
9.36 Permits to Take Blue-Claw Crabs
9.37 Permit to Use Pond or Trap Net
9.38 Resident Commercial Lobster Permit
9.39 Shellfish Bed Permit
9.40 Shellfish Shipper's Permits
9.41 Special Permit to Take Surf Clams from Waters other than the Atlantic Ocean
9.42 Permit - Article 25, (Tidal Wetlands)

Mineral Resources
9.43 Mining Permit
9.44 Permit to Plug and Abandon (a non-commercial, oil, gas or solution mining well)
9.45 Underground Storage Permit (Gas)
9.46 Well Drilling Permit (Oil, Gas, and Solution Salt Mining)

Solid Wastes

9.47 Permit to Construct and/or Operate a Solid Waste Management Facility

9.48 Septic Tank Cleaner and Industrial Waste Collector Permit

Water Resources

9.49 Approval of Plans for Wastewater Disposal Systems

9.50 Certificate of Approval of Realty Subdivision Plans

9.51 Certificate of Compliance (Industrial Wastewater Treatment Facility)

9.52 Letters of Certification for Major Onshore Petroleum Facility Oil Spill Prevention and Control Plan

9.53 Permit - Article 36, (Construction in Flood Hazard Areas)

9.54 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas

9.55 State Pollutant Discharge Elimination System (SPDES) Permit

9.56 Approval -Drainage Improvement District

9.57 Approval - Water (Diversions for) Power

9.58 Approval of Well System and Permit to Operate

9.59 Permit - Article 15, (Protection of Water) - Dam

9.60 Permit - Article 15, Title 15 (Water Supply)

9.61 River Improvement District Approvals

9.62 River Regulatory District Approvals

9.63 Well Drilling Certificate of Registration

9.64 401 Water Quality Certification

10.00 Preparation and revision of Air Pollution State Implementation Plan

11.00 Preparation and revision of Continuous Executive Program Plan

12.00 Preparation and revision of Statewide Environmental Plan

13.00 Protection of Natural and Man-made Beauty Program

14.00 Urban Fisheries Program

15.00 Urban Forestry Program

16.00 Urban Wildlife Program

ENVIRONMENTAL FACILITIES CORPORATION

1.00 Financing program for pollution control facilities for industrial firms and small businesses

FACILITIES DEVELOPMENT CORPORATION

1.00 Facilities construction, rehabilitation, expansion or demolition or the funding of such activities

OFFICE OF GENERAL SERVICES

1.00 Administration of the Public Lands Law for acquisition and disposition of State lands, including grants of land and grants of easement of land under water, including for residential docks over 4,000 square feet and all commercial docks,_issuance of licenses for removal of materials from lands under water and oil and gas leases for exploration and development

2.00 Administration of Article 4-B, Public Buildings Law, in regard to the protection and management of State historic and cultural properties and State uses of buildings of historic, architectural or cultural significance

3.00 Facilities construction, rehabilitation, expansion or demolition

4.00 Administration of Article 5, Section 233, Sub 5 of the Education Law on removal of archaeological and paleontological objects under State water bodies

5.00 Administration of Article 3, Section 32 of the Navigation law regarding location of structures in or on navigable waters

GREENWAY HERITAGE CONSERVANCY FOR THE HUDSON RIVER VALLEY (Regional Agency)

1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of lands under the jurisdiction of the Conservancy

2.00 Financial assistance/grant programs

3.00 Model Greenway Program

4.00 Greenway Trail Activities

DEPARTMENT OF HEALTH

1.00 Facilities construction, rehabilitation, expansion or demolition or the funding of such activities.

2.00 Permit and approval programs:

- 2.01 Approval of Completed Works for Public Water Supply Improvements
- 2.02 Approval of Plans for Public Water Supply Improvements.
- 2.03 Certificate of Need (Health Related Facility - except Hospitals)
- 2.04 Certificate of Need (Hospitals)
- 2.05 Operating Certificate (Diagnostic and Treatment Center)
- 2.06 Operating Certificate (Health Related Facility)
- 2.07 Operating Certificate (Hospice)
- 2.08 Operating Certificate (Hospital)
- 2.09 Operating Certificate (Nursing Home)
- 2.10 Permit to Operate a Children's Overnight or Day Camp
- 2.11 Permit to Operate a Migrant Labor Camp
- 2.12 Permit to Operate as a Retail Frozen Dessert Manufacturer

2.13 Permit to Operate a Service Food Establishment
2.14 Permit to Operate a Temporary Residence/Mass Gathering
2.15 Permit to Operate or Maintain a Swimming Pool or Public Bathing Beach
2.16 Permit to Operate Sanitary Facilities for Realty Subdivisions
2.17 Shared Health Facility Registration Certificate

DIVISION OF HOUSING AND COMMUNITY RENEWAL AND ITS SUBSIDIARIES AND AFFILIATES

1.00 Facilities construction, rehabilitation, expansion, or demolition.
2.00 Financial assistance/grant programs:
2.01 Federal Housing Assistance Payments Programs (Section 8 Programs)
2.02 Housing Development Fund Programs
2.03 Neighborhood Preservation Companies Program
2.04 Public Housing Programs
2.05 Rural Initiatives Grant Program
2.06 Rural Preservation Companies Program
2.07 Rural Rental Assistance Program
2.08 Special Needs Demonstration Projects
2.09 Urban Initiatives Grant Program
2.10 Urban Renewal Programs
3.00 Preparation and implementation of plans to address housing and community renewal needs.

HOUSING FINANCE AGENCY

1.00 Funding programs for the construction, rehabilitation or expansion of facilities.
2.00 Affordable Housing Corporation

JOB DEVELOPMENT AUTHORITY

1.00 Financing assistance programs for commercial and industrial facilities

MEDICAL CARE FACILITIES FINANCING AGENCY

1.00 Financing of medical care facilities

OFFICE OF MENTAL HEALTH

1.00 Facilities construction, rehabilitation, expansion or demolition or the funding of such activities
2.00 Permit and approval programs:
2.01 Operating Certificate (Community Residence)
2.02 Operating Certificate (Family Care Homes)
2.03 Operating Certificate (Inpatient Facility)
2.04 Operating Certificate (Outpatient Facility)

OFFICE OF MENTAL RETARDATION AND DEVELOPMENT DISABILITIES

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities

2.00 Permit and approval programs:
- 2.01 Establishment and Construction Prior Approval
- 2.02 Operating Certificate Community Residence
- 2.03 Outpatient Facility Operating Certificate

METROPOLITAN TRANSPORTATION AUTHORITY (Regional Agency)

1.00 Facilities construction, rehabilitation, expansion or demolition or the funding of such activities

2.00 Increases in special fares for transportation services to public water-related recreation resources

DIVISION OF MILITARY AND NAVAL AFFAIRS

1.00 Preparation and implementation of the State Disaster Preparedness Plan

NATURAL HERITAGE TRUST

1.00 Funding program for natural heritage institutions

OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (including Regional State Park Commission)

1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the Office

2.00 Facilities construction, rehabilitation, expansion or demolition or the funding of such activities

3.00 Funding program for recreational boating, safety and enforcement

4.00 Funding program for State and local historic preservation projects

5.00 Land and Water Conservation Fund programs

6.00 Nomination of properties to the Federal and/or State Register of Historic Places

7.00 Permit and approval programs:
- 7.01 Floating Objects Permit
- 7.02 Marine Regatta Permit
- 7.03 Navigation Aide Permit
- 7.04 Posting of Signs Outside State Parks

8.00 Preparation and revision of the Statewide Comprehensive Outdoor Recreation Plan, the Statewide Comprehensive Historic Preservation Plan and other plans for public access, recreation, historic preservation or related purposes

9.00 Recreation services program
10.00 Urban Cultural Parks Program

POWER AUTHORITY OF THE STATE OF NEW YORK
1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority
2.00 Facilities construction, rehabilitation, expansion or demolition

NEW YORK STATE SCIENCE AND TECHNOLOGY FOUNDATION
1.00 Corporation for Innovation Development Program
2.00 Center for Advanced Technology Program

DEPARTMENT OF STATE
1.00 Appalachian Regional Development Program
2.00 Coastal Management Program
3.00 Community Services Block Grant Program
4.00 Permit and approval programs:
- 4.01 Billiard Room License
- 4.02 Cemetery Operator
- 4.03 Uniform Fire Prevention and Building Code

STATE UNIVERSITY CONSTRUCTION FUND
1.00 Facilities construction, rehabilitation, expansion or demolition or the funding of such activities

STATE UNIVERSITY OF NEW YORK
1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the University
2.00 Facilities construction, rehabilitation, expansion or demolition or the funding of such activities

OFFICE OF TEMPORARY AND DISABILITY ASSISTANCE
1.00 Facilities construction, rehabilitation, expansion or demolition or the funding of such activities
2.00 Homeless Housing and Assistance Program
3.00 Permit and approval programs:
3.01 Certificate of Incorporation (Adult Residential Care Facilities)
3.02 Operating Certificate (Children's Services)
- 3.03 Operating Certificate (Enriched Housing Program)
- 3.04 Operating Certificate (Home for Adults)
- 3.05 Operating Certificate (Proprietary Home)
- 3.06 Operating Certificate (Public Home)
- 3.07 Operating Certificate (Special Care Home)

3.08 Permit to Operate a Day Care Center

THRUWAY AUTHORITY /CANAL CORPORATION/CANAL RECREATIONWAY COMMISSION (Regional Agency)

1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land and other resources under the jurisdiction of the Thruway Authority, Canal Corporation and Canal Recreationway Commission

2.00 Facilities construction, rehabilitation, expansion, or demolition

3.00 Permit and approval programs:
- 3.01 Advertising Device Permit
- 3.02 Approval to Transport Radioactive Waste
- 3.03 Occupancy Permit
- 3.04 Permits for use of Canal System lands and waters

4.00 Statewide Canal Recreationway Plan

DEPARTMENT OF TRANSPORTATION

1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Department.

2.00 Construction, rehabilitation, expansion, or demolition of facilities, including but not limited to:
- (a) Highways and parkways
- (b) Bridges on the State highways system
- (c) Highway and parkway maintenance facilities
- (d) Rail facilities

3.00 Financial assistance/grant programs:
- 3.01 Funding programs for construction/reconstruction and reconditioning/preservation of municipal streets and highways (excluding routine maintenance and minor rehabilitation)
- ~~3.02 Funding programs for development of the ports of Albany, Buffalo, Oswego, Ogdensburg and New York~~
- 3.02~~3~~3 Funding programs for rehabilitation and replacement of municipal bridges
- 3.03~~4~~4 Subsidies program for marginal branchlines abandoned by CSX
- 3.04~~5~~5 Subsidies program for passenger rail service

4.00 Permits and approval programs:
- 4.01 Approval of applications for airport improvements (construction projects)
- 4.02 Approval of municipal applications for Section 18 Rural and Small Urban Transit Assistance Grants (construction projects)
- 4.03 Approval of municipal or regional transportation authority applications for funds for design, construction and rehabilitation of omnibus maintenance and storage facilities
- 4.04 Approval of municipal or regional transportation authority applications for funds for design and construction of rapid transit facilities
- 4.05 Certificate of Convenience and Necessity to Operate a Railroad

4.06 Highway Work Permits
4.07 License to Operate Major Petroleum Facilities
4.08 Outdoor Advertising Permit (for off-premises advertising signs adjacent to interstate and primary highway)
4.09 Real Property Division Permit for Use of State-Owned Property

5.00 Preparation or revision of the Statewide Master Plan for Transportation and sub-area or special plans and studies related to the transportation needs of the State.

6.00 Water Operation and Maintenance Program--Activities related to the containment of petroleum spills and development of an emergency oil-spill control network.

URBAN DEVELOPMENT CORPORATION and its subsidiaries and affiliates

1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the Corporation.

2.00 Planning, development, financing, construction, major renovation or expansion of commercial, industrial, and civic facilities and the provision of technical assistance or financing for such activities, including, but not limited to, actions under its discretionary economic development programs such as the following:
(a) Tax-Exempt Financing Program
(b) Lease Collateral Program
(c) Lease Financial Program
(d) Targeted Investment Program
(e) Industrial Buildings Recycling Program

3.00 Administration of special projects.

4.00 Administration of State-funded capital grant programs.

DIVISION OF YOUTH

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding or approval of such activities.

b. Federal Agencies

DIRECT FEDERAL ACTIVITIES AND DEVELOPMENT PROJECTS

DEPARTMENT OF COMMERCE

National Marine Fisheries Services

1.00 Fisheries Management Plans

DEPARTMENT OF DEFENSE

Army Corps of Engineers

1.00 Proposed authorizations for dredging, channel improvements, break-waters, other navigational works, or erosion control structures, beach replenishment, dams or flood control works, ice management practices and activities, and other projects with potential to impact coastal lands and waters.

2.00 Land acquisition for spoil disposal or other purposes.

3.00 Selection of open water disposal sites.

Army, Navy and Air Force

4.00 Location, design, and acquisition of new or expanded defense installations (active or reserve status, including associated housing, transportation or other facilities).

5.00 Plans, procedures and facilities for landing or storage use zones.

6.00 Establishment of impact, compatibility or restricted use zones.

DEPARTMENT OF ENERGY

1.00 Prohibition orders.

GENERAL SERVICES ADMINISTRATION

1.00 Acquisition, location and design of proposed Federal Government property or buildings, whether leased or owned by the Federal Government.

2.00 Disposition of Federal surplus lands and structures.

DEPARTMENT OF THE INTERIOR

Fish and Wildlife Service

1.00 Management of National Wildlife refuges and proposed acquisitions.

Mineral Management Service

2.00 OCS lease sale activities including tract selection, lease sale stipulations, etc.

National Park Service

3.00 National Park and Seashore management and proposed acquisitions.

DEPARTMENT OF TRANSPORTATION

Amtrak, CSX

1.00 Expansions, curtailments, new construction, upgrading or abandonments or railroad facilities or services, in or affecting the State's coastal area.

Coast Guard

2.00 Location and design, construction or enlargement of Coast Guard stations, bases, and lighthouses.

3.00 Location, placement or removal of navigation devices which are not part of the routine operations under the Aids to Navigation Program (ATON).

4.00 Expansion, abandonment, designation or anchorages, lightening areas or shipping lanes and ice management practices and activities.

Federal Aviation Administration

5.00 Location and design, construction, maintenance, and demolition of Federal aids to air navigation.

Federal Highway Administration

6.00 Highway construction.

FEDERAL LICENSES AND PERMITS

DEPARTMENT OF DEFENSE

Army Corps of Engineers

1.00 Construction of dams, dikes or ditches across navigable waters, or obstruction or alteration of navigable waters required under Sections 9 and 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 401, 403).

2.00 Establishment of harbor lines pursuant to Section 11 of the Rivers and Harbors Act of 1899 (33 U.S.C. 404, 405).

3.00 Occupation of seawall, bulkhead, jetty, dike, levee, wharf, pier, or other work built by the U.S. pursuant to Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. 408).

4.00 Approval of plans for improvements made at private expense under USACOE supervision pursuant to the Rivers and Harbors Act of 1902 (33 U.S.C. 565).

5.00 Disposal of dredged spoils into the waters of the U.S., pursuant to the Clean Water Act, Section 404, (33 U.S.C. 1344).

6.00 All actions for which permits are required pursuant to Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

7.00 Construction of artificial islands and fixed structures in Long Island Sound pursuant to Section 4(f) of the River and Harbors Act of 1912 (33 U.S.C.).

DEPARTMENT OF ENERGY

Economic Regulatory Commission

1.00 Regulation of gas pipelines, and licensing of import or export of natural gas pursuant to the Natural Gas Act (15 U.S.C. 717) and the Energy Reorganization Act of 1974.

2.00 Exemptions from prohibition orders.

Federal Energy Regulatory Commission

3.00 Licenses for non-Federal hydroelectric projects and primary transmission lines under Sections 3(11), 4(e) and 15 of the Federal Power Act (16 U.S.C. 796(11), 797(11) and 808).

4.00 Orders for interconnection of electric transmission facilities under Section 202(b) of the Federal Power Act (15 U.S.C. 824a(b)).

5.00 Certificates for the construction and operation of interstate natural gas pipeline facilities, including both pipelines and terminal facilities under Section 7(c) of the Natural Gas Act (15 U.S.C. 717f(c)).

6.00 Permission and approval for the abandonment of natural gas pipeline facilities under Section 7(b) of the Natural Gas Act (15 U.S.C. 717f(b)).

ENVIRONMENTAL PROTECTION AGENCY

1.00 NPDES permits and other permits for Federal installations, discharges in contiguous zones and ocean waters, sludge runoff and aquaculture permits pursuant to Section 401, 402, 403, 405, and 318 of the Federal Water Pollution Control Act of 1972 (33 U.S.C. 1341, 1342, 1343, and 1328).

2.00 Permits pursuant to the Resources Recovery and Conservation Act of 1976.

3.00 Permits pursuant to the underground injection control program under Section 1424 of the Safe Water Drinking Water Act (42 U.S.C. 300h-c).

4.00 Permits pursuant to the Clean Air Act of 1976 (42 U.S.C. 1857).

DEPARTMENT OF THE INTERIOR

Fish and Wildlife Services

1.00 Endangered species permits pursuant to the Endangered Species Act (16 U.S.C. 153(a)).

Mineral Management Service

2.00 Permits to drill, rights of use and easements for construction and maintenance of pipelines, gathering and flow lines and associated structures pursuant to 43 U.S.C. 1334, exploration and development plans, and any other permits or authorizations granted for activities described in detail in OCS exploration, development, and production plans.

3.00 Permits required for pipelines crossing federal lands, including OCS lands, and associated activities pursuant to the OCS Lands Act (43 U.S.C. 1334) and 43 U.S.C. 931 (c) and 20 U.S.C. 185.

NUCLEAR REGULATORY COMMISSION

1.00 Licensing and certification of the siting, construction and operation of nuclear power plans pursuant to Atomic Energy Act of 1954, Title II of the Energy Reorganization Act of 1974 and the National Environmental Policy Act of 1969.

SURFACE TRANSPORTATION BOARD

1.00 Authority to abandon railway lines (to the extent that the abandonment involves removal of trackage and disposition of right-of-way); authority to construct railroads; authority to construct coal slurry pipelines.

DEPARTMENT OF TRANSPORTATION

Coast Guard

1.00 Construction or modification of bridges, causeways or pipelines over navigable waters pursuant to 49 U.S.C. 1455.

2.00 Permits for Deepwater Ports pursuant to the Deepwater Ports Act of 1974 (33 U.S.C. 1501).

Federal Aviation Administration

3.00 Permits and licenses for construction, operation or alteration of airports.

FEDERAL ASSISTANCE*

* Numbers refer to the Catalog of Federal Domestic Assistance Programs, 1980 and its two subsequent updates.

DEPARTMENT OF AGRICULTURE

10.068 Rural Clean Water Program
10.409 Irrigation, Drainage, and Other Soil and Water Conservation Loans
10.410 Low to Moderate Income Housing Loans
10.411 Rural Housing Site Loans
10.413 Recreation Facility Loans
10.414 Resource Conservation and Development Loans
10.415 Rural Renting Housing Loans
10.416 Soil and Water Loans
10.418 Water and Waste Disposal Systems for Rural Communities
10.422 Business and Industrial Loans
10.424 Industrial Development Grants
10.426 Area Development Assistance Planning Grants
10.429 Above Moderate Income Housing Loans
10.430 Energy Impacted Area Development Assistance Program
10.901 Resource Conservation and Development
10.902 Soil and Water Conservation
10.904 Watershed Protection and Flood Prevention
10.906 River Basin Surveys and Investigations

DEPARTMENT OF COMMERCE

11.300 Economic Development - Grants and Loans for Public Works and Development Facilities
11.301 Economic Development - Business Development Assistance
11.302 Economic Development - Support for Planning Organizations
11.304 Economic Development - State and Local Economic Development Planning
11.305 Economic Development - State and Local Economic Development Planning
11.307 Special Economic Development and Adjustment Assistance Program – Long Term Economic Deterioration
11.308 Grants to States for Supplemental and Basic Funding of Titles I, II, III, IV, and V Activities
11.405 Anadromous and Great Lakes Fisheries Conservation
11.407 Commercial Fisheries Research and Development
11.417 Sea Grant Support
11.427 Fisheries Development and Utilization - Research and Demonstration Grants and Cooperative Agreements Program
11.501 Development and Promotion of Ports and Intermodal Transportation
11.509 Development and Promotion of Domestic Waterborne Transport Systems

COMMUNITY SERVICES ADMINISTRATION

49.002 Community Action
49.011 Community Economic Development
49.013 State Economic Opportunity Offices
49.017 Rural Development Loan Fund
49.018 Housing and Community Development (Rural Housing)

ENVIRONMENTAL PROTECTION AGENCY

66.001 Air Pollution Control Program Grants
66.418 Construction Grants for Wastewater Treatment Works
66.426 Water Pollution Control - State and Areawide Water Quality Management Planning Agency
66.451 Solid and Hazardous Waste Management Program Support Grants
66.452 Solid Waste Management Demonstration Grants
66.600 Environmental Protection Consolidated Grants Program Support Comprehensive Environmental Response, Compensation and Liability (Super Fund)

GENERAL SERVICES ADMINISTRATION

39.002 Disposal of Federal Surplus Real Property

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

14.112 Mortgage Insurance - Construction or Substantial Rehabilitation of Condominium Projects
14.115 Mortgage Insurance - Development of Sales Type Cooperative Projects
14.117 Mortgage Insurance - Homes
14.124 Mortgage Insurance - Investor Sponsored Cooperative Housing
14.125 Mortgage Insurance - Land Development and New Communities
14.126 Mortgage Insurance - Management Type Cooperative Projects
14.127 Mortgage Insurance - Mobile Home Parks
14.218 Community Development Block Grants/Entitlement Grants
14.219 Community Development Block Grants/Small Cities Program
14.221 Urban Development Action Grants
14.223 Indian Community Development Block Grant Program

DEPARTMENT OF THE INTERIOR

15.400 Outdoor Recreation - Acquisition, Development and Planning
15.402 Outdoor Recreation - Technical Assistance

15.403 Disposal of Federal Surplus Real Property for Parks, Recreation, and Historic Monuments
15.411 Historic Preservation Grants-in-Aid
15.417 Urban Park and Recreation Recovery Program
15.600 Anadromous Fish Conservation
15.605 Fish Restoration
15.611 Wildlife Restoration
15.613 Marine Mammal Grant Program
15.802 Minerals Discovery Loan Program
15.950 National Water Research and Development Program
15.951 Water Resources Research and Technology - Assistance to State Institutes
15.952 Water Research and Technology - Matching Funds to State Institutes

SMALL BUSINESS ADMINISTRATION
59.012 Small Business Loans
59.013 State and Local Development Company Loans
59.024 Water Pollution Control Loans
59.025 Air Pollution Control Loans
59.031 Small Business Pollution Control Financing Guarantee

DEPARTMENT OF TRANSPORTATION
20.102 Airport Development Aid Program
20.103 Airport Planning Grant Program
20.205 Highway Research, Planning, and Construction
20.309 Railroad Rehabilitation and Improvement - Guarantee of Obligations
20.310 Railroad Rehabilitation and Improvement - Redeemable Preference Shares
20.506 Urban Mass Transportation Demonstration Grants
20.509 Public Transportation for Rural and Small Urban Areas

GENERAL SERVICES ADMINISTRATION
39.002 Disposal of Federal Surplus Real Property

2. Federal and State Actions Necessary to Further the LWRP

a. State Actions and Programs

OFFICE OF GENERAL SERVICES

- Prior to any development occurring in the water or on the immediate waterfront, OGS should be consulted for a determination of the State's

interest in underwater or formerly underwater lands and for authorization to use and occupy these lands.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

- Planning, development, construction, or expansion of recreational facilities/projects located in waterfront.
- Provision of funding for capital projects under the Clean Water/Clean Air Bond Act.
- Review of actions within National Register Districts pursuant to SEQR.
- Establish a Total Maximum Daily Load (TMDL) for Mamaroneck Harbor for the pollutants that impair harbor water quality or assist the Village to develop an alternative simple model that identifies the reduction in pollutant loads necessary to meet water quality standards and the relative contributions from watershed land uses and activities.

OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

- Planning, development, construction, major renovation or expansion of recreational facilities or the provision of funding for such facilities.
- Provision of funding for State and local activities from the Land and Water Conservation Fund.
- Planning, development, implementation or the provision of funding for recreation services programs.
- Funding or partial funding of eligible activities through the Environmental Protection Fund (EPF) administered by the OPRHP — including the acquisition, development and improvement of parks and historic properties.
- Provision of funding for State and local historic preservation activities.
- Review of Type I actions within the National Historic Districts.
- Certification of properties within the National Register Districts.
- Nomination to State and Federal Register of Historic Places of structures and districts making them eligible for funding and tax incentives.

DEPARTMENT OF STATE

- Provision of funding for the implementation of an approved LWRP.
- Funding or partial funding of eligible activities through the Environmental Protection Fund (EPF) administered by the DOS.

b. Federal Actions and Programs

DEPARTMENT OF DEFENSE

Corps of Engineers

A U.S. Army Corps of Engineers permit would be required for the following activities:

- dredging and shoreline stabilization
- repair or installation of boat ramps

- rechannelization of the Sheldrake River~~restoration of Quassaick Creek~~
- installation of piers and marina-related facilities

ENVIRONMENTAL PROTECTION AGENCY

- Review of any proposed action within a National Register District pursuant to NEPA

DEPARTMENT OF THE INTERIOR

National Park Service

- Provision of funding under the Land and Water Conservation Fund Program
- Review of federal actions within the National Register Districts pursuant to NEPA

SECTION VII

CONSULTATION WITH OTHER AFFECTED FEDERAL, STATE, REGIONAL AND LOCAL AGENCIES

SECTION VII CONSULTATION WITH OTHER AFFECTED FEDERAL, STATE, REGIONAL AND LOCAL AGENCIES

A. Local Consultation

Local consultation has consisted of meetings with the Local Waterfront Revitalization Program update Steering Committee (see Section VIII), a task force charged with updating Mamaroneck's original LWRP. The eight-member committee (which includes the mayor and deputy mayor as ex officio members) is authorized to review and make recommendations to appropriate agencies regarding the consistency of proposed actions with the policy standards of the LWRP. Village of Mamaroneck staff, including the Building Inspector and Village Engineer, were also consulted. The Board of Trustees were also briefed several times during the development of the LWRP.

In addition, three public workshops were held as part of the LWRP update. A workshop on March 2, 2011, provided an overview of the LWRP program and the update process, and also identified for feedback some initial projects to be included within the LWRP. A second workshop was held on June 11, 2011, to present a complete preliminary working draft of the LWRP. A final workshop was held on November 2, 2011, to discuss the jurisdictional options considered by the Board of Trustees, additional proposed areas of enhanced public waterfront access and revisions to the LWRP policies.

B. Regional Consultation

The following regional agency was contacted during the preparation of the LWRP.

Westchester County Department of Planning

Information was requested regarding the U.S. Army Corps of Engineers Sheldrake River project and other water quality and flood management initiatives.

C. State Consultation

The following State agenciesy werewas contacted during the preparation of the LWRP:

Department of State – Division of Coastal Resources

The Village worked closely with Department staff throughout the development of the updated LWRP. Specific information was requested regarding the U.S. Army Corps of Engineers Sheldrake River project, the existing Village of Mamaroneck Harbor Management Map and maps of the Coastal Environmental Hazard Areas (CEHA) within Mamaroneck.

Department of Environmental Conservation

The Department was contacted for information regarding the Coastal Environmental Hazard Areas (CEHA) map.

D. Federal Consultation

No direct federal consultation has taken place at this time.

SECTION VIII

OBTAINING LOCAL COMMITMENT

SECTION VIII OBTAINING LOCAL COMMITMENT

A. Public Outreach

The LWRP was prepared in partnership with the New York State Department of State (DOS) and in accordance with regulations established by the DOS. The DOS initiated a review of the Draft LWRP by potentially affected State, Federal and local agencies to identify, and avoid, conflicts with existing projects, programs and policies.

In addition, the Village undertook efforts to gain public input and comment on the LWRP. In conjunction with BFJ Planning, the Steering Committee held three public workshops (see Appendix for workshop summaries) and all drafts of the LWRP were made available on the Village's website.

B. LWRP Process

The Village of Mamaroneck received a grant from the DOS to prepare an update to its existing LWRP, which was originally drafted by a volunteer citizens' committee and adopted in 1984. In 2010, the Village appointed a Steering Committee to guide the update process, consisting of representatives from each of the land use boards (Harbor and Coastal Zone Management Commission, Planning Board, Zoning Board of Appeals, Board of Architectural Review, Flood Mitigation Advisory Committee and Committee on the Environment), with the mayor and deputy mayor also serving as ex officio members.

This LWRP update has been prepared by the Village's planning consultant, BFJ Planning, and Charles McCaffrey, LWRP consultant, with assistance from Village staff and the Steering Committee. The Steering Committee met throughout 2010, 2011 and 2012, and in 2014, to prepare the update to the 1984 LWRP. The Village also hosted three public workshops to present draft versions of the LWRP to the public and to solicit feedback.

Drafts of portions of the LWRP were prepared and released in November 2010, May 2011, September 2011, and June 2012, ~~and~~ January 2014, ~~and~~ July 2014 and December 2014.

The Village Board of Trustees conducted a series of work sessions during 2014 and early 2015 to discuss the January 2014, July 2014 and December 2014~~revisions to that~~ drafts ~~and the July 2014 draft~~.

C. LWRP Consistency

During development of this LWRP, the issues surrounding the LWRP boundary, and jurisdiction over and procedure for consistency review were discussed extensively. There is a need to clarify the relationship between LWRP consistency review and the State

Environmental Quality Review Act (SEQRA), and how that relationship affects the timing and process of development applications within the Village.

The current local law requires that actions designated either Type I or Unlisted under SEQRA, except for actions undertaken, funded or approved by the Board of Trustees, must receive consistency approval from the Harbor and Coastal Zone Management Commission (HCZMC), in addition to whatever other land use determinations may be required by other Village land use boards. For actions that require consistency approval from the HCZMC, Chapter 240-30(A) of the Village Code requires that a certificate of consistency determination be filed within 30 days of the filing of the coastal assessment form or within the time allowed for comments under SEQRA. However, strict adherence to this 30-day requirement may be inconsistent with the SEQRA regulations. According to Section 617.3 of these regulations, "No agency involved in an action may undertake, fund or approve the action until it has complied with the provisions of SEQR." In understanding this requirement, it is helpful to understand the difference between a lead agency and an involved agency, as defined by SEQRA. According to Section 617.2 of the SEQRA regulations,

> *"Involved agency" means an agency that has jurisdiction by law to fund, approve or directly undertake an action. If an agency will ultimately make a discretionary decision to fund, approve or undertake an action, then it is an "involved agency," notwithstanding that it has not received an application for funding or approval at the time the SEQR process is commenced. The lead agency is also an "involved agency."*
>
> *"Lead agency" means an involved agency principally responsible for undertaking, funding or approving an action, and therefore responsible for determining whether an environmental impact statement is required in connection with the action, and for the preparation and filing of the statement if one is required.*

For the vast majority of land use approval actions in Mamaroneck, the lead agency role would fall to the Planning Board (for site plan, subdivision, wetland permit, floodplain development and some special permit applications), the Zoning Board of Appeals (for variances and some special permit applications) or the Board of Trustees (for adoption of zoning code revisions, master plan and LWRP updates). These boards, acting as lead agency, carry out the SEQR process to its completion. Thus, for example, for Type I and Unlisted actions before the Planning Board that are undergoing coordinated review, the HCZMC is an involved agency because it is the ultimate decision-making body on consistency. In this example, based on Section 617.3 of the SEQRA regulations as discussed above, the HCZMC, would be an involved agency and coud not "undertake, fund or approve the action," i.e. issue consistency determination, until the Planning Board, as Lead Agency, has completed the SEQR process for the action.

To address this matter, this LWRP recommends several changes to Chapter 240. First, Section 240-29 would be modified by adding new procedures to better coordinate the processing of Planning Board applications where consistency with the LWRP will be determined by the HCZMC. The objective of the new procedures is to ensure that LWRP consistency considerations are incorporated into the decision-making process at an early stage and to enable the HCZMC to more fully participate in the environmental review of the application under the State Environmental Quality Review Act (SEQRA). Second, the time for the HCZMC to make a consistency determination in these circumstances would be enlarged from 30 days to 60 days, measured from the completion of the environmental review process by the lead agency and the applicant's submission of the materials deemed necessary by the HCZMC to make its determination. (See Section V for the draft text of the proposed changes).

The Village's contract with the Department of State's Division of Coastal Resources for updating the LWRP included a provision that the Village would explore alternatives concerning the LWRP boundary and/or jurisdiction. Therefore, a range of options for consistency were considered throughout the LWRP update process, including reducing the LWRP boundary to the area east of Boston Post Road (U.S. Route 1) and retaining the existing boundary but changing the jurisdictional procedure so that the Harbor and Coastal Zone Management Commission (HCZMC) would only review actions for waterfront land parcels. Based on public input and discussion with the Board of Trustees, it was determined early in the LWRP update process that no boundary changes would be made, nor would jurisdictional changes be made based on geography (i.e., waterfront parcels vs. non-waterfront parcels).

The LWRP Update Steering Committee and the Board of Trustees continued to discuss various jurisdictional options for consistency determination. In January 2014, after extensive deliberation on consistency issues at several prior meetings, the Steering Committee unanimously voted to make the HCZMC advisory to the approving authority, based on the following reasons:

1. An advisory LWRP consistency approach is the one taken by the vast majority of LWRP communities in the state, including the Town of Mamaroneck/Village of Larchmont.

2. Making the HCZMC advisory would allow that board to be involved earlier in the land-use approvals process, with more substantive input, as opposed to the current situation, where they must defer the consistency determination until the SEQRA process is completed by the approving authority.

3. The proposed approach would avoid much of the back-and-forth among boards that applicants currently experience.

4. Making the HCZMC advisory would be more cost-effective for applicants and the Village by reducing expenses related to consultants' fees and paperwork.

The Steering Committee presented a draft LWRP document to the Village Board of Trustees in January 2014. In the late spring of 2014, the Trustees deliberated on various aspects of the draft LWRP, including issues of consistency jurisdiction, in a series of work sessions. In May 2014, the Trustees adopted a local law providing that, for actions undertaken, funded or approved by the Board of Trustees, the Board of Trustees will determine LWRP consistency, with a written recommendation on consistency issued by the HCZMC. However, the Board of Trustees did not endorse the Steering Committee's proposal to make the HCZMC advisory to all other approving authorities and determined to leave the HCZMC's jurisdiction otherwise unchanged.

Consistent with the DOS Model Consistency Ordinance and those adopted by most municipalities in New York State, Chapter 240 is further proposed to be amended to exempt from consistency determinations those actions classified as Type II actions, which are not subject to review under SEQRA because they have been determined not to have significant impacts on the environment. However, to tailor the exemptions to the specific circumstances of the Village of Mamaroneck, the consistency exemption for construction or expansion of minor accessory/appurtenant residential structures not changing land use or density would not be as broad as the SEQRA Type II exemption and would not include construction, expansion or placement of water-dependent accessory/appurtenant residential structures, such as piers, docks, seawalls or similar water access or erosion control structures, or other structures within 50 feet of mean high water. Also, consistent with DEC's newly proposed additions to the SEQRA Type II list, an additional consistency exemption is proposed for the construction, expansion or reuse of a non-residential structure not requiring a change in zoning or a use variance involving less than 8,000 square feet of gross floor area in the Village's central commercial district.

Village Of Mamaroneck
LWRP Update

Executive Summary - Working Group

June 29, 2015

Pursuant to a Resolution by the Board of Trustees in late January 2015 for a review, report and recommendations to update the Local Waterfront Revitalization Program (LWRP), the Harbor Coastal Zone Management Commission (HCZMC) formed a Working Group and scheduled 12 public meetings to discuss the update to our LWRP (originally adopted in 1984). All meetings were publicly noticed by the Village and the community was encouraged to attend.

The purpose of the LWRP is to promote a balance and establish consistency between economic development and environmental preservation to beneficially utilize coastal resources while preserving the environment, marine resources, wildlife, open space and access by the public to the water.

Over the past 30 years, coastal zone management in the Village of Mamaroneck has raised attention to the importance of our precious coastal resources; in particular that access to and utilization of the coastal lands and waters could be lost to the public if water-dependent (boatyards and marinas) were converted to non water-dependent uses (residential uses or non water-related commercial and retail uses).

While the current LWRP has served our community well for more than 30 years, the Village faces significant new challenges which impact the management of the coastal zone. Some of the issues discussed were flooding, erosion, nonpoint source pollution, scenic vistas and, where practicable, opening access to our rivers, streams, creeks and brooks. The public Working Group meetings focused on updating the goals, analysis & inventory, policies and proposed future actions.

The Working Group was made up of 36 residents who gave generously of their time to discuss and analyze the current LWRP, the draft prepared by BFJ, the 2004 grant application guidelines for the LWRP update, changing conditions since 1984 and the charge from the Board of Trustees. The HCZMC reviewed the Working Group draft at their May 20th and June 17th meetings and voted unanimously on June 17th to recommend this updated LWRP draft to the Board of Trustees.

As required by any LWRP update both the process and the outcome must be driven by the public and their direct participation. An LWRP is a unique document tailored to its community and we believe that this process achieved that local requirement.

Please note that this updated LWRP maintains the boundary of the revitalization area as the entire Village of Mamaroneck. In addition, the 44 New York State Policies were retained rather than the 13 Long Island Sound Coastal Policies.

Open Items

Due to the compressed timetable and the rigors of the past winter the all-volunteer LWRP Working Group was unable to complete several important tasks summarized below:

- Inventory & Analysis - No field work was undertaken and it is recommended that volunteers be used to identify and address natural and man-made resources and conditions including but not limited to: 1) topography & geology (e.g., steep slopes, etc.), 2) critical environmental areas, 3) freshwater and tidal wetlands, 4) infrastructure, 5) scenic vistas, and 6) historic, cultural and archeological resources. See Task 9 of the LWRP Update Program Work Plan
- Update the 1989 Underwater Lands Study, Harbor Management Plan due to the delay by the NYS Office of General Services in providing specific information needed
- Task 13 of the 2004 grant application requires a nonpoint assessment chart and that various management plans be updated in conjunction with the DOS. See March 26, 2015 email from Jaime Ethier (DOS) to Richard Slingerland recommending a grant for this project
- Add links (GIS and others) to LWRP text and maps as appropriate (see Task 12 of LWRP Update Program Work Plan). This can be readily accomplished with the help of the Assistant Village Planner as his schedule allows
- Maps and other graphics should be edited to satisfy Task 19 of the LWRP Update Program Work Plan. This can also be readily accomplished with the help of the Assistant Village Planner as his schedule allows

Next Steps

We recommend the following next steps:

1) The Board of Trustees reviews the draft and, if acceptable, forwards it to the Department of State for their comments/guidance/recommendations, etc.

2) Open Items should be addressed and resolved

3) Final editing and adoption

4) Public education and outreach about the LWRP

Thank you for the opportunity to participate in this very important public process to create an update to the LWRP.

Respectfully submitted

Cindy Goldstein
Chair HCZMC

LWRP Update Working Group Meeting Attendees

Daniel Berger
Rich Cantor
Susan Deshensky
Jim Desmond
Celia Felsher
Brian Glattstein
Cindy Goldstein
Joan Heilman
Norman Hinerfeld
Phil Horner
Peggy Jackson
Karen Johnson
Samir Katen
Brian Kerr
Nora Lucas
Michele Marino
Sue McCrory
Pam Michels
Vincent Monte-Sano
Jim Nash
Dan Natchez
Clark Neuringer
Joan Orner
Luis Quiros
Marc Radulovic
Doreen Roney
Lisa Rosenshein
Allison Stabile
Paul Stainkamp
Robert Stark
Gary Strauss
Ivy Strauss
Victor Tafur
Stuart Tiekert
Gina Von Eiff
Tony Weiner

INTRODUCTION

PURPOSE

The Local Waterfront Revitalization Program (LWRP) for the Village of Mamaroneck has been prepared as a comprehensive, long-range guide to ensure that local actions are consistent with the Village's vision for protection and enhancement of the quality of Mamaroneck's waterfront community.

The Local Waterfront Revitalization Program is a New York State-sponsored program under the direction of the State Coastal Management Program. An LWRP is intended to be a comprehensive, realistic program for the beneficial use, revitalization and production of a community's waterfront resources. Its major components are:

- Delineation of the boundary of the local waterfront revitalization area.
- An inventory and analysis of the natural and man-made characteristics of the waterfront area.
- Policies for the management of the waterfront area which apply to the State coastal policies expressed in the State Coastal Management Program and the Long Island Sound Coastal Management Program to specific waterfront resources and conditions and to reflect local objectives.
- Proposed land and water uses for the entire waterfront area and proposed waterfront projects.
- Local techniques for implementing the policies of the LWRP and ensuring that local actions will comply with the LWRP.

Once completed, an LWRP is submitted to the New York Secretary of State and the U.S. Department of Commerce for approval. After approval, the local program replaces the State Coastal Management Program within the local waterfront area and becomes the official plan for governing local, State and Federal actions affecting the defined waterfront revitalization area.

BACKROUND

The Village of Mamaroneck adopted its original LWRP in 1984. The original LWRP has served as a blueprint for land use and development in the Village for over 30 years. It was designed to protect and enhance the Village's coastal resources and environment, seeking to prevent unwanted deterioration of water quality, preserve the working

waterfront and enhance access to and use of the Village's coastal and other water resources.

The original LWRP has provided the Village with an excellent framework within which to evaluate proposed development and changes to local laws. However, given that the original LWRP is now over 30 years old, it was time to review and update the original LWRP to reflect updates in State coastal policies, review areas in need of particular focus and review and reflect possible changes in the community's approach to protecting and enhancing its coastal and other water resources.

For example, over the last 30 years, the Village has experienced significant additional development and is currently faced with increased pressure for further development and redevelopment. In addition, water quality of our coastal waters and streams and rivers has deteriorated. Finally, several significant flooding events over the last 30 years, together with issues related to potential impacts of global warming, have raised awareness of and sensitivity to flooding risks in the Village.

REQUIREMENTS

The purpose of the Local Waterfront Revitalization Program is to promote a balance between economic development and preservation in order to permit the beneficial use of coastal resources while preventing the loss of living marine resources and wildlife, diminution of open space areas or public access to the waterfront, impairment of scenic beauty, or permanent adverse changes to ecological systems.

The program is a means of implementing State coastal management policies on a local level. The policies are modified where appropriate to reflect the particular situations and circumstances unique to the community. Special provision is made for the continued use of the coastal area for access by the public for water-dependent activities and for measures to improve harbor and watershed management as well as measures to better manage and protect land and water resources. The program encourages coordinated planning, development, and resource management while the policies themselves serve to guide future activities in the coastal area.

Specific land and water uses and procedural mechanisms are identified as essential to implementation of key policies. Among these are the preservation of the maritime "working port" character of the waterfront, including the update of the harbor management plan, appropriate siting of water-dependent uses, and the maintaining or increasing of the present level of access by the public to the waterfront areas. Improved floodplain and watershed management are also identified as necessary to minimize flooding problems and protect existing land uses. Significant coastal resources such as fish and wildlife habitats are identified as valuable land and water uses, and the program recognizes the need to provide additional protection for and management of these areas.

A key element of the program is the refinement of techniques to implement the policies. These include amendments to local laws; establishment of a management structure with provision for consistency review; and specific projects, including additional study leading to the update of the harbor management plan. The implementation techniques fall into four general areas: access by the public, watershed management, natural resource protection, and harbor management.

The Public Access Plan implements access by the public policies and several of the development policies and recreation policies. It facilitates the siting of water-dependent uses on the coastal areas, strengthens the tax base by promoting the traditional waterfront recreational uses of Mamaroneck and Larchmont Harbor, and ensures at a minimum the present level of access by the public.

The Watershed Management Plan implements several of the water/air resources policies as well as many of the flooding/erosion hazards policies. It provides for "zero increase" in peak rates of stormwater discharge in order to minimize to the extent possible flooding and erosion impacts on the coastal area and coastal waters. The need is recognized for a mechanism whereby the combined problems of flooding/sewage overflows/harbor sedimentation can be addressed on a watershed-wide level.

The Natural Resources Protection Plan implements several of the water/air resources policies, the wetlands policy, the fish/wildlife policies, and some of the recreation policies. It provides for formal recognition of environmentally significant areas so as to ensure that impacts on such areas are adequately addressed as part of the SEQRA process prior to undertaking potential actions and to minimize, for wetland areas, some of the adverse environmental impacts which may potentially results from adjacent high density development. Protection or historical and archeological resources is achieved through application of the appropriate policies as well as through a Historic Preservation Ordinance.

The Harbor Management Plan, when updated, would implement several of the development and recreation policies as well as some of the public access and water/air resources policies.

BENEFITS

An LWRP reflects community consensus, and as such, it significantly increases a community's ability to attract appropriate development and re-development that will respect its unique cultural and natural characteristics.

Key benefits of an LWRP include the following:

- A municipality has the opportunity to evaluate its waterfront resources, to develop a comprehensive strategy for the best use of those resources and to put in place a local program to carry out that strategy.

- The consistency provisions of the Coastal Management Program require State and Federal agencies to adhere to the policies of an approved Local Waterfront Revitalization Program when those agencies undertake, fund or grant a permit for a project within an LWRP area.

- An LWRP establishes a long-term partnership among local government, community-based organizations and the Department of State, providing a source of technical assistance to develop and implement the LWRP.

- An LWRP presents a unified vision for a community's coastal zone, and, as a result, increases a community's chances to obtain funding for implementation projects.

APPROACH

As stated above, the initial LWRP provided an excellent framework within which to review and analyze local actions. Therefore, rather than starting from scratch with a new framework for development of LWRP policies, this revised LWRP reflects analysis and rethinking of the existing policies and has modified those as appropriate, to reflect the community's desire to protect and improve the quality of water in our waterways, encourage appropriate water-dependent uses and access by the public.

Importantly, the revised LWRP maintains the boundary of the revitalization area as the entire Village. Given the nature of the Village as a watershed area, with several streams and rivers running through it to the Mamaroneck Harbor, it is important that the entire Village be included in the area covered by the LWRP. (See Figure I.)

Natural corollaries of including the entire Village in the LWRP are that (1) references to "coastal" areas in the LWRP mean all land within the Village, and not just land immediately adjacent to Long Island Sound and its harbors, (2) references to "waters" and "waterways" includes all waters within the Village, including rivers, streams, brooks and ponds, in addition to Long Island Sound, and (3) references to "waterfronts" include property fronting on all waters and waterways in the Village.

All references in the LWRP to "including" is meant to be expansive rather than limiting in nature and to mean "including, without limitation".

Goals of the Local Waterfront Revitalization Program

The primary goal of the Local Waterfront Revitalization Program (LWRP) is to ensure that decisions of government bodies and agencies (including the adoption of laws and the granting of approvals or other actions relating to private property) affecting our coastal community and its resources are coordinated and are consistent with the values and objectives that are articulated in the Policies supplemented with these goals and the inventory contained in this LWRP. These values and objectives have served, and will continue to serve, as a basis for developing and reviewing Village laws and local agency actions.

The LWRP serves as a blueprint for the management, use and development of our Village resources over time. It is, therefore, critical that our governing bodies and local government agencies (1) sustain the values articulated in the Policies and (2) ensure that their actions and decisions are consistent with the Policies contained in the LWRP. These governing bodies and agencies serve as the first line of protection for the values embedded in the LWRP and the first bulwark against erosion of the coastal resources we are responsible for maintaining. It is also critical that the Village land use boards that determine consistency (presently the Harbor and Coastal Zone Management Commission and Planning Board) be supported and provided with sufficient information and time to fulfill their responsibility to review and determine consistency.

The Policies carry out the intention of the New York State Legislature that there be "a balance between economic development and preservation that will permit the beneficial use of coastal resources while preventing the loss of living marine resources and wildlife, diminution of open space areas or public access to the waterfront, shoreline erosion, impairment of scenic beauty, or permanent adverse changes to ecological systems".

The Village's LWRP and the Policies have been developed to achieve the following goals:

1) To maintain and enhance the unique coastal character of the Village and protect and enhance Mamaroneck and Larchmont Harbors, Long Island Sound shoreline and its rivers, streams, brooks, creeks and ponds;

2) To preserve and expand water-dependent uses (and discourage non water-dependent uses) along our Village waters;

3) To protect fish and wildlife habitats and protect our fragile marsh and wetland buffer areas;

4) To preserve the public interest in, and use of, lands and waters that are held in public trust;

5) To protect and enhance passive and active access by the public to Village waters;

6) To improve and protect water quality of the Village's waters;

7) To cope with erosion and flooding hazards, and mitigate dangers to life and property from flooding and erosion;

8) To protect and enhance the Village's scenic areas and view corridors to and from waters throughout the Village.

9) To protect and enhance green and open space areas throughout the Village; and

10) To protect historic areas and resources.

Existing LWRP Boundary

The waterfront revitalization area covered by this program coincides with the boundaries of the Village of Mamaroneck jurisdictional limits, including the harbors, coves, and inlets appearing on the official village survey (of 1911) on file in the office of the Building Inspector as well as the vessel regulation area extending from the mean high waterline to 1500 feet offshore including the common demarcation boundaries with the City of Rye, Town of Rye and Town of Mamaroneck (including the Village of Larchmont). (See Figure I)

Definitions

The term "coastal" is defined as the entire land areas within the Village of Mamaroneck and not just the harbors and Long Island Sound shoreline.

"Waters," "waterways" and "waterfronts" include all of the waters and shorelines within the territorial limits of the Village including, but not limited to, Long Island Sound shorelines, Mamaroneck and Larchmont Harbors, rivers, streams, brooks, creeks and ponds.

SECTION II

INVENTORY AND ANALYSIS

Introduction

The Village of Mamaroneck is a low-lying coastal community on western Long Island Sound in Westchester County, located about 23 miles northeast of New York City at the confluence of the Mamaroneck and Sheldrake Rivers. The Village is bordered by the Town/Village of Harrison to the north, the unincorporated area of the Town of Mamaroneck to the south and west and the City of Rye and Long Island Sound to the east. The Village of Mamaroneck encompasses a total land area of 6.7 square miles, of which 3.5 square miles is under water, leaving 3.2 square miles, or 2,048 acres, of land area. It is an incorporated village located partially within the Town of Mamaroneck and partially within the Town of Rye.

According to the U.S. Census Bureau, Mamaroneck's population totaled 19,237 in 2013. The Village is a largely built-out residential suburban community within the New York metropolitan area. Population density is approximately 6,012 people per square mile of land area for an average density of 9.4 persons per acre.

Existing Land and Water Conditions

Mamaroneck's character and land use are largely defined by its Long Island Sound and riverine coastlines. Much of the Village lies in flood plains - both coastal and riverine. The Village has approximately 9 miles of coastline along the Sound, all developed, and the centerpiece is Mamaroneck Harbor. Use impairments in this portion of the Sound, an area of poor circulation, include shellfishing and fishing. Seasonal hypoxia (low dissolved oxygen) in the bottom waters of the western Sound cause crustacean kills and finfish to avoid the area. Hypoxia is largely the result of excessive amounts of nitrogen in the water, which produces excessive amounts of algae. The decay of this algae consumes oxygen. According to the Long Island Sound Study (LISS), the low dissolved oxygen is primarily due to algal die off and to a lesser extent the discharge of oxygen-demanding materials from sewage treatment plants, combined sewer overflows and storm water runoff from throughout the Sound's New York and Connecticut watershed.

Mamaroneck harbor is delineated into several distinct areas. The outer harbor extends from Van Amringe Point (at Mamaroneck Beach & Yacht club) and Orienta Point (at Beach Point Club) seaward to 1,500 feet offshore. The entrance channel area extends from the outer harbor northward to the intersection of the two channels leading to the east and west basins, at Shore Acres Point. The east basin is bounded by Harbor Island Park to the west, a marine commercial area to the north and the residential neighborhoods of Harborlawn and Shore Acres to the east. The west basin is bounded by Harbor Island Park to the east, north and northeast; and several boatyards and the Orienta residential neighborhood to the southwest.

Several other coves and bays in the Village have shaped its development and provide wildlife habitats. Delancey Cove and Larchmont Harbor, located in the southern part of Mamaroneck along Long Island Sound, provide significant coastline and views for much of the Orienta neighborhood and Hampshire Country Club. Delancey Cove, Larchmont Harbor and Hampshire

Country Club were designated as local Conservation and Open Space Areas under the Village's original LWRP and Hampshire Country Club is also a locally designated Critical Environmental Area (CEA). Van Amringe Mill Pond, a Conservation and Open Space Area and a CEA, is located in southeastern Mamaroneck and defines the waterfront area of the Shore Acres neighborhood.

Occupying a prominent location within the inner harbor area and at the southern entrance to the downtown area is the 44-acre Harbor Island Park, the Village's largest and most well-used park. Bounded on its watersides by a Works Progress Administration (WPA) stone seawall, it includes a 700-foot beach, a fishing pier, boat launch, kiddie spray park, playground, athletic fields and the Village's recreation center. Tennis courts run by a concessionaire are located in the center of the park. Other large parks include Florence Park (8.9 acres) and Columbus Park (6 acres).

Mamaroneck's rivers have played a major role in its development and continue to affect land use today. Approximately 2.25 miles of the Mamaroneck River and 1.15 miles of the Sheldrake River run through the Village before draining into Mamaroneck Harbor, and about 1.38 square miles of the Village are in the Mamaroneck River watershed. Mamaroneck's location at the foot of four drainage basins - the Sheldrake River, Mamaroneck River, Beaver Swamp Brook and Pine Brook - is most directly associated with many of the area's most serious flooding problems. North of the train station lies a highly productive aquifer whose water table is only slightly below grade in some areas. Riverine flooding has been particularly devastating for Columbus Park, Washingtonville, Harbor Heights, and the industrial area and northern parts of the central business district. Regional land development has exacerbated flooding problems, while soil erosion and storms have carried large amounts of sediments to Village watercourses, waterbodies and the harbor.

High flood flows have resulted in extensive damage to residential and commercial properties as well as resulting in siltation/sedimentation and significant degradation of water quality. Along with soil absorbency, the shape of a drainage basin is a major factor in determining flood severity. A long, narrow drainage basin does not produce as severe a flood as a basin which is wider in proportion to its length. The wider the basin, the higher the resulting rates of stormwater runoff. The Mamaroneck Basin is wider in proportion to its length than any other in lower Westchester County. Although Mamaroneck itself is characterized by poor drainage associated with floodplains, shallow soils, steep slopes, and a high water table, elsewhere in the Mamaroneck/Sheldrake watershed topography and soil types favor high water absorption. In the past, this tended to offset the higher rates of runoff associated with the basin's wide shape. However, land development throughout the combined watersheds has reduced this absorption effect. As a result, floods become higher and more frequent as more and more absorbent land is paved over and built upon. These problems are not unique to the Village of Mamaroneck but are faced by many communities, particularly the Sound Shore communities, located at or near the bottom of one or more drainage basins. (See Figure V)

Upland watershed watercourses that drain through Mamaroneck and empty into Long Island Sound often carry high amounts of nutrients and pollutants as a result of inland and coastal development and land uses. The degradation of habitat has had direct and indirect impacts on Mamaroneck's and the regional economy and quality of life. Health advisories warn against eating too much Long Island sound fish and shellfish, the size of commercial and recreational fish catches has diminished over the past several years, and beaches suffer closures due to pathogen contamination and other pollutants. These issues signal an urgent need for watershed wide management strategies for pollution control and loss of habitat.

Residential uses account for the vast majority of Mamaroneck's land area, encompassing a diverse range of housing types. Office and commercial uses are concentrated along Mamaroneck Avenue from the NYS Thruway to Boston Post Road and along the Post Road from the Town of Mamaroneck border to the City of Rye border; and parts of Old White Plains Road, Halstead Avenue and North Barry Avenue in the vicinity of Metro-North railroad. The commercial area along Mamaroneck Avenue between the railroad and the Post Road comprises Mamaroneck's Central Business District. The industrial area is in the northwest portion of the Village, centered at the Waverly Avenue/Fenimore Road intersection. Key community and institutional uses included the water-treatment plant, municipal buildings, schools and houses of worship.

In addition to neighborhood residential uses, Mamaroneck's waterfront area contains the marine commercial and marine recreation zones established to promote water-dependent uses. The two marine commercial zones (as well as the marine recreational zone that includes the waterfront clubs) were established in response to Mamaroneck's original LWRP, which stated that the Village's commercial boatyards and marinas contribute significantly to the local character and economy, and provide a substantial level of public access to waterfront recreation. At the time, the properties' residential zoning classification was noted as inappropriate, given that it made the marinas and boatyards nonconforming and therefore subject to potential redevelopment as residential uses. Such development pressure made the preservation of existing marinas and boatyards a key focus of the original LWRP which was successful in this goal which continues to be a goal of this LWRP update.

The natural coast is comprised of a rich diversity of natural resources that are the basis for the productivity of Long Island Sound as well as a source of scenic beauty, recreational enjoyment and regional economic benefits. The Coastal Management Program concentrates on the integrity of ecological communities, appropriate responses to natural coastal processes and improved management of water resources and overall water quality.

The Long Island Sound region is a complex ecosystem consisting of physical (non-living) and biological (living) components and their interactions. The physical components include the open waters, embayments and tributaries of the Sound, as well as coastal lowlands, headlands, bluffs, adjacent upland areas, small offshore islands, and soils. These features continue to develop and change through the action of tides and offshore currents, and through weathering by precipitation

and surface runoff. The biological components include the plants and animals that make up a wide range of ecological communities in and around the Sound. These ecological communities provide vital habitat for waterfowl, finfish and shellfish.

While population levels have been relatively stable for the Long Island Sound region in recent years, development in coastal areas, including locations of dynamic shoreline change, has steadily increased. As growing numbers of people choose to live in these areas, greater numbers of structures and lives are at risk.

Population growth and associated development have also had negative effects on water quality in the Village of Mamaroneck. In urban areas, numerous point and nonpoint sources of pollution have degraded the waters. Wastewater treatment facilities discharge permitted levels of pollutants into the Sound. Flooding creates sanitary sewer overflows discharging untreated materials into storm drains that lead to Long Island Sound.

In response to pollution at the Harbor Island Park Beach, a handful of Village residents proposed The Marine Education Center at Harbor Island Park to educate the public about marine life in the Harbor and advocate for clean water for swimming. In 2013, elected and appointed Village Officials helped situate the Center by re-purposing space on the East Basin. The Marine Education Center opened in the spring of 2013 with saltwater aquaria stocked with Long Island Sound marine animals and provides the framework upon which various "hands-on" programs, exhibits and projects are developed. Admission is free to visitors of all ages.

Visual Quality

Harbor Island Park, all shorelines of Long Island Sound, the harbors, rivers, brooks, streams, ponds and their shorelines, wetlands, large open space, parks and recreation areas are all identified in this program as significantly contributing to overall scenic quality and interest. Views both from and to the water and open space areas merit protection and should be considered in assessing potential impairment of scenic quality.

Historic Preservation/Sites of Archeological Importance

Prehistoric and historic archeological remains may potentially exist in the Village. The Mamaroneck Harbor area has been designated as an archeologically sensitive area on the New York State Archeological Site Location Map. Mamaroneck is a very old community, having first been settled in 1661, and therefore has numerous sites of historic or architectural importance. (See Figure VIII pages 1-3 from the 1984 LWRP for specific sites)

Flooding

Extensive portions of Mamaroneck lie within both the 100-year floodplain and coastal flood zones, while an even larger area is within the 500-year floodplain. Mamaroneck's location at the bottom of four drainage basins - the Sheldrake River, Mamaroneck River, Beaver Swamp Brook

and Pine Brook - is most directly associated with many of the most pressing environmental issues - particularly flooding. These basins drain approximately 28 square miles of land and are often subject to flooding. The watersheds for these riverine water bodies span several other municipalities and therefore the Village has no direct jurisdiction or authority over many land use decisions that can affect stormwater management and local flooding issues within the Village, where Federal and NYS permitting is required for waters, this mandates compliance with NYS Coastal Policies as they relate to flooding specified in our approved LWRP. In order to fully protect our coastal zone and the environs the Village must be vigilant and participate in actions outside of our jurisdictional boundaries to the extent permitted by State and Federal law and this LWRP. (See Figure V)

Wetlands, Watercourses and Water Bodies

The Village of Mamaroneck comprises a total 6.7 square miles, and 3.5 square miles is under water, containing tidal and freshwater wetlands, watercourses and water bodies. Wetlands greatly mitigate flooding and pollution by retaining water from surrounding developed land and gradually discharging it into local watercourses. This is especially important in a flood-prone community such as Mamaroneck.

In addition to the Village's Code Chapter 192 (Freshwater Wetlands), wetlands are regulated on the state and federal level. On the federal level, the U.S. Army Corps of Engineers (USACE) regulates disturbance to virtually any wetland, watercourse or water body under Section 404 of the Clean Water Act. Freshwater wetlands greater than 12.4 acres in size are mapped and protected by the New York State DEC. Magid Pond is currently the only freshwater wetland falling under this state regulatory program due to designation. Activity in these areas is strictly regulated and includes a 100-foot buffer area. A buffer is a protected area adjacent to a resource where activities or encroachment are prohibited. (See Figure IV - Riverine Buffer)

Tidal wetlands are both federally and state regulated. The USACE regulates tidal wetlands under Section 404 of the Clean Water Act. The State regulates tidal wetlands under the Tidal Wetlands Act (Article 25 of the Environmental Conservation Law) and its implementing regulations 6 NYCRR Part 661.

Water Quality

Water quality has a major impact on the Village's water-dependent uses and recreation. Use impairments in the western portion of Long Island Sound, an area of poor circulation, include shellfishing and fishing. Seasonal hypoxia (low dissolved oxygen) in the bottom waters causes crustacean kills and finfish to avoid the area.

The Village has made some progress to protect the Harbor and its shorelines and waters. The beaches at Harbor Island Park have often been closed to the public due to elevated coliform counts. The installation of a Gunderboom (an 800 foot curtain filter) reduces floatable pollutants

but after rain events Westchester County closes most area beaches as a precaution to protect public health.

The Village operates two pump-out stations in the east and west basins of the Harbor and a pump-out boat that provides mobile service. Mamaroneck Harbor is a State-designated no-discharge zone which prohibits the discharge into the harbor of treated vessel wastes.

NYS DEC's Water Quality Standards Program assigns a letter classification to all waters in the state that denotes their best uses. Letter classes such as A, B, C and D are assigned to fresh surface waters, and SA, SB, SC I and SD to salt waters. In general, both fresh and saline surface waters with an "A" classification have the highest water quality and are suitable for drinking. As the classification proceeds to B,C,D, water quality constraints limit the potential uses of these waters.

Within the Village of Mamaroneck, the DEC has classified the following surface waters (excluding reservoirs):

- Long Island Sound, Westchester County SA
- Mamaroneck Harbor SB
- Larchmont Harbor SB
- Mamaroneck River and tributaries SC/C
- Sheldrake River and tributaries C
- Beaver Swamp Brook SC/C

The classifications indicate that, in general, the best use for the waters within Mamaroneck is fishing. However, more detailed assessments have provided further guidance on the appropriate usage of the water bodies. The DEC's priority Waterbodies List provides regular, periodic assessments of the quality of the state's water resources and their ability to support specific uses. The database is used to record the most recent water quality information, characterize known or suspected water quality issues and track progress toward their resolution. Identified water bodies in Mamaroneck Village are: Long Island Sound, Mamaroneck Harbor, Larchmont Harbor, Mamaroneck River and Sheldrake River.

In January, 2001, Westchester County completed a report from a watershed advisory committee *Controlling Polluted Stormwater: A Management Plan for the Sheldrake and Mamaroneck Rivers and Mamaroneck Harbor* (WAC 4 Report), which identified water quality-impaired sites in a study area that included the Town/Village of Harrison, the Village of Mamaroneck, the Town of Mamaroneck, New Rochelle, Scarsdale and the City of White Plains. The study identified six impaired sites in the watershed area and one in Mamaroneck Harbor and outlined recommendations to address impairments.

Stormwater and Drainage

A significant driver of water pollution is stormwater runoff. Land development often eliminates natural features that moderate stormwater runoff and exposes soil to erosion. Stormwater runoff carries soil and other pollutants into streams, lakes, rivers and estuaries. In severe storm events bank erosion, flooding, road washouts and flooded basements are a direct result of uncontrolled stormwater runoff. Preventing these problems requires precautions during and after land development.

In addition to stormwater runoff, a major contributor to water pollution is the illegal connection of sanitary sewers to stormwater drains which then flow directly into water bodies. In 2010 and early 2011, the EPA conducted sampling inspections at outfalls and catch basins within the Village, specifically sampling for fecal coliform and total coliform. The samplings indicated that water quality standards were exceeded at all locations, supporting evidence for a high potential of illicit sanitary connections to storm sewers. Based on the samplings, the EPA issued an administrative order in March 2011 finding that the Village failed to comply fully with the requirements of the MS 4 permit. The order requires the Village to prepare, implement and enforce a Stormwater Management Program to specifically identify and address illegal connections. See WAC 4 report for recommendations and future projects.

Critical Environmental Areas, Conservation Areas and Wildlife

A Critical Environmental Area (CEA) is a State or locally designated geographic area with special or unique physical and environmental characteristics. Typically, a CEA is established by identifying fragile or threatened environmental conditions within the State Environmental Quality Review Act (SEQRA). There are seven locally designated CEAs in Mamaroneck:

- Otter Creek (Tidal estuary, tidal wetlands; habitat for resident, overwintering and migratory waterfowl, birds, fish, shellfish and mammals)
- Guion Creek (Tributary stream and major tidal wetlands; habitat for resident, overwintering and migratory waterfowl and birds; open space; empties into the East Basin, Mamaroneck Harbor
- Magid Pond (Freshwater wetlands; major habitat for resident, overwintering and migratory waterfowl and birds; open space and winter creation; concentration of wildlife)
- Van Amringe Millpond (Littoral zone; tidal wetlands; habitat for resident, overwintering and migratory waterfowl, birds, fish, shellfish; concentration of fish and waterfowl)
- Mamaroneck Reservoir (Mamaroneck portion - flood control and water quality benefits)
- Hampshire Country Club (Tidal and freshwater wetlands; open space and recreation; floodplains; highly sensitive drainage area with potential to affect the Hommocks Conservation Area)

- Hommocks Conservation Area (Mamaroneck portion - marsh, woodland, meadows; shorebird, waterfowl and upland bird nesting area; open space; environmental education; passive recreation)
- In addition, Westchester County has designated Long Island Sound and Saxon Woods County Park as County CEAs within Mamaroneck.

Development proposed in a CEA is subject to a more rigorous review than other areas. Proposed development and/or re-development wholly or partially within or substantially contiguous to a CEA requires a thorough study of potential impacts.

The Village has also identified a total of 15 local Conservation and Open Space Areas which provide habitats for abundant and diverse wildlife, including several rare species. The local Conservation and Open Space Areas include the seven locally designated CEAs as well as the following areas:

- Delancey Cove (littoral zone and wetlands; shorebird and waterfowl concentration area)
- Greacen Point Marsh (Littoral zone and wetlands; shorebird and waterfowl concentration area)
- Shadow Island/Pops Rocks (Littoral zone, tidal wetlands and mudflats; shorebird and waterfowl overwintering habitat)
- Larchmont Harbor (portion within Village of Mamaroneck - littoral zone and wetlands; shorebird and waterfowl concentration area)
- Mamaroneck Reservoir (portion in Village of Mamaroneck - flood control and water qualify benefits, waterfowl habitat adjacent to Saxon Woods)
- Rockland Avenue Thruway Pocket (Low-lying vegetated area adjacent to Sheldrake River; flood buffer; waterfowl habitat)
- Warren Avenue Conservation Area (Vegetative area buffering New England Thruway; floodway buffer)
- Florence Park (Formerly a freshwater wetland, now open grassed park developed as a recreation site)

As part of Mamaroneck's original 1984 LWRP a total of 225 species of birds were identified from 1977 to 1985 in the vicinity of Guion Creek, Magid Pond, Mamaroneck Harbor, Otter Creek and the Van Amringe Mill Pond. Some of these species are currently identified by the DEC as endangered, threatened or of special concern as follows*:

- Least Bittern (Threatened)
- Bald Eagle (Threatened)
- Osprey (Special Concern)
- Common Tern (Threatened)
- Common Nighthawk (Special Concern)
- Vesper Sparrow (Special Concern)

- Seaside Sparrow (Special Concern)

**It should be noted that the 1984 LWRP classified several bird species as "vulnerable"; the DEC no longer uses this classification. Only species that fall within the current classifications of endangered, threatened or special concerned are included in the above list.*

Our locally designated significant fish and wildlife habitats as identified in the original LWRP as being considered for New York State designation has not occurred. They continue to be locally designated. (See Figure IX from the 1984 LWRP Natural Resources Inventory)

Recent information has been received by volunteer residents at the Marine Center as to what they have recently observed in the Village's waters and upland areas. The lists are not complete. (See Figures X, XI, XII)

Climate Change and Sea Level Rise

With increasing global temperatures leading to rising sea levels, coastal communities like Mamaroneck can anticipate more frequent flooding events, including a shortened 100-year flood recurrence period and greater losses from storms. As a result, general adaptation planning should be a priority for the Village's future. Potential strategies include conducting an inventory of critical infrastructure at risk of being affected by sea level rise, improving capacity for disaster recovery efforts and an aggressive approach to ease the strain on the stormwater system by reducing runoff. (See Figures VI & VII)

Steep Slopes

The Village's Comprehensive Plan includes references to steep slopes. Overall, elevations throughout the Village range from sea level to a high of about 120 feet. Although most of the Village is located within low-lying floodplains that do not contain steep slopes, Westchester GIS maps illustrate Village-wide steep slopes of 15% and 25% gradients. Sloping topography typically has a greater propensity to erode and recommendations in our Comprehensive Plan include that steep slopes should be added as development constraints for the Planning Board to consider under the Village's site plan and subdivision controls. (See Figure XIII from the 1984 LWRP)

Superfund Sites

NYS DEC maintains a list and regulatory requirements of identified Superfund sites in the Village. These are areas where previous industrial uses and activities and contamination has occurred. Any development and/or re-development potential of these sites requires coordination with NYS DEC. See NYS DEC website under "Superfund Sites" for a complete list.

Access to the water by the public

The public's right to gain physical and visual access to the recreational opportunities and beauty of New York's coastal resources has long been recognized. However, this right has not always been easily exercised, particularly in the Long Island Sound region. The nature of existing, as well as continuing, development can make the provision of additional coastal access and recreation facilities difficult. Visual access to the waters and shores of the Sound is often blocked by development. The basic right to use and enjoy public trust lands can be hindered by structures that limit the public's ability to reach public trust lands.

There is a finite amount of coastline and, in the Village, it is completely developed. Land uses that cannot exist without a waterfront location such as our boatyards and beach clubs are highly vulnerable to redevelopment pressures - include boatyards and beach clubs. Boatyards, with their summer dockage, winter storage and repair services provide essential services to, and need public access for, recreational boaters. Similarly, private membership clubs with their beaches and/or marinas, clubhouses, tennis course and open space provide facilities and limited public access for people seeking to enjoy Mamaroneck's waterfront.

Wise management of this tremendous resource was the major goal of our original LWRP and continues to be a major goal so that the Village of Mamaroneck's character as a maritime center can be preserved and promoted.

Recreational access to Long Island Sound is available through: 1) municipal parkland, beach and marina; 2) commercial boatyards; and 3) private access through membership clubs. Municipal docks accommodate mostly power boats on the smaller side but the park offers tremendous passive waterfront access and the Harbor Island Beach is the largest in the Village. Clubs offer a limited number of facilities for a wider variety of watercraft as well as swimming and water-enhanced sports and social amenities. Commercial boatyards offer the most boating facilities to the greatest number of people, accommodating the widest variety of watercraft on a year-round basis as well as being the sole source of essential support services.

Action should be continued in order to protect the marine economy and the present level of public access, attempt to increase access by the public, ensure the future vitality of the harbor and maximize the Village's coastal assets and opportunities. In the years since the original LWRP was enacted there has been an increasing interest in passive waterfront recreation including but not limited to: kayaking, bird watching, canoeing, windsurfing, paddle boarding and fishing.

Overall long-range harbor preservation and enhancement should include provision for: maintenance dredging, preservation of sea walls, public access, access to anchorage areas, compatible recreation programs, environmental concerns, the County Sewage Treatment Plant, compatible adjacent parks and waterfront access, expanded marine facilities, transient docking facilities, breakwaters, fishing wharfs and pump-out facilities.

Harbor Island Park is a 44-acre park that includes a 700-foot beach, marina with boat launch, docks and fishing floats, tennis courts, picnic tables, showers/restrooms and ballfields. The Westchester county Wastewater Treatment Plant is located on a 4.3 acre parcel of land at the main entrance to the park.

In addition to Harbor Island, the Village has 14 other parks. While Harbor Island Park serves more than 100,000 visitors each year (both resident and non-resident), the smaller parks tend to serve local neighborhoods or schools.

While Mamaroneck has significant public access to the harbor via Harbor Island Park, as well as limited public access with the various waterfront clubs, access to the Village's rivers and streams is extremely limited. Currently, riverine public access is limited to sections of the Sheldrake River in the industrial area, Columbus Park, the Gedney Pond Stream, the Guion Creek Nature Trail and Otter Creek Preserve. Much of the Mamaroneck and Sheldrake Rivers and the Gedney Pond Stream is not publicly accessible nor is Magid Pond which has been identified as a local Conservation and Open Space Area and a Critical Environmental Area. Much of the land bordering the rivers and other waterways and water bodies is privately owned and therefore unavailable for public open space and recreational use. However, opportunities for expanding public access along these waterways may be found and should be actively pursued.

Maritime Center

Maritime centers are identified to enable better protection of existing water-dependent uses, to foster the development of new water-dependent uses in appropriate locations where growth opportunities exist, to protect and ensure the wise use of underutilized commercial waterfront land that is suitable for water-dependent uses and to ensure the efficient and effective operation of water-dependent uses.

A maritime center is defined as:

> A discrete portion or area of a harbor or bay that is developed with, and contains concentrations of, water-dependent commercial and industrial uses or essential support facilities. The harbor or bay area is a center for waterborne commerce, recreation, or other water-dependent business activity, making it an important component of the regional transportation system.

Mamaroneck Harbor is one of the 10 maritime centers identified along the Long Island Sound coast. These areas are the most suitable and appropriate locations for the expansion of existing or the development of new water-dependent commercial and industrial areas.

SECTION III

Waterfront Revitalization Program Policies

For purposes of these 44 policies: (1) references to "coastal" areas in the LWRP mean all land within the Village, and not just land immediately adjacent to Long Island Sound and its harbors, (2) references to "waters" and "waterways" includes all waters within the Village, including rivers, streams, brooks and ponds, in addition to Long Island Sound, and (3) references to "waterfronts" include property fronting on all waters and waterways in the Village.

DEVELOPMENT POLICIES

POLICY 1

Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses.

Explanation:

It must be recognized that revitalization and protection of waterfront areas are among the most effective means of encouraging and preserving the unique quality of life and economic growth in the State and Village.

In responding to, evaluating and applying this policy with respect to actions undertaken with respect to deteriorated and underutilized waterfront areas, several other policies as well as earlier sections of the LWRP are to be considered: (1) Uses requiring a location abutting the waterfront (water dependent uses) must be given priority over water enhanced uses or other uses in any redevelopment effort (See Policy 2); (2) an action should enhance existing and anticipated uses and lead to development which is compatible with the character of the area; with consideration given to scale, architectural style, density, surrounding uses and scenic vistas (See Policy 25) and intensity of use; (3) the action should have the potential to improve the existing economic base of the community. For example, waterfront development meant to serve consumer needs would be inappropriate in an area where increased consumer demands were expected and existing development was already meeting demand; (4) the action should improve adjacent and upland views of the water and views from the water; and, at a minimum, must not adversely affect these views in an insensitive manner; and (5) the action should have the potential to improve the potential for multiple water-dependent uses of the site.

While the Village of Mamaroneck waterfront has few areas which are underutilized and deteriorated and because the Village is long established and

aging, actions with respect to re-development of existing properties are likely to occur in the future.

As described in the Inventory and Analysis Section, the Long Island Sound waterfront area in the Village is generally well utilized and maintained with a mix of residential, recreational and marine recreational and membership clubs and maritime-related commercial uses. The Village's waterfront revitalization efforts will focus on maintaining vibrant and active marine recreational and marine commercial districts and fostering the expansion of water-dependent recreational uses wherever possible, including in connection with any proposed re-development projects. The Village's proactive waterfront redevelopment or revitalization efforts should be focused on the following areas:

1. Rye Town Dock
2. Stabilizing and revitalizing the jetty and southwest end of Harbor Island
3. Riverine and/or industrial areas opening up river access for passive and active use by the public
4. The provision of increased access to the shorelines as set forth in the Village's Comprehensive Plan, and
5. The preservation and enhancement of the low-rise/low-density Village character of the community with views to and from the water

POLICY 2

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

Explanation:

There is a finite amount of waterfront property in the Village suitable for development. Consequently, while the demand for any given piece of property will fluctuate in response to varying economic and social conditions, the expectation is that long-term demand for waterfront property will intensify, including from non water-dependent uses. (See Policy 4)

The traditional method of land allocation, i.e., the real estate market, with or without local land use controls, offers little assurance that waterfront property will in fact (a) be used for uses which require waterfront sites and (b) provide access for the public to the coastal waters and water-dependent uses. To ensure that such water dependent uses can continue to be accommodated and/or expanded, agencies shall avoid undertaking, funding, or approving non-

water dependent uses when such uses would preempt the reasonably foreseeable development of water dependent uses; furthermore, Village, State and Federal agencies will utilize appropriate existing programs to encourage water dependent activities.

The Village enjoys a unique maritime identity which is derived from its excellent harbors and the waterfront and related activities, including passive and active access by the public and water dependent commercial activity. The attractiveness of Mamaroneck and Larchmont Harbors is dependent upon not only their geographical location but also upon the availability of these Harbors to the public, through parks and other municipally owned properties, membership clubs, neighborhood associations and the working commercial marine facilities (with their full-service commercial marine facilities available to recreational boaters using Western Long Island Sound) located directly on Mamaroneck Harbor. The vibrancy of the Harbors benefit the Village by contributing to its economy and character.

A water dependent use is an activity which can only be conducted on, in, over or adjacent to a water body because such activity requires direct access to that water body, and which involves, as an integral part of such activity, the use of the water. The following uses and facilities are among those considered as water dependent:

1. Uses which depend on the utilization of resources found in coastal waters (for example: fishing, mining of sand and gravel, aqua-culture activities);

2. Recreational activities which depend on access to coastal waters (for example: swimming, fishing, boating, kayaking, wildlife viewing);

3. Flood and erosion protection structures (for example: breakwaters, bulkheads, riprap and seawalls); and,

4. Facilities needed to store and service boats and ships (for example: marinas, boat repair, and boat construction yards) and primarily fall into recreational and commercial uses as further defined below:

   Recreational uses: including but not limited to in-water and on-land storage (summer and winter and includes dry and wet storage as well as rack storage), wash down areas, service boats, boatyards, marinas, individual and group docking facilities, boat service and repair, engine service and repair, ships store, pumpout operations from boat and holding tanks, waste oil collection and parking for recreational activities.

Commercial uses: including but are not limited to the recreational uses listed above, fishing operations, dock and mooring servicing, repair and building operations, boat building, maintenance and repair, boat cleaning, bait stations, retail and wholesale marine related businesses such as boat and engine sales, brokerage, insurance, ships store, sail and canvas shops, makers, boater assistance and rescue operations, sale of fuel for boats and parking lots for permitted activities.

5. Scientific/educational activities which, by their nature, require access to coastal waters (for example: certain meteorological and oceanographic activities); and

6. Support facilities which are necessary for the successful functioning of permitted water-dependent uses (for example: parking lots, snack bars/restaurants, first aid stations, short-term storage facilities). Though these uses must be near the given water-dependent use they should, as much as possible, be sited inland from the water-dependent use rather than on the shore.

In addition to water-dependent uses, those uses which are enhanced by a waterfront location should he encouraged to locate along the shore, though not at the expense of existing or reasonably expected future water dependent uses. A water-enhanced use is defined as a use or activity that does not require a location adjacent to or over coastal waters, but whose location on land adjacent to the shore adds to the public use and enjoyment of the water's edge. Water-enhanced uses are primarily recreational, cultural, retail, or entertainment uses. A restaurant which uses good site design to take advantage of a waterfront views is an example of a water-enhanced use. Low-rise residential uses in traditional areas of low-rise residences are considered to be water-enhanced uses. High rise structures that are not water-dependent (commercial or residential) are inappropriate along coastal waters if they have high profiles that significantly alter scenic vistas or create visual blockage walls.

If there is no immediate demand for a water-dependent use in a given area but a future demand is reasonably foreseeable, temporary non water-dependent uses should be considered preferable to a non water-dependent use which involves an irreversible or nearly irreversible commitment of land.

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.

Explanation:

The Village of Mamaroneck is widely known for its waterfront recreational facilities (public parks, marinas, boatyards, membership clubs, and neighborhood associations) and is recognized as a maritime center of exceptional boating facilities and an abundance of marine-related retail businesses. The Village is home to approximately 2,500 boats, five boatyards, one commercial shipbuilding/repairing facility, two public marinas, five yacht, beach and/or golf clubs, three mooring contractors, seven neighborhood associations with water access, two public and one private launching ramp, a boat-and-bait fishing station, a Coast Guard Auxiliary station, and numerous marine retail businesses. Marine activity contributions to the local economy are estimated at more than $18 million annually. The recreational industry accounts for several hundred year-round jobs. Mamaroneck Harbor has been designated as a Maritime Center by NYS Department of State.

The continued health of the recreational economy is largely contingent upon implementation of Policies 1 and 2. Development and enhancement of the Village's maritime uses and activities can only be accomplished if local land use controls are implemented to prevent the displacement of water-dependent uses by water-enhanced uses. In general, the marine recreational industry should be encouraged and water-dependent uses (public, club, and commercial marine) should be promoted.

Maintaining safe navigation for the boats of today and tomorrow requires both maintenance and new dredging of the Federal channels, fairways, anchorage areas (Federal and non-Federal), docking facilities and marinas. Dredging is also needed for navigational and stormwater controls of our rivers, streams, creeks and brooks. It is the policy of the Village to encourage and promote environmentally safe dredging and relocation of the dredged materials within Long Island Sound and, where possible, upland. It is further recommended that where feasible and practical to encourage those who need to dredge to undertake such activities on a wider and coordinated basis with other property owners.

The Harbor Management Plan should be an integral tool to implementing these policies, the long-term operations of the Village waterways, including the safe passage of vessels, maintenance of public facilities, regulations of future development of the harbor and planning for dredging. The plan should be periodically updated by the Harbor & Coastal Zone Management Commission in conjunction with the Harbormaster, the working marine industry, the public and other stakeholders.

The following guidelines shall be used in determining consistency:

1. The action shall give priority to those traditional and/or desired water uses which are dependent on a location adjacent to the water.

2. When no water-dependent uses exist or are reasonably anticipated, traditional and/or desired water-enhanced uses are given priority over other uses.

3. The action will enhance or not detract from or adversely affect existing traditional and/or desired anticipated uses.

4. The action shall not be out of character with, nor lead to development which would be out of character with, existing development in terms of the area's scale, intensity of use, and architectural style. Of particular importance is creating and/or maintaining low profile structures in order to retain or enhance view corridors. An exception is for marine dependent structures necessary for water-dependent uses.

5. The action must not cause a site to deteriorate, e.g., a structure shall not be abandoned without protecting it against vandalism and/or structural decline.

6. The action will not adversely affect the existing economic base of the community, e.g., waterfront development designed to promote residential development might be inappropriate in a harbor area where the economy is dependent upon tourism and commercial fishing.

7. The action will not detract from views of the water and smaller harbor area, particularly where the visual quality of the area is an important component of the area's appeal and identity. (See Policy 25.)

8. In applying the above guidelines, the information in the Village's Harbor Management Plan developed pursuant to Article 42 of the NYS Executive Law and local laws that would implement it shall be considered.

POLICY 5

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

Explanation:

Most of the Village is already developed so typically re-development will be the challenge and particularly re-development proposals that will increase the density of use.

Our municipal infrastructure is aged and in great need of rehabilitation. Water, sewer, and storm drain lines are all degraded. The severity of the degradation of these systems was not recognized in the original LWRP. Streets are narrow and can become bottlenecks with truck traffic or increased vehicular movement. Movement of emergency apparatus during storms can be compromised by street and bridge access flooding.

The working marine industry requires winter and summer storage of boats on land but coastal lands are at very low elevations. Raising these lands in a manner that does not cause significant adverse impacts to adjacent properties is allowed for the safe storage of boats.

Building and covered shelters for the purpose of serving the marine industry may be acceptable for scenic vista purposes depending upon the circumstances.

Proposed redevelopment must consider the cumulative impact when implementing coastal policies.

POLICY 6

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

Explanation**:**

When development activities in the Village's coastal area involve New York State, Federal or State agencies will make every effort to coordinate their permit procedures and regulatory programs with those of the Village of Mamaroneck as well as with other involved State and Federal agencies. A similar effort for the coordination of Village agency permits and procedures should be pursued.

FISH AND WILDLIFE POLICIES

POLICY 7

Significant coastal fish and wildlife habitats will be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

Explanation**:**

The Long Island Sound ecosystem consists of physical (non-living) components, biological (living) components, and their interactions. In the Summer of 1987, three years after the adoption of the Village of Mamaroneck LWRP, the Sound's ecosystem collapsed due to hypoxia as documented in Tom Andersen's book "A Fine Piece of Water". In the three decades since, some ecosystems have

recovered more than others, with additional work required at all levels.

Certain natural resources that are important for their contribution to the quality and biological diversity of the Sound ecosystem have been specifically identified by the State for protection. There are no State-designated Significant Coastal Fish and Wildlife Habitats in Mamaroneck.

Certain habitats are particularly critical to the maintenance of a given population and therefore merit special protection. Such habitats exhibit one or more of the following characteristics:

1. They are essential to the survival of a large portion of a particular fish or wildlife population (e.g. feeding grounds, nursery areas, wetlands both saltwater and freshwater together with adjacent open areas);

2. They support populations of rare, endangered, and threatened species;

3. They are found at a very low frequency within a coastal region and/or are on a migratory path;

4. They support fish and wildlife populations having significant commercial and/or recreational and/or educational value; and

5. They would be difficult or impossible to replace.

State-wide designation of habitats has not yet been finalized. When designations are finalized, this Program is updated by reference to include these designations.

POLICY 7a

The following areas are specifically identified as significant fish and wildlife habitats; and they will be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

a. Delancey Cove
b. Greacen Point/Bayhead Marsh areas
c. The Hill overlooking Magid Pond
d. Guion Creek Salt Marsh
e. Shadow Island/Pops Rocks
f. Magid Pond
g. Otter Creek Salt Marsh
h. Van Amringe Mill Pond
i. Mamaroneck Reservoir
j. Hampshire Country Club
k. Hommocks Conservation Area
l. Warren Avenue Conservation Area

m. Florence Park (formerly a freshwater wetland now an open grassed park)
n. Larchmont Harbor (Village of Mamaroneck portion)
o. Mamaroneck Harbor
p. Mamaroneck, Sheldrake and Blind Brook Rivers
q. Rockland Avenue Thruway Pocket

Explanation:

In order to protect and preserve these significant habitats, land and water uses or development shall be undertaken only if such actions are consistent to the maximum extent practicable with the intent and purpose of this policy. When the action significantly reduces a vital resource (e.g., food, shelter, living space) or changes environmental conditions (e.g., temperature, substrate, salinity) beyond the tolerance range of an organism, then the action would be considered to significantly impair the habitat. Indicators of a significantly impaired habitat may include: reduced carrying capacity, changes in community structure (food chain relationships, species diversity), reduced productivity and/or increased incidence of disease and mortality.

The range of physical, biological and chemical parameters which should be considered include:

1. Physical parameters such as living space, circulation, flushing rates, tidal amplitude, turbidity, water temperature, depth (loss of littoral zone), morphology, substrate type, vegetation, structure, erosion and sedimentation rates;

2. Biological parameters such as community structure, food chain relationships, species diversity, predator/prey relationships, population size, mortality rates, reproductive rates, behavioral patterns, and migratory patterns; and

3. Chemical parameters such as dissolved oxygen, carbon dioxide, ph, dissolved solids, nutrients, organics, salinity, pollutants.

When a proposed action is likely to alter any of the biological, physical or chemical parameters as described above beyond the tolerance range of the organisms occupying the habitat, the viability of the habitat has been significantly impaired or destroyed. Such action, therefore, would be inconsistent with the above policy.

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.

Explanation**:**

The handling of hazardous wastes is regulated by State law, and those regulations are considered adequate for the purposes of this policy. However, other pollutants are of local concern, including conventional wastes (especially sewage), oil fuel, herbicides, pesticides, swimming pool disinfectants – from both point and non-point sources. Other pollutants are those conventional wastes, generated from point and non-point sources, and not identified as hazardous wastes but controlled through other State laws. Both intentional dumping of pollutants into rivers and catch basins as well as pollutant-carrying stormwater runoff generated by new development can be harmful to fish and wildlife resources, and such actions should be prevented.

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.

Explanation:

Recreational uses of coastal fish and wildlife resources include consumptive uses such as fishing and lobstering, and non-consumptive uses such as wildlife photography, bird watching and nature study, but exclude hunting.

Any efforts to increase recreational use of these resources will be made in a manner which ensures the protection of fish and wildlife resources in marine and freshwater areas and which takes into consideration other activities dependent on these resources. Also, such efforts must be done in accordance with existing State law and in keeping with sound resource management considerations. Such considerations include biology of the species, carrying capacity of the resource, public demand, costs and available technology.

POLICY 10

Further develop commercial finfish, shellfish and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities, increasing marketing of the State's seafood products, maintaining adequate stocks, and expanding aquaculture facilities.

Explanation**:**

Since reaching a nadir after the 1987 hypoxia collapse, commercial finfishing and lobstering continue to exist on a small scale as in 1984.

Commercial finfishing and lobstering on a small scale are not incompatible with the traditional recreational uses of Mamaroneck Harbor when in conformance with the Village Harbor Management Plan except when lobster pots, placed in channels, fairways and anchorage areas, jeopardize the safe passage and mooring of vessels. All shellfish beds are currently closed. On-shore facilities which promote commercial fishing and lobstering are a desirable use where appropriate standards are met, and they should be promoted and enhanced.

FLOODING & 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.

Explanation**:**

Local, State, and Federal laws regulate the siting of buildings in coastal erosion hazard areas, coastal high hazard areas, and floodways. On coastal lands identified as Coastal Erosion Hazard Areas, buildings and similar structures shall be set back from the shoreline a distance sufficient to minimize damage from erosion unless no reasonable prudent alternative site is available as in the case of water-dependent uses such as piers, docks and other structures necessary to gain access to coastal waters to be able to function.

Development and redevelopment in these hazard areas need to be managed to reduce exposure to hazards. Hardening of the shoreline is to be avoided except when alternative means, such as soft engineering alternatives, are not effective.

Most of the shoreline has been "hardened" and historically have provided necessary protection for the adjacent upland and associated structures. This policy allows maintaining, replacing and rebuilding shoreline protection features as they exist with specific attention to areas subject to exposed and/or high energy waves, high velocity currents and other erosive conditions as well as the working waterfront. Sheltered shorelines such as but not limited to Otter Creek and Guion Creek should utilize more appropriate protection features such as natural wetland grasses.

In coastal lands identified as being subject to high velocity waters caused by hurricane or other storm wave wash – a coastal high hazard area – walled and roofed building or fuel storage tanks shall be sited landward of mean high tide and in accordance with applicable regulations.

In evaluating any action, the following management measures should be used in evaluating any action:

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 practical;

3. enhance existing natural protective features and processes, and use vegetative and other nonstructural measures which have a reasonable probability of managing erosion, based on shoreline characteristics, including exposure, geometry and sediment composition;

4. 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. Preference is to be given in the following order: non-mortared riprap on batter sized for the site, vertical stone walls, concrete walls and bulkheads.

5. consider sea level rise when siting and designing projects involving substantial public expenditures.

6. manage development in floodplains outside of coastal hazard areas so as to avoid adverse environmental effects, to minimize the need for structural flood protection measures, and to meet Village and State floodplain regulations, and Federal flood insurance program standards.

Where human lives and/or property may be endangered by major coastal storms or riverine flooding, all necessary emergency preparedness measures should be taken including disaster preparedness-planning.

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 including beaches, dunes, barrier islands and bluffs.

Explanation**:**

Natural protective features (including wetlands, floodplains, trees, beaches, and offshore islands) help safeguard coastal lands and property from damage, as well as reduce danger to human life, resulting from flooding and erosion. Improperly designed structures or alterations, inadequate site planning, or other similar actions which fail to recognize their fragile nature and high protective values, lead

to the weakening or destruction of those landforms.

Maximize the protective capabilities of natural protective features by: avoiding alteration or interference with shorelines in a natural condition; enhancing existing natural protective features; restoring impaired natural protective features; and managing activities to minimize interference with, limit damage to, or reverse damage which has diminished the protective capacities of the natural shoreline.

Activities or development in, or in proximity to, natural protective features must ensure that all such adverse effects are minimized. Wetlands function as important flood-mitigators and will be protected from all encroachments which could impair their flood-reducing capacity.

POLICY 13

The construction or reconstruction of erosion protection structures shall be undertaken only if they have reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

Explanation**:**

Erosion control structures are often needed to stabilize riverbanks to mitigate the accumulation and transport of silt, which can diminish river-carrying capacity and/or increase harbor siltation. This policy is not directed at temporary structures erected to control siltation during construction projects

Erosion protection structures are widely used throughout the State's coastal area. However, because of improper design, construction and maintenance standards, many fail to give the protection which they were presumed to provide. As a result, development is to be sited in areas where it is not subject to damage or loss due to erosion. This policy will help ensure the reduction of such damage or loss

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.

Explanation**:**

Coastal erosion and flooding are processes which occur naturally. However, by their actions, people can increase or decrease the severity and adverse effects of those processes, causing damage to or loss of property, and endangering human lives. Those actions include: the use of erosion protection structures such as groins, or the use of impermeable docks which block the littoral transport of sediment to adjacent shorelands, thus increasing their rate of recession; the failure to observe proper drainage or land restoration practices such as Best Management Practices for soil erosion and stormwater management (See Policy 33), thereby causing runoff and the erosion and weakening of riverbanks and shorelands and downstream flooding; and the placing of structures in identified floodways so that the base flood level is increased causing damage in otherwise hazard-free zones.

POLICY 15 Not Applicable

POLICY 16 (Previously Not Applicable)

Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.

Explanation**:**

This policy recognizes the public need for the protection of human life and existing investment in development or re-development which requires a location in proximity to the coastal area or in adjacent waters to be able to function. However, it also recognizes the adverse impacts of such activities and development on the rate of erosion and on natural protective features and requires that careful analysis be made of such benefits and long-term costs prior to expending public funds.

POLICY 17

Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.

Explanation**:**

This policy recognizes both the potential adverse impacts of coastal and riverine flooding and erosion upon development and natural protective features which may occur in the coastal area as well as the costs of protection against those hazards which structural measures entails.

"Nonstructural measures" include the use of minimum setbacks, the avoidance of risk or damage by siting of buildings outside high hazard areas, and the floodproofing of buildings or their elevation above the base flood level. It also applies to the planning, siting and design of proposed development, including measures to protect existing activities and development. It applies to nonstructural measures to minimize damage to natural resources and property from flooding and erosion from riverine flooding. Before an approval is granted to allow construction of erosion protection structures, the purpose, function, impact, and alternatives to a structure need to be carefully evaluated to determine that the erosion protection structures are necessary and to avoid adverse impacts.

To ascertain consistency with the policy, it must be determined if any one, or a combination of, non-structural measures would afford the degree of protection appropriate both to the character and purpose of the activity or development, and to the hazard. If non-structural measures are determined to offer sufficient protection, then consistency with the policy would require the use of such measures, whenever possible.

Best Management Practices shall be used to minimize erosion during construction. Westchester County and the Village have determined that these include a policy of "zero increase" in peak rates of stormwater discharge. This policy means that building projects and other development and re-development shall not result in increased peak rates of stormwater discharge beyond predevelopment levels. The planning, siting, and design of proposed development in a floodplain will be in accordance with ·the Flood Damage Prevention Ordinance and all planning, siting, and design of proposed development regardless of location shall conform to Best Management Practices. (See Policies 33 and 37)

POLICY 18

To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable coastal resource areas.

Explanation**:**

Proposed actions may only be undertaken if they will not significantly impair valuable waters and resources, thus frustrating the achievement of the purposes of the safeguards which the State and Village have established to protect those waters and resources. Proposed actions must take into account the social, economic and environmental interests of the State and the Village in such matters that would affect natural resources, water levels and flows and shoreline damage (both saltwater and riverine), and recreation.

All proposed actions must minimize (1) adverse impacts of new development and re-development, (2) potential adverse land use, environmental, and economic impacts that would result from proposed development, and (3) the potential for adverse impacts of types of development, which, individually may not result in a significant adverse environmental impact, but when taken together could lead to or induce subsequent significant adverse impacts.

PUBLIC ACCESS POLICIES

POLICY 19

Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities.

Explanation

This policy calls for achieving balance among the following factors: the level of access to a resource or facility, the capacity of a resource or facility, and the protection of natural resources. Priority will be given to improving physical access (active and passive) to existing and potential coastal recreation sites, and to providing public visual access from public lands to coastal lands and waters or open space at all sites where physically practical.

This policy is also intended to promote appropriate and adequate physical access by the public and recreation throughout the Village, including rivers, streams, ponds, brooks and creek areas.

The particular water-related recreation resources and facilities which will receive priority for improved access are public beaches, boating facilities, fishing areas and waterfront parks. Access by the public and water-related recreation on public lands should be restricted only where incompatible with public safety and protection of natural resources.

The factors noted above should be balanced so that the Villages water-related recreation 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.

The following guidelines will be used in determining the consistency of a proposed action with this policy:

1. The existing access, including both physical and visual access, from adjacent or proximate public lands or facilities to public water-related recreation resources and facilities shall not be reduced, nor shall the possibility of increasing access in the future from adjacent or proximate public lands or facilities to public water-related recreation resources and facilities be eliminated, unless in the latter case, estimates of future use of these resources and facilities are too low to justify maintaining or providing increased access by the public, or unless such actions are found to be necessary or beneficial by the public body having jurisdiction over such access as the result of a reasonable justification of the need to meet system-wide objectives.

   The following is an explanation of the terms used in the above guidelines:

   a. Access - the ability and right of the public to reach by land or water and use public coastal lands and waters.

   b. Public water-related recreation resources or facilities - all public lands, or facilities suitable for passive or active recreation that requires either water or a waterfront location or is enhanced by a waterfront location.

   c. Public lands or facilities - lands or facilities held by State or local government in fee simple or less-than-fee simple ownership and to which the public has access or could have access, including underwater lands and the foreshore.

   d. A reduction in the existing level of access by the public - includes but is not limited to the following:

      (1) The number of parking spaces at a public water-related recreation resource or facility is significantly reduced.

      (2) Pedestrian access by land or water is diminished or eliminated.

      (3) Loss of visual access, for example as a result of physical blockage by development or activities.

   e. An elimination of the possibility of increasing public access in the future - includes but is not limited to the following:

      (1) Construction of public facilities which physically prevent the provision, except at great expense, of convenient access by the public to public water-related recreation resources and facilities.

(2) Sale, lease, license or other transfer of public lands that could provide access by the public to a public water-related recreation resource or facility.

(3) Construction of private facilities which physically prevent the provision of convenient access by the public to public water-related recreation resources or facilities from public lands and facilities.

2. Any proposed project to increase access by the public to public water-related recreation resources and facilities shall be analyzed according to the following factors:

a. The level of access to be provided should be in accord with estimated public use.

b. The level of access to be provided shall not cause a degree of use which would exceed the physical capability of the resource or facility, or would be incompatible with public safety and protection of natural resources.

3. Incentives should be provided to private development which provides access by the public and/or water-dependent recreation facilities.

4. The Village shall preserve the public interest in, and use of, lands and waters the Village and State hold in public trust. The Village shall evaluate opportunities to re-establish public trust interests in existing grants which are not used in accordance with the terms of the grant, or are in violation of the terms of the lease, or where there are significant limitations on public benefits provided by the public trust doctrine.

5 Physical access linkages with neighboring communities shall be provided where feasible.

6. Village facilities, commercial marine facilities and marine recreation club facilities, as well as other water-related recreational facilities, shall be encouraged, protected, maintained and increased where appropriate. (See Policies 1, 2, and 4)

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 shall be provided in a manner compatible with adjoining uses.

Explanation:

In areas where there are little or no recreation facilities providing specific water-related recreational activities, access to publicly-owned lands should be provided for activities and pursuits which require only minimal facilities for their enjoyment. Such access would provide for activities such as walking, bicycling, bird watching, photography, nature study, fishing and opportunities for passive enjoyment (such as appreciation of scenic views), through, for example, walking paths, bicycling paths and scenic overlooks. Publicly-owned lands include not only Village-owned property but also the State-owned property. Similar considerations relating to access and providing opportunities for activities such as walking, bicycling, bird watching, photography, nature study and opportunities for passive enjoyment should be encouraged in the Village's riverine areas.

The regulation of projects and structures, proposed to be constructed adjacent to, in or over lands underwater, is necessary to responsibly manage such lands, to protect vital public-owned assets to ensure that waterfront owners' reasonable exercise of freshwater riparian or salt water littoral rights and access to navigable waters shall be consistent with the public interest in reasonable use and responsible management of waterways and such public lands for the purposes of navigation, commerce, fishing, bathing, recreation, environmental and aesthetic protection, and access to the navigable waters and lands underwater.

The following guidelines will be used in determining the consistency of a proposed action with this policy:

1. Existing access from adjacent or proximate public lands or facilities to existing public coastal lands and/or waters shall not be reduced, nor shall the possibility of increasing access in the future from adjacent or nearby public lands or facilities to public coastal lands and/or waters be eliminated, unless such actions are demonstrated to be of overriding public benefit.

   The following is an explanation of the terms used in the above guidelines:

   a. See definitions under Policy 19 of "access" and "public lands or facilities" and "a reduction in the existing level of access by the public".

c. An elimination of the possibility of increasing access by the public in the future - includes but is not limited to the following:

(1) Construction of public facilities which physically prevent the provision, except at great expense, of convenient access by the public to public coastal lands and/or waters.

(2) Sale, lease, license or other conveyance of public lands that could now or at some future time provide access by the public to public coastal lands and/or waters.

(3) Construction of private facilities which physically prevent the provision of convenient access by the public to public coastal lands and/or waters from public lands and facilities.

2. The existing level of access by the public within public coastal lands or waters shall not be reduced or eliminated.

3. Publicly-owned foreshore and lands in the Village that are publicly-owned shall be retained in public ownership and not otherwise be encumbered for non water-dependent uses.

4. Access by the public from the nearest public roadway to the shoreline and along the coast shall be provided by new land use or re-development except where (a) it is inconsistent with public safety or the protection of identified fragile coastal resources; or (b) adequate access exists within one-half mile. Such access shall not be required to be open to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the access way.

5. Proposals for increased access by the public to coastal lands and waters shall be analyzed according to the following factors:

a. The level of access to be provided should be in accord with estimated public use.

b. The level of access to be provided shall not cause a degree of use which would exceed the physical capability of the coastal lands or waters.

6. Interference with access by the public for riparian/littoral water-dependent uses shall be permitted in order to gain the minimum necessary reasonable

access to navigable waters. The following factors shall be used in determining the minimum access necessary: the range of tidal fluctuation, the size and nature of the water body, the uses of the adjacent waters by the public, the traditional means of access used by surrounding similar uses, and whether alternative means to gain access are available.

RECREATION POLICIES

POLICY 21

Water-dependent and water-enhanced recreation will be encouraged and facilitated, and will be given priority over non water-related uses along the coast.

Explanation:

Water-related recreation includes such water-dependent activities as boating, swimming, and fishing as well as certain activities which are enhanced by a water location and increase the general access by the public to the coastal and riverine areas, such as pedestrian and bicycle trails, picnic areas, scenic overlooks and passive recreation areas that take advantage of coastal and riverine scenery.

Provided the development of water-related recreation is consistent with the preservation and enhancement of such important coastal resources as fish and wildlife habitats, aesthetically significant areas, historic and cultural resources, and provided demand exists, water- related recreation development is to be increased and such uses shall have a higher priority than any non coastal or riverine-dependent uses, including non water-related recreation uses. In addition, water-dependent recreation uses shall have a higher priority over water enhanced recreation uses. Determining a priority among coastal dependent uses will require a case by case analysis.

Among priority areas for increasing water-related recreation opportunities are those areas where access to the recreation opportunities can be provided by new or existing public transportation services and those areas where the use of the waterfront is severely restricted by existing intensive land use or development.

The siting or design of new public development in a manner which would result in a barrier to the recreational use of a major portion of a community's shore should be avoided as much as practicable.

Among the types of water-dependent recreation, provision of adequate boating services (including essential storage and repair services) to meet present and future demand is to be encouraged by this Program. The siting of boating facilities must be consistent with preservation and enhancement of other coastal resources and with their capacity to accommodate demand. The provision of new public boating facilities is essential in meeting this demand. Boating facilities will, as appropriate, include parking, park-like surroundings, toilet facilities, and pump-out facilities.

In the Village, boatyards, yacht and beach clubs, as well as public marinas and launching ramps provide waterfront access for water-dependent recreation uses. The provision of adequate land-based boating services is a major concern of this policy. The membership clubs and the public marinas provide limited summer dockage and mooring space but land-based support services are provided only by the commercial marine enterprises. These services include dry sailing, dry storage, full-service repair and maintenance, etc. essential for the continued enjoyment of the present level of recreational boating activity in Mamaroneck Harbor.

POLICY 22

Development when located adjacent to the shore shall provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.

Explanation:

Many developments present practical opportunities for providing recreation facilities as well as access for the public as an additional use of the site or facility. Therefore, whenever developments are located adjacent to the shore, they should to the fullest extent permitted by existing law provide for some form of water-related recreation use and/or access unless there are compelling reasons why any form of such recreation or access would not be compatible with the development, or a reasonable demand for public use cannot be foreseen.

The types of development which can generally provide water-related recreation as a multiple-use include but are not limited to:

- parks
- utility transmission rights of way
- the Sewage Treatment Plant
- schools (e.g., Westchester Day School)*

- nature preserves*
- large residential subdivisions (25 units)
- office buildings

** the types of recreation uses likely to be compatible with these facilities are limited to the more passive forms, such as trails or fishing access. In some cases, land areas not directly or immediately needed by the facility could be used for recreation.*

Appropriate recreation uses which do not require any substantial additional construction shall be provided at the expense of the project sponsor provided the cost does not exceed 2% of total project cost.

In determining whether compelling reasons exist which would make inadvisable recreation as a multiple use, safety considerations should reflect recognition that some risk is acceptable in the use of recreational facilities.

POLICY 23

Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.

Explanation:

The intent of the policy is to (1) maximize preservation and retention of historic resources, (2) protect and preserve archaeological resources and (3) protect and enhance resources that are significant to the culture of Long Island Sound and the Village of Mamaroneck, including protection and preservation of the historic maritime character of the Village of Mamaroneck**.**

Among the most valuable of the State's and the Village's man-made resources are those structures and areas which are of historic, archeological, architectural or cultural significance. The protection of these structures and sites must involve recognition of their importance by all agencies and the ability to identify and describe them. Protection must include concern not just with specific sites but with areas of significance, and with the area around specific sites. The quality of adjacent areas is often critical to maintaining the quality and value of the resource. The policy is not to be construed as a passive mandate but must include active efforts when appropriate to restore or revitalize. While the program is concerned with the preservation of all such resources within the coastal boundary, it will actively promote the preservation of historic and cultural resources which have a coastal relationship, which is recognized as being of special importance.

The structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the State, its communities, or the Nation comprise the following resources:

(a) A resource which is in a Federal, State or Village park established, among other reasons, to protect and preserve the resource.

(b) A resource on, or nominated to be on, or determined eligible to be on the National or State Registers of Historic Places.

(c) A resource on or nominated to be on the State Nature and Historic Preserve Trust.

(d) An archeological resource which is on a State designation of archeological sites.

(e) A local landmark, park, or locally designated historic district and sites or structures designated under the Village Historic Preservation Law.

In addition, the Mamaroneck Harbor area has been designated as an archeologically sensitive area on the New York State Archeological Site Location Map. Prior to development which may affect these resources, full consideration should be given to their value and appropriate mitigating measures employed. Planning should be coordinated with appropriate County and State agencies.

Protection under this Program shall mean that all practicable means shall be used to protect structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the State, its communities or the Nation. "All practicable means" includes consideration and adoption of any techniques, measures, or controls to prevent a significant adverse change to such significant structures, districts, areas or sites. A significant adverse change includes but is not limited to:

(a) Alteration of or addition to one or more of the architectural, structural, ornamental or functional features of a building, structure, or site that is a recognized historic, architectural, cultural, or archeological resource, or component thereof. Such features are defined as encompassing the style and general arrangement of the exterior of a structure and any original or historically significant interior features including type, color and texture of building materials; entry ways and doors; fenestration; lighting fixtures; roofing; sculpture and carving; steps; rails; fencing; windows; vents and other openings; grillwork;

signs; canopies; and other appurtenant fixtures and, in addition, all buildings, structures, outbuildings, walks, fences, steps, topographical features, earthworks, paving and signs located on the designated resource property. (To the extent they are relevant, the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" shall be adhered to.)

(b) Demolition or removal in full or part of a building, structure, or earthworks that is a recognized historic, cultural, or archeological resource or component thereof, to include all those features described in (a) above plus any other appurtenant fixture associated with a building structure or earthwork].

(c) All proposed actions within 500 feet of the perimeter of the property boundary of the historic, architectural, cultural, or archeological resource and all actions within an historic district that would be incompatible with the objective of preserving the quality and integrity of the resource. Primary considerations to be used in making judgment about compatibility should focus on the visual and location relationship between the proposed action and the special character of the historic, cultural, or archeological resource. Compatibility between the proposed action and the resource means that the general appearance of the resource should be reflected in the architectural style, design material, scale, proportion, composition, mass, line, color, texture, detail, setback, landscaping and related items of the proposed actions: With historic districts this would include infrastructure improvements or changes, such as, street and sidewalk paving, street furniture and lighting.

This policy shall not be construed to prevent the construction, reconstruction, alteration, or demolition of any building, structure, earthwork, or component thereof of a recognized historic, cultural or archeological resource which has been officially certified as being imminently dangerous to life or public health. Nor shall the policy be construed to prevent the ordinary maintenance, repair, or proper restoration according to the U.S. Department of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings of any building, structure, site or earthwork, or component thereof of a recognized historic, cultural or archeological resource which does not involve a significant adverse change to the resource, as defined above.

SCENIC QUALITY POLICIES

POLICY 24

Prevent impairment of scenic resources of statewide or local significance.

Explanation:

No scenic resources of statewide significance have been identified in the Village. If any resources are identified in the future the following are to be implemented:

When considering a proposed action, agencies shall first determine whether the action could affect a scenic resource of statewide or local significance. This determination would involve: 1) a review of the coastal area map to ascertain if it shows an identified scenic resource which could be affected by the proposed action, and 2) a review of the types of activities proposed to determine if they would be likely to impair the scenic beauty of an identified resource.

Impairment will include: (i) the irreversible modification of geologic forms; the destruction or removal of vegetation; the modification, destruction, or removal of structures, whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and (ii) the addition of structures which because of siting or scale, or form will reduce identified views or which because of scale, form, or materials will diminish the scenic quality of an identified resource; and (iii) signs not in compliance with the local sign ordinance.

The following siting and facility-related guidelines are to be used to achieve this policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly. Guidelines include:

- siting structures and other development such as highways, power lines, and signs, back from shorelines or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the coastal area;
- clustering or orienting structures to retain views, save open space and provide visual organization to a development;
- incorporating sound, existing structures (especially historic buildings) into the overall development scheme;
- removing deteriorated and/or degrading elements;
- maintaining or restoring the original land form, except when changes screen unattractive elements and/or add appropriate interest;

- maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures into the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing creates views of coastal waters;

POLICY 25

Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.

Explanation:

Harbor Island Park, all shorelines of Long Island Sound, the harbors, rivers, brooks, streams, ponds and their shorelines, wetlands, large open space, parks and recreation areas are all identified in this program as significantly contributing to overall scenic quality and interest. Views both from and to the water and open space areas should be considered in assessing potential impairment of scenic quality.

The following general criteria have and shall be applied to determine significance:

Quality - The basic elements of design (i.e., two- dimensional line, three-dimensional form, texture and color) combine to create all high quality landscapes. The water, landforms, and man-made components of scenic coastal landscapes exhibit variety of line, form, texture and color. This variety is not, however, so great as to be chaotic. Scenic coastal landscapes also exhibit unity of components. This unity is not, however, so complete as to be monotonous. Example: the Thousand Islands where the mix of water, land, vegetative and man-made components creates interesting variety, while the organization of these same components creates satisfying unity.

Often, high quality landscapes contain striking contrasts between lines, forms, textures and colors. Example: A waterfall where horizontal and vertical lines and smooth and turbulent textures meet in dramatic juxtaposition.

Finally, high quality landscapes are generally free of discordant features, such as structures or other elements which are inappropriate in terms of siting, form, scale, and/or materials.

Uniqueness - The uniqueness of high quality landscapes is determined by the frequency of occurrence of similar resources in a region of the State or beyond.

Public Accessibility - A scenic resource of significance must be visually and, where appropriate, physically accessible to the public.

Public Recognition - Widespread recognition of a scenic resource is not a characteristic intrinsic to the resource. It does, however, demonstrate people's appreciation of the resource for its visual, as well as evocative, qualities. Public recognition serves to reinforce analytic conclusions about the significance of a resource.

When considering a proposed action, which would not affect a scenic resource of statewide significance, agencies shall undertake to ensure that the action would be undertaken so as to protect, restore or enhance the overall scenic quality of the coastal area. Activities which could impair or further degrade scenic quality are the same as those cited under the previous policy, i.e., modification of natural landforms, removal of vegetation, etc. However, the effects of these activities would not be considered as serious for the general coastal area as for significant scenic areas.

The siting and design guidelines listed under the Policy 24 should be considered for proposed actions in the general coastal area. More emphasis may need to be placed on removal of existing elements, especially those which degrade, and on addition of new elements or other changes which enhance. Removal of vegetation at key points to improve visual access to coastal waters is one such change which might be expected to enhance scenic quality.

POLICY 26 Not Applicable

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.

Explanation:

The purpose of this policy is to protect the quality of waters in the Village and

Long Island Sound. Quality considerations include both point source and non-point source pollution management. Municipal, residential, industrial, and commercial discharges include not only "end-of-the pipe" discharges into surface and groundwater but also run-off, leaching, spillages, sludge and other waste disposal, and drainage. Discharges are both those which directly empty into receiving waters and those which pass through municipal treatment systems before reaching the streams, rivers, waterways, or coastal waters. This policy also applies to discharge of sewage into coastal waters; and therefore, it applies to the Westchester County's Wastewater Treatment Plant.

This policy seeks to:

1. Protect water quality based on physical factors (Ph, dissolved oxygen, dissolved solids, nutrients, odor, color, and turbidity), health factors (pathogens, chemical contaminants, and toxicity) and aesthetic factors (oils, floatables, refuse, and suspended solids).

2. Restore water quality by: limiting nitrogen loadings from wastewater treatment plants to levels at or below levels occurring in 1990, reducing nitrogen discharges sufficient to limit the occurrence of hypoxia, remediating existing contaminated sediment, limiting the introduction of new contaminated sediment, reducing demand on facilities and avoiding or reducing loading of toxic materials.

3. Avoid land and water uses which may result in point and non-point sources of pollution.

4. Manage the sanitary sewerage collection system, on-site systems, and private sewer laterals to avoid sanitary sewer overflows, inflow and infiltration, exfiltration, other ground water discharges, and illegal connections

5. Maintain separation of storm and sanitary sewers and eliminate any CSO's (Combined Sewer Overflows).

6. Protect water quality by ensuring that watershed development protects areas that provide important water quality benefits, maintains natural characteristics of drainage systems and protects areas that are particularly susceptible to erosion and sediment loss.

7. Limit the impacts of individual development projects to prevent cumulative water quality impacts upon the watershed which would result in a failure to meet water quality standards and/or overloading of the infrastructure capacities.

POLICY 31

State coastal area policies and management objectives of approved local Waterfront Revitalization Programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however those waters already overburdened with contaminants will be recognized as being a development constraint.

Explanation**:**

Pursuant to the Federal Clean Water Act, the State has classified its coastal and other waters in accordance with considerations of best usage in the interest of the public and has adopted water quality standards for each class of waters. These classifications and standards are reviewable at least every three years for possible revision or amendment. Local and State coastal management policies shall be factored into the review process for streams, rivers, waterways, and coastal waters. However, such consideration shall not affect any water pollution control requirement established by the State pursuant to the Federal Clean Water Act.

The State has identified certain stream segments as being either “water quality limiting” or “effluent limiting.” Waters not meeting State standards and which would not be expected to meet these standards even after applying “best practicable treatment” to effluent discharges are classified as “water quality limiting.” Those segments meeting standards or those expected to meet them after application of 'best practicable treatment" are classified as “effluent limiting,” and all new waste discharges must receive “best practicable treatment.” However, along stream segments classified as “water quality limiting,” waste treatment beyond “best practicable treatment” would be required, and costs of applying such additional treatment may be prohibitive for new development.

POLICY 32

Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.

Explanation**:**

The purpose of this policy is to encourage the use of alternative or innovative sanitary waste systems and green infrastructure in the Village. Alternative systems include other subsurface disposal systems, dual systems, small systems serving clusters of house-holds or commercial users, and pressure or vacuum sewers. Green infrastructure practices maintain or restore stormwater's natural flow pattern by allowing the water to slowly permeate into the ground and be used by plants. These practices include rain gardens, vegetated swales, green

roofs and porous pavements. Green infrastructure also includes preserving or restoring natural areas, such as forests, stream buffers and wetlands, and reducing the size of impervious surfaces.

POLICY 33

Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Explanation**:**

Due to its location, the Village is faced with great challenges relative to the management of stormwater and there is a pressing need for additional and innovative stormwater management. Uncontrolled drainage and runoff associated with land development within the Sheldrake, Beaver Swamp Brook, Pine Brook and Mamaroneck watersheds both within and outside the Village haves a significant impact upon the health, safety and welfare of the community.

Best management practices include both structural and non-structural methods of preventing or mitigating pollution caused by the discharge of storm water runoff, sanitary sewer overflows, and combined sewer overflows, which degrade streams, rivers, waterways and coastal waters. Located at the bottom of a watershed which is topographically vulnerable to flash-flooding, Mamaroneck is subject to recurrent riverine and coastal flooding, sanitary sewer overflows, and steady sedimentation of the harbor. All practicable measures should be taken to mitigate these problems in all Village waterways.

Structural methods include flood control projects (Federal and other) which increase the carrying capacity of rivers without creating velocity erosion or downstream flooding, and possible relocation of storm sewers and infrastructure.

Nonstructural methods include best management practices and watershed management planning on a local and a regional basis.

New development or construction should provide adequate stormwater runoff retention and management so that peak rates of discharge are reduced or, at a minimum, not increased beyond predevelopment or pre-construction levels. This is referred to as the “zero increase” policy. Until watershed management planning can be accomplished and implemented on a regional basis, the zero increase policy is the most effective nonstructural method for protecting coastal waters in accordance with the intent and purposes of this Policy.

As part of this policy it is recognized that there are limited stormwater retention areas within the Village that capture storm water runoff, and such retention areas should not be compromised, diminished and/or removed.

Where stormwater is retained on site and is discharged into Village waters through a Village stormwater system, the discharges will not cause an increase in the volume or velocity of stormwater running through the Village stormwater system.

POLICY 34

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

Explanation**:**

All untreated sanitary waste from vessels is prohibited from being discharged into the waterways and coastal waters. Discharges from all vessels whether treated or not is prohibited. Vessel waste pump-out stations will be promoted and required at all facilities where more than 25 boats have holding tanks. All waters are no-discharge zones (which includes garbage, rubbish, solid and liquid wastes and contaminated materials) and such materials are prohibited from being discharged into any waterways.

The Village has two public sanitary pumpout facilities - one in the East Basin and the other in the West Basin of Mamaroneck Harbor. These facilities should be upgraded to commercial capacity/pumping facilities.

POLICY 35

Dredging and filling in coastal waters and disposal of dredged material 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.

Explanation**:**

Dredging, excavation, filling and dredge material relocation are activities that are needed for our waterfront revitalization and development for pollutant removal, flood control and other water management needs. It is also a priority for our working waterfront in order to maintain navigation in Village waters. Dredging will be done in accordance with applicable State and Federal regulations. Such projects, however, may adversely affect water quality, fish and wildlife habitats, wetlands and other important coastal resources. These adverse effects will be minimized through careful design and timing of the dredging or filling activities, proper siting of dredge material disposal sites, and the beneficial use of dredged material. Following proper dredged material management approaches, relocation may be within Long Island Sound, on adjacent uplands or other areas on an environmentally acceptable basis.

Such projects shall only be permitted if they satisfactorily demonstrate that these anticipated adverse effects have been reduced to levels which satisfy Federal and State permit standards set forth in regulations developed pursuant to Federal Clean Water Act and the New York State Environmental Conservation Law (Articles 15, 24, 25 and 34) and are consistent with all the program policies.

This policy seeks to: (1) minimize disturbance of streams, including their beds and banks, in order to prevent erosion of soil; increased turbidity; and irregular variation in velocity, temperature, and level of water; (2) protect water quality of coastal waters from adverse impacts associated with excavation, fill, dredging, and disposal of dredged material.

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.

Explanation**:**

This policy applies to spills into all Village waterways. See Policy 39 for the definition of hazardous materials.

POLICY 37

Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

Explanation**:**

Best management practices used to reduce these sources of pollution include but are not limited to, soil erosion control practices, and surface drainage control techniques, green infrastructure and other non-point source controls. Non-point source controls are designed to regulate, and limit pollution from non-point sources, such as urban runoff, agricultural runoff, domestic animals, road construction, timber harvests, boats, and septic systems. All possible measures should be taken to mitigate non-point source pollution. (See Policies 8,12, 17,33)

POLICY 38

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

Explanation**:**

It is paramount to conserve and protect the quality and quantity of surface and groundwater supplies in the Village. Some private drinking and irrigation wells still exist in the Village.

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 lands and scenic resources.

Explanation**:**

The definitions of terms "solid wastes" and "solid wastes management facilities" are those in the NYS Environmental Conservation Law (Article 27). Solid wastes include sludge from air or water pollution control facilities, demolition and construction debris and industrial and commercial wastes.

Hazardous wastes are unwanted by-products of manufacturing processes generally characterized as being flammable, corrosive, reactive, or toxic. Examples of solid waste management facilities include resource recovery facilities, sanitary landfills and solid waste reduction facilities. Although a fundamental problem associated with the disposal and treatment of solid wastes is the contamination of water resources, other related problems may include: filling of wetlands and littoral areas, atmospheric loading, and degradation of scenic resources.

The intent of this policy is to protect people from sources of contamination and to protect the Village's coastal resources from degradation through proper control and management of wastes and hazardous materials. In addition, this policy is intended to promote the expeditious remediation and reclamation of hazardous waste sites and other areas to permit redevelopment. Attention is also required to identify and address sources of soil and water contamination resulting from landfill and hazardous waste sites and in-place sediment contamination in the Long Island Sound region.

The handling of hazardous substances is regulated by State law, and those regulations are considered adequate for the purposes of this policy. However, other pollutants, including oil, fuel, herbicides, pesticides and swimming pool disinfectants, are of local concern – both from point and non-point sources.

To minimize environmental degradation from solid wastes and hazardous

substances, this policy requires:

1. Planning for and requiring proper and effective solid waste disposal prior to undertaking major development or activities generating solid wastes.

2. Management of solid waste by reducing the amount of solid waste generated, reusing or recycling materials and using land burial or other approved methods to dispose of solid waste that is not otherwise being reused or recycled.

3. Preventing the discharge of solid wastes into the environment by using proper handling, management and transportation practices.

4. Operate solid waste management facilities to prevent or reduce water, air and noise pollution and other conditions harmful to the public health.

5. Managing hazardous waste in accordance with the following priorities: (1) eliminate or reduce generation of hazardous wastes to the maximum extent practical; (2) recover, reuse or recycle remaining hazardous wastes to the maximum extent practical; (3) use detoxification, treatment or destruction technologies to dispose of hazardous wastes that cannot be reduced, recovered, reused or recycled; and (4) use land disposal as a last resort.

6. Phase out land disposal of industrial hazardous wastes.

7. Ensure maximum public safety through proper management of industrial hazardous waste treatment, storage and disposal.

8. Remediate inactive hazardous waste disposal sites.

9. Prevent release of toxic pollutants or substances hazardous to the environment that would have a deleterious effect on fish and wildlife resources.

10. Prevent environmental degradation due to persistent toxic pollutants by: limiting discharge of bio-accumulative substances, avoiding resuspension of toxic pollutants and hazardous substances and wastes, and avoiding reentry of bio-accumulative substances into the food chain from existing sources.

11. Prevent and control environmental pollution due to radioactive materials.

12. Protect public health, public and private property and fish and wildlife from inappropriate use of pesticides.

13. Take appropriate action to correct all unregulated releases of substances hazardous to the environment.

14. Prevent discharges of petroleum products by following approved handling and storage, and facility design and maintenance principles.

15. Clean up and remove any petroleum discharge, giving first priority to minimizing environmental damage.

16. Transport solid waste and hazardous substances and waste in a manner which protects the safety, well-being and general welfare of the public; the environmental resources of the State; and the continued use of transportation facilities.

17. Ensure solid and hazardous waste facilities avoid potential degradation of coastal resources.

POLICY 40 Not Applicable

POLICY 41

Land use or development in the coastal area will not cause national or State air quality standards to be violated.

Explanation**:**

The LWRP incorporates the air quality policies and programs developed by the Department of Environmental Conservation pursuant to the Clean Air Act and State Laws on air quality as subsequently amended. The requirements of the Clean Air Act are the minimum air quality control requirements applicable within the Village. LWRP decisions with regard to land and water use and any recommendations with regard to activities, plans and programs will reflect an assessment of their compliance with these air quality policies and programs.

POLICY 42

Coastal Management policies will be considered if the State reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.

Explanation**:**

The policies of the State and local coastal management programs concerning proposed land and water uses and the protection and preservation of special management areas will be taken into account prior to any action to change prevention of significant deterioration land classifications in coastal regions or adjacent areas. In addition, the Department of State will provide the Department of Environmental Conservation with recommendations for proposed prevention

of significant deterioration land classification designations based upon State and local coastal management programs.

POLICY 43 Not Applicable

POLICY 44

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

Explanation**:**

The Village's tidal and freshwater wetlands and buffers will be preserved and protected to the maximum extent practicable. (See Policies 7 & 8)

Tidal wetlands include the following ecological zones: coastal fresh marsh; intertidal marsh; coastal shoals, bars and flats; littoral zone; high marsh or salt meadow; and formerly connected tidal wetlands. These tidal wetland areas are officially delineated on the Department of Environmental Conservation's Tidal Wetlands Inventory Map and are also identified in this program but are known to change and therefore must be field mapped/verified for any proposed project. (See Figures II & IV)

Freshwater wetlands include marshes, swamps, bogs, and flats supporting aquatic and semi- aquatic vegetation and other wetlands defined in this program, the Village Code, NYS and Federal laws and regulations and includes but are not limited to those identified in this program.

There is one State-identified freshwater wetland in the Village: Magid Pond and one Federally identified freshwater wetland along Fenimore Road north of I-95. Although too small to meet standard criteria, Magid Pond was identified because of its special statewide significance. It is a Class I (most important) wetland. Other wetlands are identified in this program.

The benefits derived from the preservation of tidal and freshwater wetlands include but are not limited to:

- habitat for wildlife and fish, including a substantial portion of the State's commercial fin and shellfish varieties; and contribution to associated aquatic food chains;
- erosion, flood and storm control;
- natural pollution treatment;
- groundwater protection;
- recreational opportunities;
- educational and scientific opportunities; and

- aesthetic open space in many otherwise densely developed areas

To achieve the goals set forth in this policy, which are presented in order of priority: (1) prevent the net loss of vegetated wetlands by avoiding fill or excavation; (2) minimize adverse impacts resulting from unavoidable fill, excavation, or other activities; and (3) provide for compensatory mitigation for unavoidable adverse impacts. Provide and maintain adequate buffers between wetlands and adjacent or nearby uses and activities to protect wetland values. Restore tidal and freshwater wetlands wherever practical to foster their continued existence as natural systems.

Consider the effects of sea level rise on tidal wetlands and identify measures to allow tidal wetlands to migrate in response to sea level rise. (See Figure VII Projected Sea Level Rise)

SECTION IV

PROPOSED LAND USES AND PROJECTS

SECTION IV PROPOSED LAND USES AND PROJECTS AND ALTERNATIVES

This LWRP does not contemplate any large-scale changes to existing land uses and patterns or rezoning recommendations. The Village's Comprehensive Plan (adopted in two phases in 2008 and 2012) resulted in several significant zoning changes, and has recommended other zoning changes that should be considered, some of which are referenced below.

This section of the LWRP focuses primarily on specific projects and alternatives in the program area. These proposed projects and alternatives are intended to advance the policies contained in Section III (together with their related Explanations), including to enhance public use and enjoyment of the Village of Mamaroneck waterfront areas, strengthen the Village's ability to manage these areas in the public interest and enhance the environmental (in particular water) quality of the Village.

1. PROPOSED LAND USES

This LWRP does not propose any significant changes to land use patterns, and no changes to Mamaroneck's regulatory framework (e.g., zoning and subdivision regulations) are proposed, other than as noted to take into account existing recommendations under the Village's Comprehensive Plan.

Anticipated future uses within the Village are described below under six general land use categories.

a. Parks, Open Space and Access by the Public

Park and open space areas within the Village generally correspond with existing public and private open spaces, such as Village parks, nature preserves and trails and current private open space. Existing waterfront clubs, which constitute restricted public open space, are also indicated as marine recreational uses.

The primary recommended change to indicated open space within the Village is Hampshire Country Club, which, as described in Section II, is a local Critical Environmental Area (CEA). The property is also largely within a floodplain and contains several small ponds, tidal and fresh water streams and wetland areas. These aspects, together with Hampshire's proximity to Long Island Sound, contribute to its environmental significance. Currently, the majority of Hampshire is zoned R-20, which has traditionally functioned as a "holding zone" in the Village of Mamaroneck (the Village's parks are also zoned R-20). The 2012 Comprehensive Plan recommends rezoning the Hampshire property – potentially to a public recreation zone or a lower-density residential zone – to preserve Hampshire's open space to the greatest extent possible. The Comprehensive Plan also recommends exploring a rezoning of the

Village's parks and other major open spaces from R-20 to a zone that better reflects their use.

This LWRP recommends that current open space for which the R-20 zoning has been a "holding zone", including the portion of Hampshire Country Club not included in the Marine Recreation Zone and our Village parks and other open spaces, be rezoned to open or public recreation space. The zoning changes to preserve Hampshire and better reflect the use of Village parks and open space should be implemented as such changes would be consistent with the goals and objectives articulated and policies presented in this LWRP.

The other recommended changes to open space are discussed more fully in Section 2, below, and involve the provision of new or enhanced public open space. Such recommended open space recognizes the limitation of a built-out community such as Mamaroneck, while taking advantage of opportunities for limited and targeted open space in a manner that is consistent with existing land uses.

b. Residential

The primary land use in Mamaroneck is, and continues to be envisioned by this LWRP, residential (particularly single-family residential). The Village's residential areas reflect long-established neighborhoods, and the intent of this LWRP is to encourage, preserve and strengthen the existing distinct character of Mamaroneck's neighborhoods and current development patterns. With decreased availability of developable land, and increased opportunity for significant profit from speculative development, our zoning laws need to be reviewed to ensure that existing laws, particularly those related to subdivision of existing property, do not lead to changes in neighborhood character as development pressures increase. Village zoning and planning laws, including in particular provisions relating to setbacks, distance between buildings, height and bulk of buildings, scenic vistas and view corridors should be reviewed to determine what changes should be made to ensure that the current character of Mamaroneck's residential neighborhoods is maintained. Similarly, Village Code provisions relating to subdivision should be strengthened to ensure that existing neighborhood character is maintained in connection with redevelopment. As stated in Code Section A348-2. Policy, ". . all proposed lots shall be so laid out and of such size to be in harmony with the development pattern of the neighboring properties".

c. Mixed Use

This LWRP recognizes the particular character of Mamaroneck's downtown core and that a variety of residential, commercial and office uses are appropriate in portions of this downtown core. This would promote traditional urban neighborhoods that have a mix of uses, are pedestrian-oriented, and provide for a diverse public to live, learn, work and

play. It should also be noted that the mix of commercial and residential uses in Mamaroneck's downtown area has allowed for significant development of affordable housing with the Village. This LWRP encourages a careful review to be conducted to determine the most appropriate areas within the Village for mixed use development.

d. Commercial

Two areas are generally designated as commercial areas: much of the entire portion of Boston Post Road that lies within the Village, and the portion of Mamaroneck Avenue between Columbus Park and I-95. This designation recognizes that these commercial areas, which are primarily zoned as C-1, contain more auto-intensive uses, including shopping centers, auto dealerships, offices and convenience stores. This LWRP contemplates that these areas will continue to represent the main commercial spines for the Village. This category also includes several marine commercial uses, which correspond to existing marinas and boatyards that currently zoned MC-1 or MC-2.

e. Community Services

Community services uses reflect the major municipal and religious institutions in the Village: schools, libraries, municipal buildings and large religious uses. This LWRP supports the continuation of these institutional uses as consistent with the policies contained in Section III and with the Village's Comprehensive Plan. Smaller-scale religious and municipal uses may be encompassed in areas that are primarily residential, mixed-use or commercial, because the small institutional uses are compatible with each of these other types of land uses.

f. Light Industrial/Transportation/Utilities

The light industrial area is largely consistent with the current M-1 zone, which is the Village's only industrial zone. Land use in the industrial area is predominantly commercial and light manufacturing, including auto-repair shops, garages, wholesale businesses, trucking operations and more recently the addition of some hi-tech uses. Historically, the area also included a significant residential population, which over time has been replaced by non-residential uses. The M-1 zone prohibits residential uses, so existing residential uses are grandfathered non-conforming uses. Recently, the industrial area has experienced growth in non-industrial uses that require large building footprints, such as indoor sports facilities and home improvement showrooms. Recognizing this trend, in 2010, the Village Board of Trustees adopted revisions to the zoning code that allowed for home improvement design centers and indoor recreation facilities in the M-1 zone.

The M-1 zone currently contains significant portions of vacant land. In recent years, the economic downturn has decreased the viability of industrial buildings, prompting some property owners to replace them with parking lots or other temporary uses. Further exacerbating this issue is the fact that much of the industrial area lies within a floodplain and has been subject to major flooding. The Village's Comprehensive Plan promotes the continued support of the Village's industrial area, while recognizing that further study is required to determine whether the entire area remains viable for industrial use. As the economy improves and vacant and temporary uses in the M-1 zone are replaced, the Village should monitor the long-term trends of the industrial area. Portions of the area may be migrating to commercial or other uses. In addition, conversion of portions of the M-1 zone to non-industrial (i.e., commercial) use may promote overall improvement in environmental conditions, and more particularly the provision of new or expanded access by the public to the Sheldrake River. This LWRP is not intended to prevent any such transition to non-industrial uses in the industrial area, so long as it is consistent with the policies contained in Section III and with the Village's other land use policies and regulations.

Also included within this overall land use category are transportation and utility uses, including the Village's roadway system, major parking lots and the County sewage treatment facility on Boston Post Road.

2. PROPOSED PROJECTS

The following section describes a set of site-specific and programmatic projects to be implemented to advance the goals, objectives and policies contained in Section III. The Village should actively pursue grants to complete these recommended projects where possible from available sources, including grants from the U.S. Geologic Survey (USGS) and the New York State Department of Environmental Conservation (DEC), as well as Environmental Protection Fund grants.

a. Enhance and Increase Public Waterfront Access

Although Mamaroneck possesses a significant amount of public waterfront space, much of this space is concentrated in Harbor Island Park. The Otter Creek Nature Preserve, owned by the Westchester Land Trust, provides opportunities for passive recreation along the eastern edge of the mouth of Mamaroneck Harbor. The waterfront clubs and boatyards may be considered restricted public space, but are not truly open to the majority of Village residents; generally one must be a club member or a boat owner to enjoy the use of these properties. Most of the rest of the Village's waterfront is residential in nature, and largely private. Access by the public along Mamaroneck's major rivers is extremely limited and is largely restricted to existing Village parks.

Given these limitations, the central goal of the proposed projects in this LWRP is to increase access to the water by the public for active and passive uses. The Village's original LWRP stated that, because of the significant opportunities for passive recreation at Harbor Island Park, there was no further need for the use of tools such as overlay zoning which would set aside portions of waterfront properties for access by the public. At that time, the focus was on active waterfront recreation opportunities, mainly because the residential zoning of the waterfront clubs and boatyards presented a direct threat to the continuation of those uses, which provide active recreation. However, with the creation of the marine recreation and marine commercial zones, the future of these uses has been substantially secured. At the same time, the provision of passive waterfront recreation has become of greater value, especially in localities such as Mamaroneck that are largely built out and have few opportunities for the large waterfront parcels that would support active recreation.

Passive waterfront recreation, such as trails and walkways, scenic overlooks and bird-watching areas can be enjoyed by all residents, and can also be an ideal way to balance the environmental sensitivity of the waterfront with human enjoyment of the waterfront. Because of these benefits, and the Village's extremely limited amount of vacant waterfront land available for public recreational use (active or passive), this LWRP focuses primarily on maintaining existing access for active and passive uses and increasing opportunities for passive recreation.

A primary means of enhancing existing access by the public to the waterfront and creating new access, including kayak, canoe and rafting access, as development of trails and seating opportunities, is through the use of Village-owned street-ends and other publicly owned areas. This proposed access seeks to achieve a balance between preserving the privacy and quality of life for adjacent property owners and allowing all Village residents to have greater opportunities to enjoy the waterfront.

i. ***Mamaroneck Harbor West Basin***. In 2007, the Westchester County Department of Planning completed a wetland restoration project along the western edge of the West Basin of Mamaroneck Harbor. Since completion of the wetland restoration at the West Basin, the site has become popular for use as an unofficial kayak and canoe launch. Users launch their watercraft from a pathway leading from the public walkway down to the water, and are then able to access Mamaroneck Harbor and Long Island Sound. Because the Village currently has no public kayak or canoe launching areas, this LWRP supports the encouragement and enhancement of the West Basin site for this purpose. The water pathway could be enhanced and stabilized so that users to not disturb the native vegetation. Clearly, development of this public recreational use would need to consider as the highest priority protection of the restored wetland. To this end, the Village will need to

coordinate with the County Planning Department to ensure that a launching area can be created without disturbing the wetland.

ii. ***Bleeker Avenue Street End.*** After passing The Crescent and the Orienta Condominiums, Bleeker Avenue dead-ends near the mouth of Mamaroneck Harbor. Private residences are located on either side of the street as it meets the water, but the Village owns the street-end itself and the associated water access. Because on-street parking is available on Bleeker Avenue and the terrain gradually slopes downward to the water, this area could be ideal for creation of a public kayak and canoe launch. The Village would need to provide an opening at the street end sufficient to accommodate a canoe or kayak, and would also need to confirm ownership of property to be used for the launch and to coordinate with the adjacent property owner on the eastern side of Bleeker Avenue. This property's driveway is off of Bleeker Avenue adjacent to the street-end, and could be potentially negatively affected by a canoe/kayak launch. The property on the western side of Bleeker Avenue is accessed via The Crescent, and also has significant vegetation buffer along Bleeker Avenue, so the potential for adverse impacts is less.

iii. ***Rushmore Avenue Street End.*** After crossing Bloomdale Avenue between the Beach Point Club and the Orienta Beach Club, Rushmore Avenue dead-ends at Long Island Sound. Although the steep topography of the street-end eliminates the possibility of a boat launch or direct access by the public to the shoreline, the site offers unobstructed views of Long Island Sound, and is thus ideal for a public viewing area. The Village could construct a small observation platform with a sitting area to allow users to enjoy the scenic beauty of the Sound, which is a Westchester County Critical Environmental Area (CEA). Because on-street parking is not available on Rushmore Avenue, this area would need to be targeted to pedestrians only, through appropriate signage and enforcement.

iv. ***Orienta Avenue Street End.*** As Orienta Avenue curves westward and becomes Flagler Drive, it offers significant street-level waterfront access. The roadway at this point is public (it becomes private after the gatehouse at Flagler Drive), and the rocky area along the shore provides significant views of Long Island Sound. Vehicular traffic is fairly limited at the end of Orienta Avenue, as it only serves the gated neighborhood along Flagler Drive, and the immediately adjacent private residents have access via South Constable Drive. There is no on-street parking available on Flagler Drive, although some parking is available on Constable Drive, so the area available for access by the public would need to be targeted to pedestrians or bicyclists only. The Village would need to provide access across

the existing seawall in a manner that does not compromise the structure's function, and appropriate signage directing users to the waterfront. Enforcement of the private adjacent properties could be coordinated with the security guards posted at the nearby gatehouse to the Flagler Drive neighborhood.

v. ***Taylors Lane Composting Site.*** One of the largest vacant Village-owned properties near the waterfront is the Village's former refuse and leaf composting site at the intersection of Taylors Lane and Shadow Lane. This site is currently being remediated under direction by the DEC due to contamination in connection with its previous use. Once remediation is complete, the Village plans to use the site for passive recreation, such as walking trails, or active recreation, such as a playing field or playground.

vi. ***Sheldrake Riverfront along Fayette Avenue.*** As discussed in Section II, there is currently very limited access by the public to Mamaroneck's rivers. In particular, access by the public to the Sheldrake River is largely confined to the walking trail in Bub Walker Park. However, there are several key opportunities to expand this access using Village property. According to tax maps, the Village owns a parcel of land bound by the Sheldrake River and Fayette, Concord, Center and Rockland Avenues, in the industrial area. This parcel, which is vacant, could provide a key gateway to the Sheldrake River for the Zee neighborhood, which currently has no direct access to any Village park, from the key arterial of Rockland Avenue. Moving eastward, along Fayette Avenue, another Village-owned parcel of land exists along the Sheldrake in the curve of Fayette Avenue. This area is currently used as parking for the land uses in the vicinity, but could provide an opportunity to continue the river access. At the intersection of Ogden Avenue with the Sheldrake, the Village-owned street end, which is currently being used for surface parking, provides an additional access point to the river. Finally, the Village Department of Public Works salt shed parcel at the intersection of Fayette Avenue and Fenimore Road and adjacent to the Sheldrake, is another possible access by the public connection to the river, and is directly across Fenimore Road from the exiting Bub Walker trail, creating an opportunity for a linkage. With these key Village-owned lands as a foundation, Mamaroneck should pursue full ownership of the Sheldrake riverfront between Rockland Avenue and Fenimore Road. Some of these waterfront lands appear to be owned by Westchester County, and easements may be sought from private owners for water access. In addition to providing key access by the public to the Sheldrake River that connects with the existing Bub Walker Park, this effort could also provide an opportunity to clean up the overall area around the Sheldrake and resolve the nonconforming use of Village land for surface parking.

In addition to the areas discussed above, there may be other potential opportunities to create public waterfront access in the Village, including in connection with any waterfront redevelopment projects. In general, while the creation of new access by the public along the Village's two major rivers is difficult because Mamaroneck is largely built out and much of the riverfront property is privately owned, every opportunity should be taken to secure such access. These opportunities may be developed through coordination and negotiations with private property owners and neighborhood associations that abut the water, particularly as part of site plan or subdivision applications to open up views and where possible provide for walking trails, seating areas and other active and passive access by the public.

b. Develop a Village-Wide Water Quality Assessment Program; Improve Water Quality, Including Support for Measures to Address Both Point and Non-Point Source Pollution and Review and Implement Recommendations Contained in the Watershed Advisory Committee 4 (WAC4) Report Completed in 2001

i. Develop a Village-Wide Water Quality Assessment and Improvement Program

The Village should develop a Village-wide water quality assessment and improvement program. Development of this program is consistent with completion of the designated task #13 under the 2004 Environmental Protection Fund grant provided to review and update the prior LWRP. The Village should partner with local, State or Federal agencies or one or more regional non-profit organizations to conduct a detailed study of water quality in the Village, including Mamaroneck Harbor and the environmental condition of the Harbor floor. In addition to creating a baseline for water quality and environmental conditions in the harbor and other Village waters, this study would recommend specific actions by both the Village and other regional stakeholders to take to improve these conditions.

As indicated by the United States Environmental Protection Agency (USEPA) administrative order finding that the Village in violation of its MS4 permit (see Section II), both point and non-point source pollution remain significant issues, and further efforts to understand and address them are required. The Village is also subject to a DEC Consent Order. Finally, recent sampling of Village waters has detected high levels of pollutants, including fecal coliform bacteria. These bacteria can be harmful and lead to periodic closing of our waters.

As result of current water quality issues in Mamaroneck Harbor, shellfish harvesting and commercial fishing are not permitted. If water quality improves in the future, shellfish harvesting and commercial fishing may at some point become viable activities. These uses would be consistent with the policies contained in

Section III, would further Mamaroneck's role as a maritime center and would generate additional economic activity on the waterfront. The Water Quality Assessment and Improvement Program should assist in determining the viability of such activities.

This LWRP recommends that the work of the former Advisory Committee on Water Quality (ACWQ) be continued through reestablishment of the ACWQ. The ACWQ should be formally requested to develop a draft water quality assessment and improvement plan to present to the Village Board of Trustees. The ACWQ should be provided with appropriate resources (including access to Village staff and consultants) to assist with development of the Program. A representative of each of the HCZMC, the Committee for the Environment, the Flood Mitigation Committee and each Village land use board should be included on the ACWQ.

ii. Water Quality Assessment

The Village should be required to (a) conduct increased periodic sampling of all Village waters to (I) effectively identify pollutants and possible point and non-point sources of pollutants and (II) allow analysis of changes in water quality of different Village waters over time, and (b) provide public reporting of all sampling results.

This Village should also conduct (I) a detailed study of water quality in Mamaroneck Harbor and the environmental condition of the Harbor floor and (II) a detailed study of the aquifer that exists under Village land, including boundary limits, functioning, water quality and impact on flooding and other environmental conditions. The Village should seek to obtain grants directly from the USGS and DEC, and from the New York State Department of State (DOS) and DEC as a source of Environmental Protection Fund grants, for the study of the aquifer.

As noted above, the details of the assessment of water quality should be developed in conjunction with, and testing and other surveillance should be coordinated with similar activities conducted by, local, State or Federal agencies and non-governmental organizations that monitor water quality, such as Save the Sound.

iii. Water Quality Improvement

The Village should address specific measures to address both point and non-point source pollution and improve overall water quality, including:

- Strict adherence to the Village of Mamaroneck "State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharge from Municipal Separate Stormwater Sewer System (MS4s), GP-0-10-002," or as amended or revised. This permit includes "Traditional Land-Use Control MS4 Minimum Control Measures (MCMs)". These minimum control measures are incorporated into the Village of Mamaroneck "Stormwater Management Plan (SWMP)."

- Continued implementation of the Village of Mamaroneck "Stormwater Management Plan (SWMP)" dated March 2003, or as amended or revised. This SWMP is intended to be a "dynamic plan," and will be modified over time in order to continue to address water quality requirements in accordance with DEC and USEPA "Stormwater Phase II Final Rule" regulations.

- Continued implementation and, as necessary, amendment of Chapter 294 "Stormwater Management and Erosion and Sediment Control" of the Village of Mamaroneck Code. The purpose of this chapter is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing within the Village's jurisdiction and to address the finding of fact in Section 294-1.

- Continued efforts to (a) identify and eliminate illegal connections to the Village's municipal stormwater and sewer systems, to reduce inflow and infiltration of these systems, and (b) effectively enforce existing laws and consider alternative Code provisions to ensure that leaks in private sewer lateral lines connecting to public sewers are identified and fixed.

- With a goal of making Village catch basins highly effective at filtering runoff that can contaminate Village waters, develop and implement a program to prioritize catch basins for (a) routing cleaning/maintenance and (b) retrofitting filtering devices and velocity diffusers.

- Review impact of chemical and other components of runoff that adversely impact water quality and adopt amendments to the Village Code to reduce such adverse impact, including implementing reasonable restrictions on chemical and fertilizer usage.

- Review and implement relevant recommendations of the WAC4 Report, which sets forth a non-point source pollution control plan for the Sheldrake and Mamaroneck Rivers and Mamaroneck Harbor. The study area of the

Report comprised the watersheds of the Sheldrake and Mamaroneck Rivers and the Mamaroneck Harbor. Six communities participated on the WAC4 (the Town/Village of Harrison, the Town of Mamaroneck, the Village of Mamaroneck, the City of New Rochelle, the Village of Scarsdale and the City of White Plains).

The WAC4 Report provides a broad understanding of watershed planning for the Long Island Sound watershed, describes characteristics of the study area, and includes results of watershed analyses and recommendations to reduce the volume of non-point source pollution entering Long Island Sound in Westchester County. The WAC4 Report makes specific recommendations for controlling non-point source pollution in each municipality in the study area, including the Village of Mamaroneck, covering (i) stream assessment and restoration, (ii) freshwater and tidal wetlands, (iii) stormwater management, (iv) local comprehensive plans and ordinances and (v) education and outreach. The recommendations of the WAC4 Report are to be reviewed and implemented.

c. Update and Revisit Recommendations of the Harbor Island Master Plan

In 2001, a Village report recommended that a new Master Plan be prepared for Harbor Island Park, and the following year the Harbor Island Master Plan Committee was established, with the goal of providing a coherent vision for the Park's future. Although the Village formed a Harbor Island Master Plan Implementation Committee in 2004, most components of the Plan were never implemented, and the Committee is not currently active.

The Master Plan represented a holistic approach to future planning for Harbor Island Park, and the Village's overall planning vision for the park has not changed. However, specific recommendations of the Master Plan may need to be revisited to determine whether they are still appropriate for implementation. This LWRP supports the re-activation of the Implementation Committee to evaluate the Harbor Island Master Plan in light of recent changes, such as the wetlands restoration recently completed by the Westchester County Department of Planning (see above) and the departure of the bait shop at the main entrance to the Park off Boston Post Road.

d. Continue to Implement Flood Mitigation Measures; Support the U.S. Army Corps of Engineers Sheldrake River Project as Appropriate

As discussed in Section II, the Village of Mamaroneck's location at the foot of multiple drainage basins makes it particularly prone to flooding. In addition, the combination of low channel capacity, small bridge openings, development encroachment along the Mamaroneck and Sheldrake rivers, urbanization and a poor flow conveyance at the confluence of both rivers has contributed to significant and frequent flooding.

The Village should investigate and implement possible flood mitigation actions. In addition to moving forward with the Army Corps of Engineers work described below, the Village should consider other mitigation action, such as working with property owners and upstream communities to drain down water retention basins, including reservoirs and ponds, in anticipation of predicted major storm events.

In 1977, the U.S. Army Corps of Engineers completed a feasibility study to address the ongoing flooding problems in the Village. The Final General Design Memorandum, which was completed in 1989, called for a number of modifications along both rivers, including construction of a diversion tunnel for the Sheldrake River from Fenimore Road to the West Basin of Mamaroneck Harbor. The project never progressed, due primarily to concerns about the Village's share of the costs.

Since the significant flooding events of 2007, interest in the Army Corps project has been renewed. Because considerable engineering, economic and environmental changes have occurred since the original study, a General Re-evaluation Study (GRR) commenced.

While it is too early to predict what the preferred alternative for the Sheldrake River project will be, the Army Corps has provided some potential alternatives that will be considered, including structural methods such as deepening or widening the river channel, constructing retaining walls, replacing or removing bridges, building a diversion tunnel, constructing interior drainage works or some combination of these options; or non-structural actions such as property buyouts, preservation and creation of open spaces and wetlands or flood-proofing existing structures.

The Village will work with the Army Corps and its partners – the DEC and the Westchester County Department of Planning – to develop an alternative to address flooding along the Sheldrake that is effective, economically viable and environmentally responsible. Such a project has the potential to address one of Mamaroneck's most pressing problems, and could also result in the creation of new public open space along the rivers and overall improvement of quality of life for a large portion of the Village.

e. Review and Update the Village Harbor Management Plan

The current Village Harbor Management Plan was adopted shortly after the initial LWRP was adopted in 1984. The Harbor Management Plan needs to be reviewed and updated to reflect developments over the last 30 years. The Harbor Management Plan is an important adjunct in achieving the goals and implementing the policies contained in Section III. The HCZMC should work with, and seek input from, the Harbormaster, the marine industry, waterfront recreational clubs, residents and other stakeholders within the Village, in reviewing and updating the current Harbor Management Plan, including to (i) create an up-to-date Harbor Management Plan Map, (ii) define criteria for uses within the

Harbor for the development of berthing, mooring and docking facilities, (iii) seek to minimize conflicts among various stakeholders, and (iv) expand access to the public.

f. Provide Authority to HCZMC for the Granting of all Wetland Permits; Review Village Wetland Regulations Generally

The current Village wetlands regulations, primarily encompassed in Chapters 192 (Freshwater Wetlands) and 240 (Management of Coastal Zone, Harbor and Watercraft) of the Village Code, contain several inconsistencies and redundancies that should be addressed. In addition, the Planning Board's jurisdiction over wetland permits often creates confusion and redundancy, as applicants seeking to construct or alter in-water structures (i.e. bulkheads, piers and docks) must gain structures permit approval from the HCZMC pursuant to the requirements of Chapter 240-21, as well as wetland permit approval from the Planning Board.

There are also inconsistencies and conflicting requirements regarding provision of notice in connection with actions proposed to be taken in or within specified distances from wetlands.

This LWRP suggests that the Board of Trustees conduct a comprehensive review of the wetlands regulations, with consideration for the following measures:

- Generally grant jurisdiction for all wetland permits to the HCZMC. This will eliminate duplication of effort and costs to applicants and provide all authority for the granting of wetland permits in one agency.

- Revise regulated buffer areas for greater consistency and less confusion.

- Clean up noticing requirements.

The Village will consider retaining a wetlands biologist and/or interagency (e.g., EPA, DEC, US Fish and Wildlife Service) cooperation in (i) evaluating the condition of all Village wetlands, (ii) prioritizing those that are in need of restoration and (iii) pursuing grants or other funding for such evaluation and restoration.

In reviewing the Village's wetlands regulations, the Village should refer to the recommendations in the WAC4 Report regarding wetlands ordinance changes.

g. Coordinate Agency Reviews; Actions Exempt from LWRP Consistency Review

Currently, the Village has taken the position that a final LWRP consistency review of a proposed action can be undertaken only after a final SEQRA determination is made with respect to the proposed action. This has adversely impacted the efficiency of project

reviews, at times causing applicants to move well along in the approval process in front of other land use boards prior to having an LWRP consistency review. Having an LWRP consistency review either prior to or at the same time as other land use board reviews would streamline the Village approval process and lead to a more predictable and cost-effective process for land use applicants. The Village should clarify the relationship between LWRP consistency review and review under SEQRA. The Village will work with the DOS to revise and clarify this relationship with the goal of developing a more efficient and coordinated approach of the Village's land use boards by allowing LWRP consistency review to take place prior to or in conjunction with SEQRA and other land use board review.

In addition, all administrative provisions of the Village Code regarding consistency review should be followed, to provide for full coordination among land use boards and Village staff. According to Chapter 240-36 of the Code, in addition to the seven voting members, the HCZMC also includes the Harbor Master as a non-voting, ex officio member, as well as non-voting liaisons from the Planning Board and the Recreation and Parks Commissions. These membership requirements are not, apparently, being met. In addition, both the Fire Department and the chair of the Recreation and Parks Commission are required to receive copies of the agenda and minutes of each HCZMC meeting to determine if their attendance at the meeting is advisable, and a member of the Police Bay Constable force must attend each HCZMC meeting during the boating season, unless otherwise directed by the Chief of Police. It is unclear whether the appropriate representatives of the Fire Department and the Recreation and Parks Commission are receiving required documents, or if a police representative is attending HCZMC meetings as required by the Code.

The Village should evaluate whether the above provisions regarding membership and proceedings of the HCZMC are necessary, or if they need to be amended to reflect current or desired process. In addition, because many applications before the HCZMC must go before the Village's other land use boards for approval, it may make sense for these boards – the Planning Board, Zoning Board of Appeals, Board of Architectural Review and Flood Mitigation Advisory Committee – to receive copies of the agenda and minutes for the HCZMC meetings. This would allow all land use boards to be fully knowledgeable about such applications. Such a distribution of agendas and minutes would not necessarily require a revision to the Code, but could be accomplished by simple office procedures in the Village.

In addition, it is recommended that certain minor actions be exempted from LWRP consistency review. The list of exempt items could be based on the list of Type II actions in SEQRA regulations (other than certain specified Type II actions), or could be included in a specified list of exempt actions. The Village should engage in a review of actions

that should be exempt from consistency review and amend the definition of "action" in Code Section 240-5 as appropriate.

h. Adjust timeframe for LWRP Consistency Determination

Village law currently requires that an LWRP consistency determination be made within 30 days of the filing of a Coastal Assessment Form (CAF). This 30 day period applies even if the CAF (including all supporting application materials) was not complete at the time it was filed. This time frame does not allow for appropriate LWRP consistency review. The Village Code should, therefore, be amended to provide (i) that the period for making a consistency determination begin only once a CAF (including supporting application materials) is determined to be complete, (ii) that the agency responsible for making the LWRP consistency determination with respect to a particular action be authorized to determine the time at which the CAF is complete and (iii) to increase the period for consistency review from 30 days to 65 days following the date on which a CAF is determined to be complete.

i. Repair of Harbor Island Park Seawall

The Harbor Island Park seawall was initially constructed in the 1930s under the auspices of the Works Progress Administration (WPA). Portions of the wall are now showing signs of stress, due to the loss of structural integrity of the wall at the foot of the harbor. As a result, runoff and erosion has occurred in several locations on the land-side of the wall. These structural issues clearly need to be addressed to ensure that the seawall remains viable. However, this LWRP recognizes that the Depression-era stone wall is a highly visible historic resource for Harbor Island Park and the Village as a whole. In addition, most sections of the seawall are not experiencing problems, and replacing the entire length of the wall would likely involve a significant cost burden for the Village. For these reasons, this LWRP supports repairing only select segments of the wall on an as-needed basis, based on consultation with the Village Engineer, rather than embark upon a wholesale replacement of the seawall.

j. Coordinate with Other Communities

The Village should coordinate and work jointly with neighboring watershed municipalities to address matters addressed by this LWRP, including in particular water quality. The Village should actively monitor proposed actions in other municipalities that could have an adverse impact in this LWRP jurisdictional boundaries and on the goals and objectives outlined in this LWRP.

k. Request that the DEC and DOS Conduct an Evaluation of Fish and Wildlife Habitats

The original Village of Mamaroneck LWRP had recommended Village fish and wildlife habitats to be considered for New York State designation as significant coastal fish and wildlife habitats. That review was not undertaken. The DEC and DOS should review and consider the Village fish and wildlife habitats identified in Section II for designation as New York State significant coastal fish and wildlife habitats.

l. Undertake Dredging of the Federal Channel and Anchorage Areas in Mamaroneck Harbor

The last dredging of the Federal channel, anchorage areas, marina and waterfront docking access facilities in Mamaroneck Harbor took place in 1989. These areas of the Harbor should be dredged again in the near future to avoid adverse impacts on levels of access to the Harbor and commercial repair facilities.

m. Support Continued Upgrades to the Westchester County Sewage Treatment Plant

Mamaroneck's current sewage system was largely constructed in the early 20th century, and much of it dates to the 1930s, including the County-owned wastewater treatment plant located on Boston Post Road at the entrance to Harbor Island Park. The treatment plant, a brick Classical Revival building that is considered a local landmark, has been operational since its construction in 1931. The plant processes sewage from the 30-square-mile Mamaroneck Sewer District, which includes all of the Village of Mamaroneck; parts of the Towns of Harrison and Mamaroneck; and the Cities of New Rochelle, Rye and White Plains. The plant is served by 39 miles of County-owned trunk sanitary sewers and treats sanitary sewage tributary from hundreds of miles of municipally owned sanitary sewage lines within the district.

The sewage receives secondary treatment at the County plant in the Village, and is pumped through underground pipes in Orienta to the end of Walton Avenue, where it continues into Long Island Sound for approximately a half-mile before being released. In 2013, the treatment plant completed upgrades to tertiary treatment. While primary treatment facilities remove 50% to 60% of pollutants before discharging them into waters, and secondary facilities remove 85% of pollutants, tertiary treatment facilities are designed to remove specific pollutants that are resistant to traditional treatment. In the case of the County treatment plant in Mamaroneck, the tertiary upgrade is part of a consent decree signed by Westchester County in December 2008 that calls for improvements to be undertaken at both the Mamaroneck and New Rochelle treatment plants to reduce nitrogen levels in wastewater discharged into Long Island Sound. This consent decree was a direct result of finding made by the Long Island Sound Study.

This LWRP supports that project and any future upgrades to the facility which improve its ability to remove pollutants from Long Island Sound.

n. Strictly Enforce Village Law and Ensure that Village Employees and Relevant Community Members are Appropriately Educated Regarding Such Enforcement

In order to achieve the goals and objectives of this LWRP, and further the policies contained in Section III, the Village must strictly enforce its laws and insist on full compliance with Code provisions that impact matters covered by this LWRP. In order to assist in effective enforcement, it is critical that Village employees responsible for enforcing Village law, and community members serving on boards and agencies that address matters related to the matters covered by this LWRP, be fully educated on the relevant Code provisions and be given appropriate support to achieve compliance.

o. Improve Training for LWRP Consistency Review

The determination of consistency with the LWRP is a unique, often highly technical analysis. According to the *New York State Coastal Management Program Consistency Manual*, the key distinction of consistency review as compared with other land use decisions is the requirement that activities within the LWRP boundary comply with and be conducted in a manner consistent with all applicable coastal policies to the maximum extent practicable**.** This requirement is different from the more traditional "balancing" provided for in SEQRA and the National Environmental Policy Act, which provide for the balancing of the beneficial effects of a proposed activity against its adverse effects. These other environmental analyses allow activities to proceed when individual beneficial effects "outweigh" certain adverse effects. This is not the case in consistency review; generally, one applicable policy is not to be advanced to the detriment of any other applicable policies.

Because of the unique requirements and process of consistency review, it is imperative that the governmental body or bodies charged with that review (in the Village of Mamaroneck, this is currently the HCZMC and the Board of Trustee) be adequately trained and prepared, and that all procedures are followed properly.

A key tool to achieve these goals is the *New York State Coastal Management Program Consistency Manual*, released in April 2010. This manual is intended to be used as guidance in meeting procedural and substantive coastal management and LWRP consistency obligations, and contains a summary of the basic relevant Federal and State consistency provisions and requirements, as well as more detailed guidance, including case studies, to assist in understanding and meeting these requirements. This manual should be provided to every member of the Village's land-use boards, Board of Trustees and HCZMC. The HCZMC secretary should keep abreast of any updates or amendments to the manual and provide them to land-use board members and Trustees in a timely manner.

In addition, members of land-use boards, the HCZMC, the Board of Trustees and the Planning Board should be provided with annual training sessions by a staff member from the DOS, or a local qualified representative. Such training sessions were conducted in 2013 and 2014, and were found to be helpful. Future training sessions should be timed to coincide with the beginning of terms for new members. This would ensure a smooth transition between old and new members, with the goal being that each application has the benefit of a fully trained and knowledgeable board. Such training sessions could require minimal ongoing Village funding, although the cost could also be shared with adjacent LWRP communities if training sessions were held jointly.

p. Review of Areas Susceptible to Flooding

As discussed throughout this LWRP, significant portions of Mamaroneck are located within either a 100-year or 500-year floodplain, as designated by FEMA. However, there are also certain areas within the Village that, while not located in a federally designated floodplain, nonetheless have experienced frequent flooding and related damage during storm events. Based on this concern, and as recommended in the Comprehensive Plan, the Village should coordinate with both FEMA and with appropriate property owners to ensure that the official flood maps reflect the most accurate and up-to-date information, and are based on clear evidence of flooding history.

In addition, the Village should document, maintain and publish information regarding flooding events within the Village. This information should be accessible to and referenced by the HCZMC in analyzing the consistency of any proposed action with the policies contained in Section III.

q. Periodic Review of LWRP and Annual Reporting

The HCZMC, with input from Village land use boards and other relevant Village Committees (such as the CFTE and the Flood Mitigation Committee), should review this LWRP every five years to determine how this LWRP is functioning in practice and to recommend potential changes to this document as may be appropriate. The HCZMC should report its findings resulting from such review to the Board of Trustee and the public.

In addition, the HCZMC should provide an annual report to the Board of Trustees (and the public) detailing its consistency determinations over the prior year, similar to the reports currently generated for the Larchmont/Town of Mamaroneck LWRP. Section 240-37-A(15) of the Village Code currently provides that the HZCMC has the authority and duty to submit an annual report to the Village Board of Trustees. This annual report should be provided, and the matters to be included in the annual report should be more clearly articulated.

SECTION V

LOCAL LAWS AND REGULATIONS NECESSARY TO IMPLEMENT THE PROGRAM

SECTION V LOCAL LAWS AND REGULATIONS NECESSARY TO IMPLEMENT THE PROGRAM

This section describes the techniques for implementation of the Village of Mamaroneck LWRP. It describes the land use controls that have been enacted by the Village to implement the policies and projects of the LWRP, and makes recommendations for potential changes to these regulations.

A. EXISTING LAWS AND REGULATIONS

1. Zoning Regulations (Mamaroneck Village Code Chapter 342)

   Chapter 342 establishes use districts and regulations applicable to the uses allowed within each district. The zoning regulations establish setback and density requirements and regulate the bulk and arrangement of buildings, the area of lots covered by development and open space, the provision of off-street parking and the location of accessory structures that support the principal uses and buildings on each property.

2. Subdivision Regulations (Mamaroneck Village Code Chapter A348)

   Chapter A348 establishes regulations and procedures for the subdivision of land into two or more individual lots.

3. Management of Coastal Zone, Harbor and Waterfront (Mamaroneck Village Code Chapter 240)

   Chapter 240 establishes standards, requirements and procedures for the safe and sanitary operation of watercraft and regulation of matters relating to safety, sanitation and environmental conservation in Mamaroneck; outlines a plan for the management and use of surface waters and underwater lands within the harbor; provides a framework for Village agencies to consider coastal management policies contained in the LWRP when reviewing applications for actions or proposing direct agency actions; and defines the Harbor and Coastal Zone Management Commission (HCZMC) and its duties.

4. Critical Environmental Areas (Mamaroneck Village Code Chapter 168)

   Chapter 168 establishes the boundaries of the seven Village-designated Critical Environmental Areas (CEAs) within Mamaroneck.

5. Wetlands (Mamaroneck Village Code Chapter 192)

Chapter 192 (Freshwater Wetlands), also known as the Wetlands Protection Law, establishes procedures to ensure the preservation, restoration, enhancement and proper utilization of wetlands (both freshwater and tidal) and related natural resources. The law outlines prohibited and regulated activities within wetlands and their adjacent areas (as defined within Chapter 192), and establishes the process for applying for a permit to conduct regulated activities.

6. Flood Damage Prevention (Mamaroneck Village Code Chapter 186)

Chapter 186 establishes provisions designed to regulate uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities; require that uses vulnerable to floods 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 unnaturally divert flood waters or which may increase flood hazards to other lands; and qualify for and maintain participation in the National Flood Insurance Program.

7. Stormwater Management and Erosion and Sediment Control (Mamaroneck Village Code Chapter 294)

Chapter 294 establishes minimum stormwater management requirements and controls to meet New York State requirements for stormwater discharges; minimize increases in stormwater runoff from land development activities; minimize adverse impacts on water quality from stormwater runoff; and control erosion and sedimentation.

8. Historic Preservation (Mamaroneck Village Code Chapter 218)

Chapter 218 establishes protected historic sites and structures that have been found to promote the economic benefits, cultural and educational advantages and general welfare of Village residents. The chapter establishes procedures for protection of these sites and structures, including creation of a Landmarks Advisory Committee.

9. Parks (Mamaroneck Village Code Chapter 260)

Chapter 260 establishes rules and regulations for all parks owned, operated, licensed, used or otherwise under the control or supervision of the Village of Mamaroneck.

10. Sewers (Mamaroneck Village Code Chapter 282)

Chapter 282 establishes standards and best practices for sewers within the Village. The chapter also lists prohibited discharges and provides for the removal of illegal sewer connections and the elimination of illegal discharge of liquids.

Finally, the chapter sets the regulations for non-stormwater discharges to the municipal separate storm water sewer system (MS4).

11. Signs (Mamaroneck Village Code Chapter 286)

Chapter 286 establishes regulations for existing and proposed outdoor signs of all types, to protect property values, create an attractive economic and business climate, enhance and protect the physical appearance of the community, preserve the scenic and natural beauty and provide a more enjoyable and pleasing community.

12. Trees (Mamaroneck Village Code Chapter 318)

Chapter 318 establishes guidelines and regulations for planting and maintaining trees in parks, along streets and in other public areas, primarily through the creation of a Tree Committee to set proper standards and monitor the observance of these standards.

B. REVISIONS TO THE MAMARONECK CODE SHOULD BE MADE TO IMPLEMENT THE LWRP

The Village of Mamaroneck Code should be amended to implement the policies and provisions of the Village of Mamaroneck Local Waterfront Revitalization Program, including to implement the recommendations contained in Section IV of this LWRP

C. OTHER PUBLIC AND PRIVATE ACTIONS NECESSARY TO IMPLEMENT THE LWRP

There are a number of public and private actions and projects that involve the potential redevelopment or enhancement of certain sites within the program area. These actions hold promise for assisting with the renewal of the waterfront, improvements to the environment and the continued economic well-being of the Village and are outlined in Section IV of this program.

D. MANAGEMENT STRUCTURE TO IMPLEMENT THE LWRP

1. The Board of Trustees and Village Manager of the Village of Mamaroneck are responsible for overall management and coordination of the Local Waterfront Revitalization Program.

2. Generally, the review of proposed actions for consistency with the policies and provisions of the Village of Mamaroneck LWRP will be undertaken by the HCZMC. For actions to be undertaken, funded or approved by the Board of Trustees, an advisory consistency determination shall be made by the HCZMC.

3. Implementation of the LWRP is to be accomplished through the previously identified projects and amendments to local laws, together with the review procedure established in Chapter 240 of the Village Code.

4. State and Federal agencies identified in Section VI will notify the Mayor and Manager of the Village of Mamaroneck of proposed actions in or likely to affect the area covered by this LWRP. Such actions will be subject to the same consistency review as provided by the Waterfront and Coastal Resources Act, the Federal Coastal Zone Management Act and their implementing regulations.

E. FINANCIAL RESOURCES NECESSARY TO IMPLEMENT THE LWRP

The implementation of the proposed projects identified in Section IV will require funding from a combination of public and private sources. These costs will include capital outlays, maintenance costs and, potentially in some cases, property acquisition. For many of the projects, costs are undetermined at this time. It is recognized that if the majority of the projects identified are implemented, they will be funded privately or supplemented by State and Federal funding. Where applicable, the Village will work diligently to secure funding through grants available through State and Federal program funds to support implementation of the identified LWRP projects.

The Village is obligated to fund a portion of the construction and renovation costs of proposed improvements on Village-owned property. There are grants available from State and Federal agencies that the Village hopes to obtain and leverage local funds against. The Village will continue to aggressively seek out such grants or in-kind assistance from governmental entities, elected representatives, quasi-governmental organizations and private entities to implement the plans and projects outlined in the LWRP.

Ongoing management of the LWRP will not require outside sources of funding.

FIGURES

LWRP Boundary



FIGURE I

DRAFT

Wetlands & Buffer

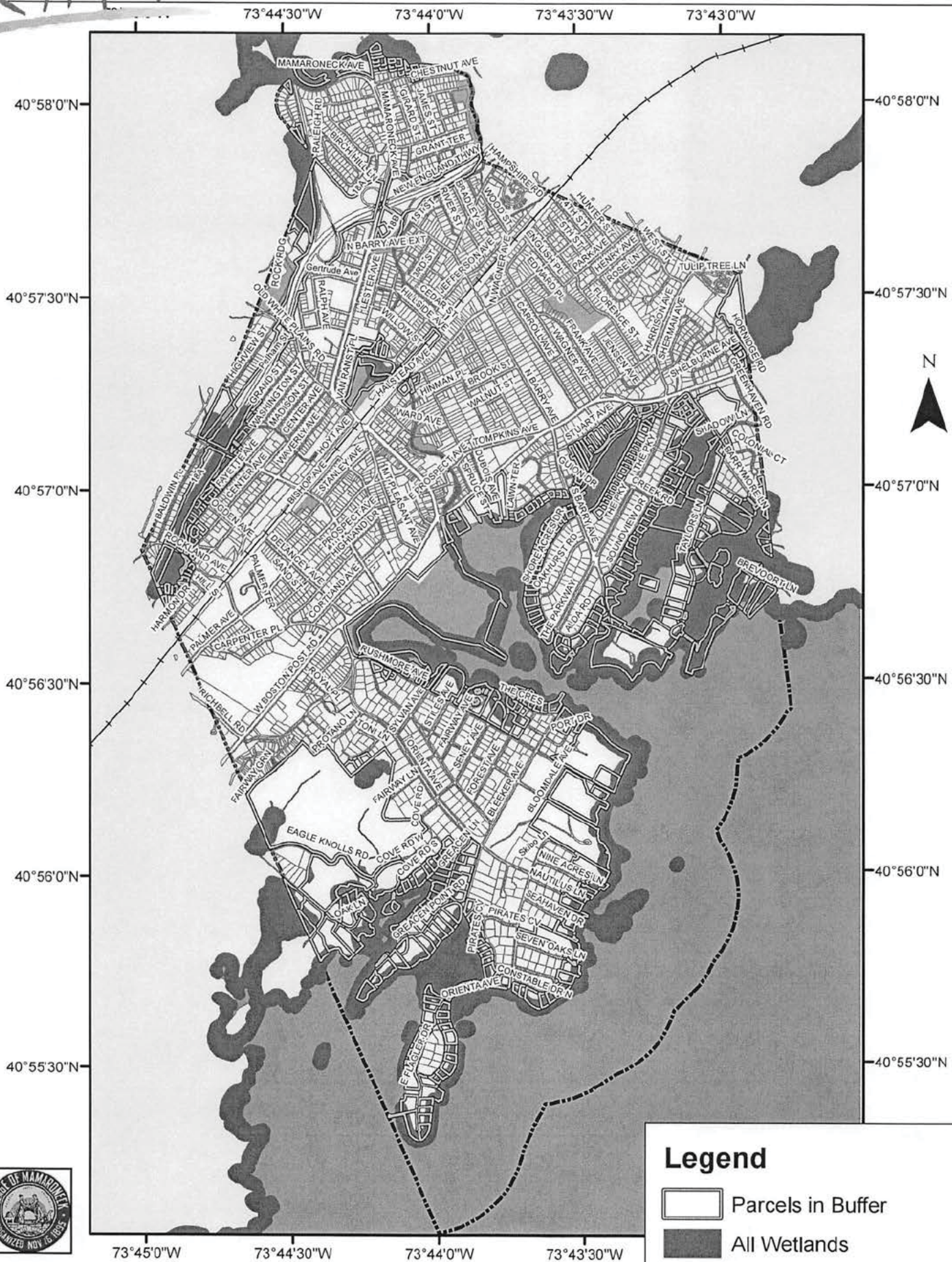


FIGURE II

Critical Environmental Areas

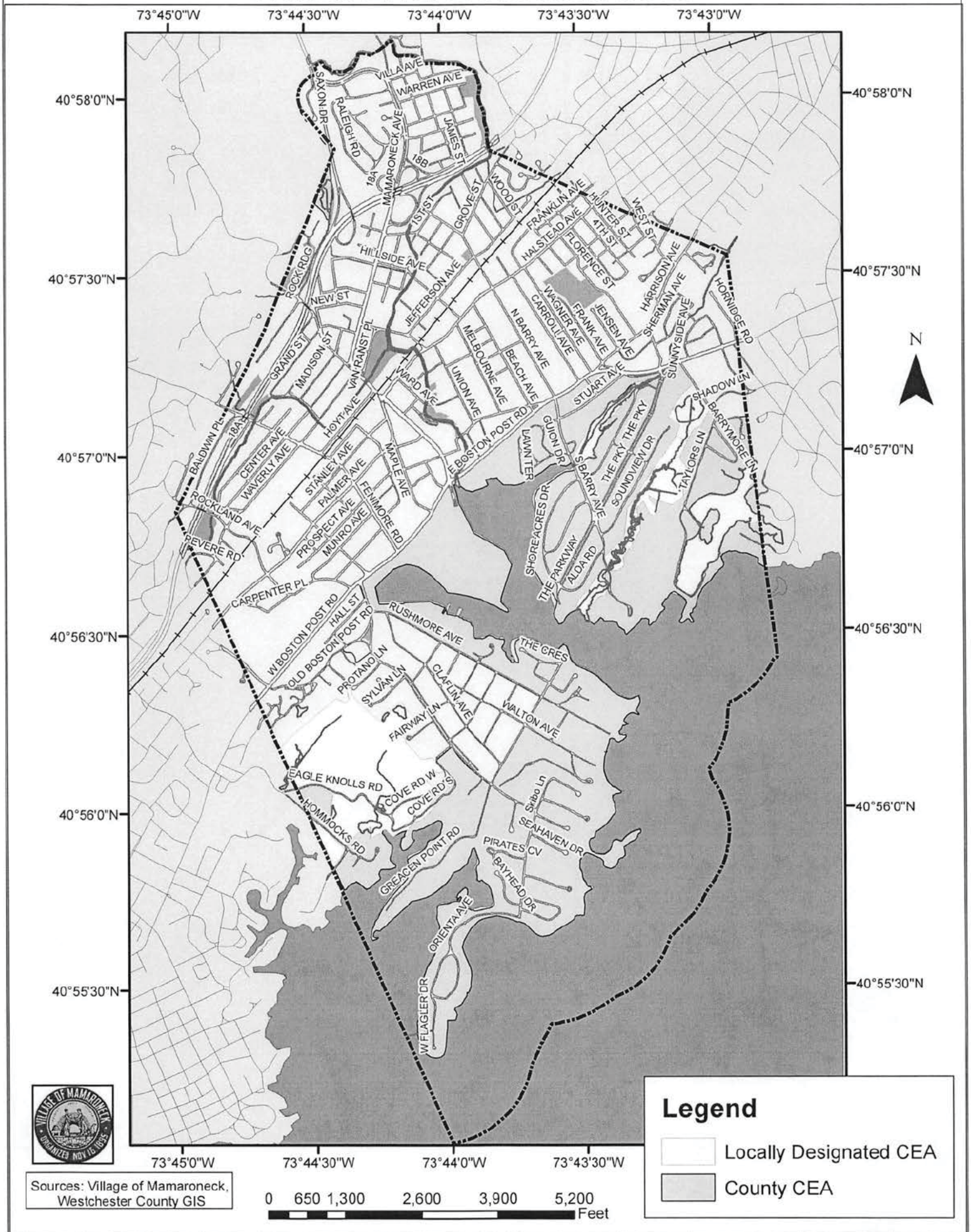


FIGURE III

100 Foot Riverine Buffer

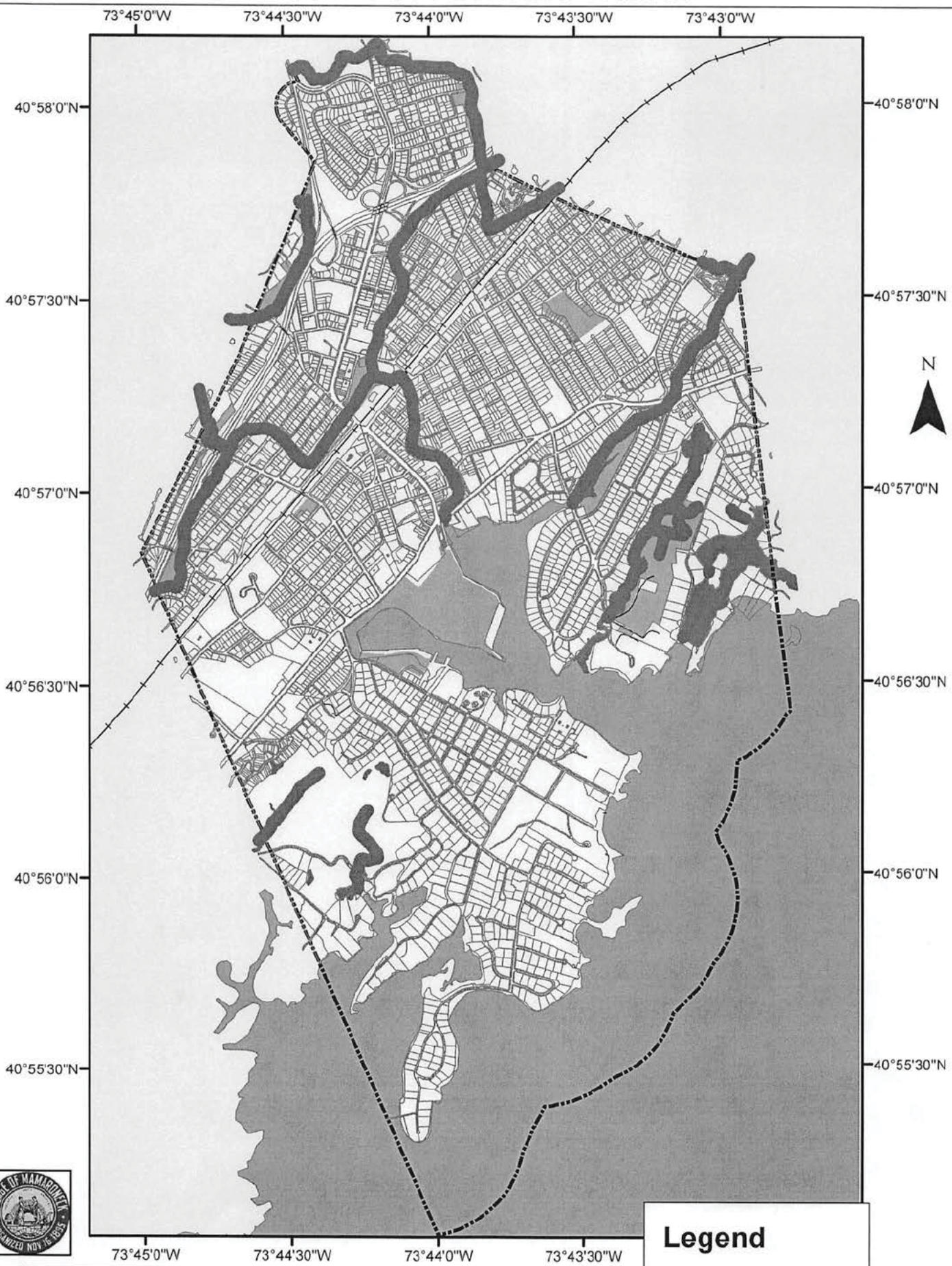
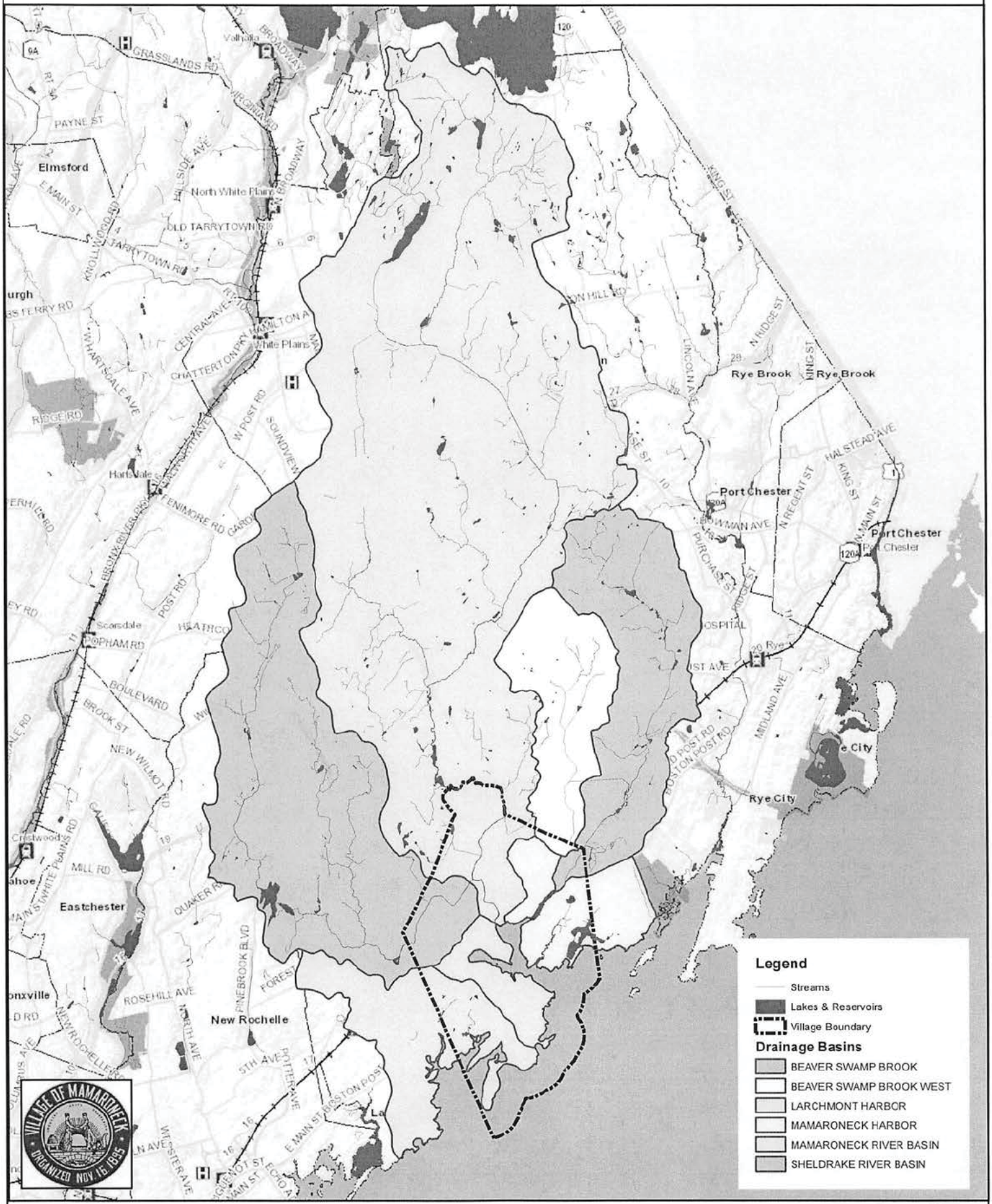


FIGURE IV

Watershed Map



Sources: Village of Mamaroneck, Westchester County GIS

0 2,0504,100 8,200 12,300 16,400 Feet

FIGURE I

Hurricane Storm Surge Zones

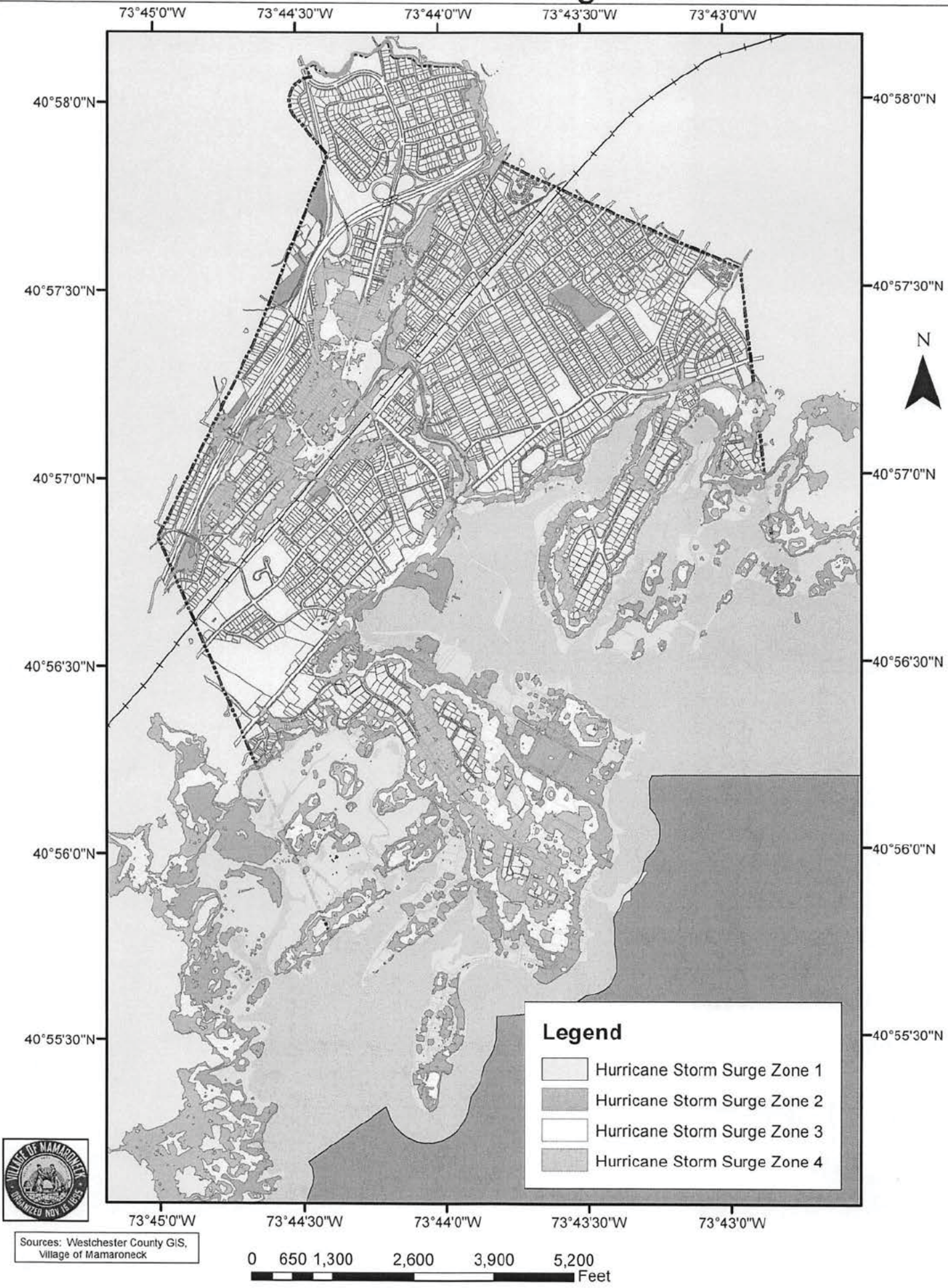


FIGURE VI

Projected Sea Level Rise

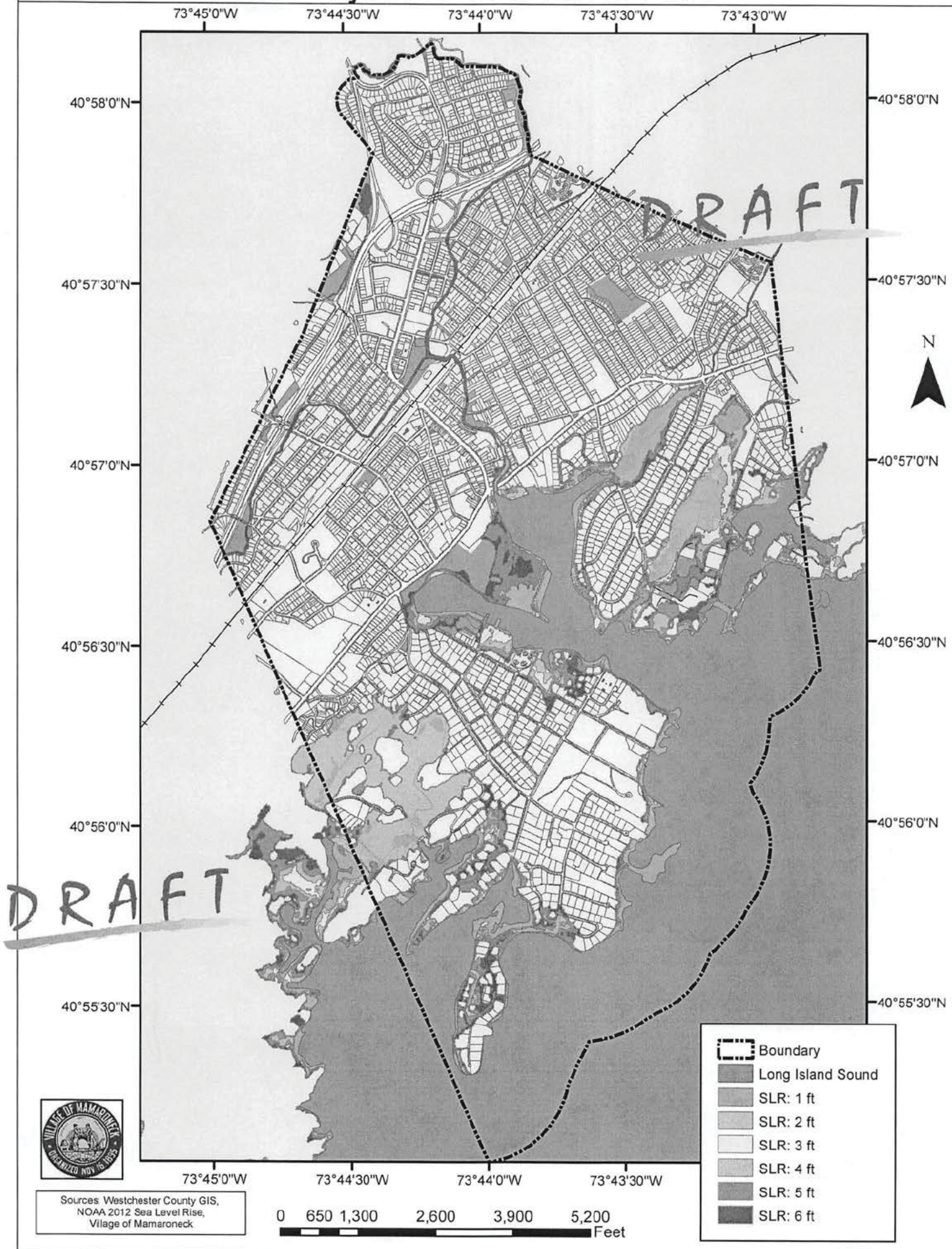


FIGURE VII

the New York State Office of Parks, Recreation and Historic Preservation - Division for Historic Preservation (Albany); New York State Dept. of Environmental Conservation (Albany); or the U.S. Environmental Protection Agency, Region 2 Office (New York City).

Sites of Historic or Architectural Importance

Mamaroneck is a very old community, having first been settled by Europeans in 1661, and therefore has numerous sites of historic or architectural importance. The following list was prepared by the Mamaroneck Historical Society and the Village of Mamaroneck Landmarks Advisory Committee. Additional designations are pending before the LAC.

	*1.	Old Mill (Deall Mill, later Van Amringe Mill)--1792
	*2.	First Methodist Church (later the Old Town Hall, now the American Legion Building)--1845
	*3.	100 Mamaroneck Avenue (Eggers & Pope, Architects) --1930
	*4.	Hook & Ladder Company Fire House--1902
+	**5.	Mamaroneck Railroad Stationhouse--1888
+	6.	John Richbell Monument & Cemetery
	7.	Site of Disbrow House--1677
	8.	DeLancey House (Fenimore Cooper House)--1792
+	9.	Disbrow Cemetery
	10.	Site of Flandreau House
	11.	Site of Polycarpus Nelson House
+	**12.	St. Thomas Church--1886; Parish House & former Endowment Bldgs.--1887
+	**13.	John Flandreau Cottage ("Vue de L'Eau") Church Rectory--1867; Banta House (Staff)--1890
	14.	Site of First School House
+	15.	DeLancey Cemetery
+	16.	Florence & Powell Cemetery
	17.	Gedney Farmhouse - Circa 1800
	18.	The Gatehouse
	19.	Site of Deall's Dock
++	20.	United Methodist Church--1859
	21.	Site of Battle of Heathcote Hill--1776
	22.	Site of Heathcote Manor House (at Women's Club overlooking harbor)--c. 1702
	23.	Site of 18th Century Dam and Mill Pond
	24.	Site of "Closet Hall" of Fenimore Cooper
	25.	Old Village Square (Madison Square)
+	26.	Guion Cemetery
	27.	Old Town Dock of Rye--17th Century
	28.	Toll Gate House--1805
+	29.	Gedney Cemetery
+	30.	Later Gedney Cemetery
+	31.	Dingee Cemetery
	32.	Site of Depot School--1885
+	33.	Town Cemetery
+	34.	Tompkins Avenue Bridge ("Where the Salt Water Meets the Fresh")
	35.	Site of First Kindergarten--1901

FIGURE VIII p.1

+ 36. Melbourne Avenue Historic District (Old Rye Neck)
+ 37. Columbus Park Monument
+** 38. Mamaroneck Project Building (Sewage Treatment Plant Tower & Administration) --1931
39. Harbor Island Park (Pavilion--1934; WPA Stonework & bldgs; Memorial Grove & Firemen's Memorial)
+ 40. Stanford White-designed gatehouse and stables (Mamaroneck Beach & Yacht Club) --1885
++ --Cottage Gatehouse
41. Daniel Warren Schoolhouse (Conrad Henne, Architect) --1930
+ 42. Mamaroneck Free Library--1927; Emelin Theatre--1972
+ 43. Mamaroneck Village Hall (Johnson Park & World War II Memorial)
44. Weatherbee Mansion (Westchester Day School)-- Circa 1880
+ 45. Old Central School (First High School)--1888
46. Strait Gate Church--1945; Rev. Martin Luther King Center
+ 47. Barry Avenue A.M.E. Zion Church--1903
+ 48. Holy Trinity Church--1885
+ 49. Tompkins Park (Memorial to World War I Veterans) with Milestone "23 Miles to N.Y. City"
50. Orienta Beach Club
51. Beach Point Club Mansion
52. St. Vito's Church--1930
+ 53. Satan's Toe--Site of Flagler Estate and D.W. Griffith Studio
+ 54. Highview Street Historic District

* Designated as an Historic Landmark by the Village of Mamaroneck Board of Trustees.

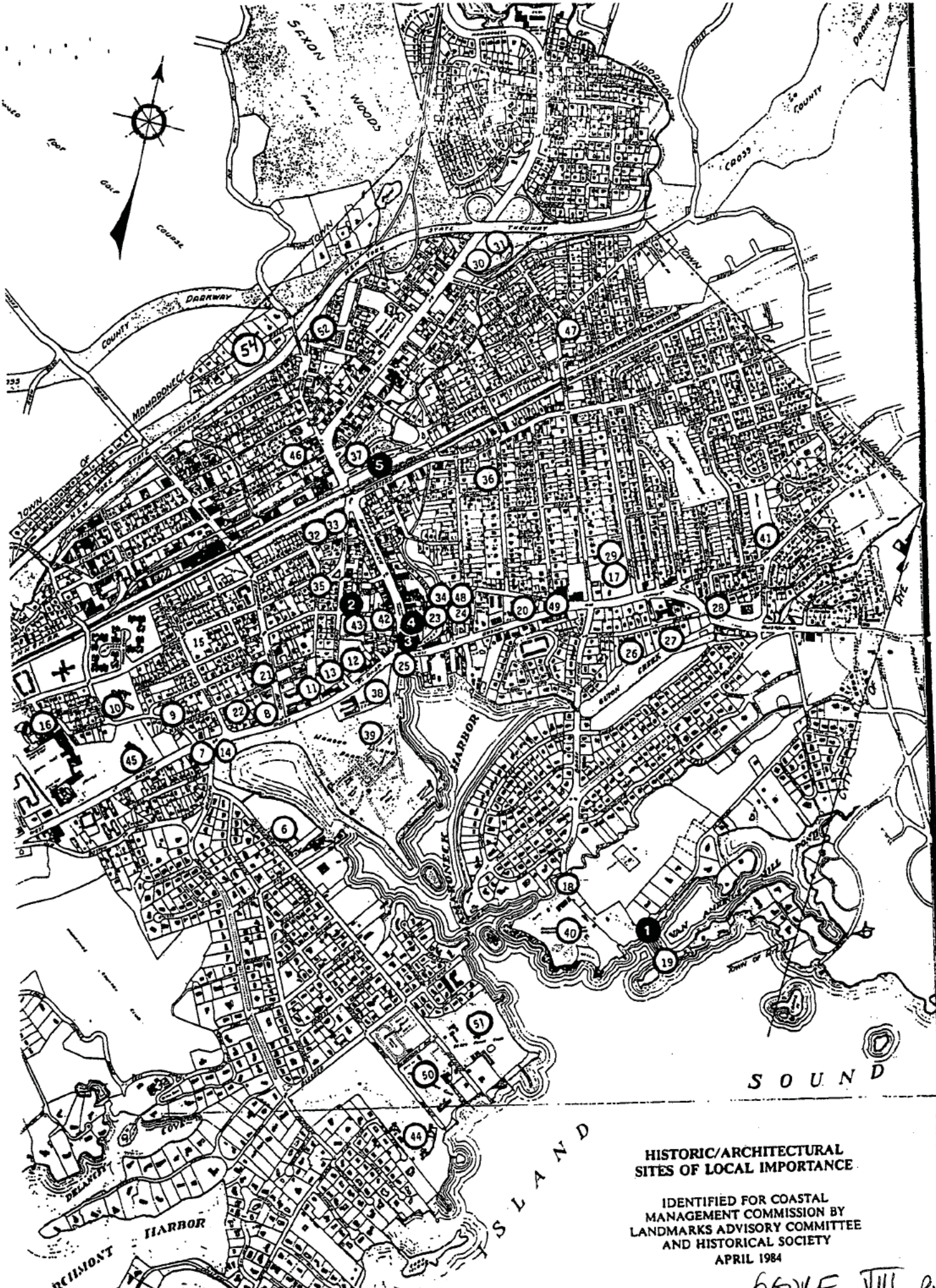
** Being considered for nomination to the National Register of Historic Places.

+ Being considered for designation under the local Historic Preservation Ordinance.

++ Recipient of Award from American Institute of Architects (Mid-Hudson Chapter) --1984.

NOTE: The Mamaroneck Project Plant (Sewage Treatment Tower and Administration Building) -- (#38) -- appears to meet the criteria for eligibility to both the State and National Register of Historic Places. In addition, the Village of Mamaroneck is seeking owner-permission to designate the Tower and Administration Building as a site of local historic/architectural significance under the local Historic Preservation Ordinance.

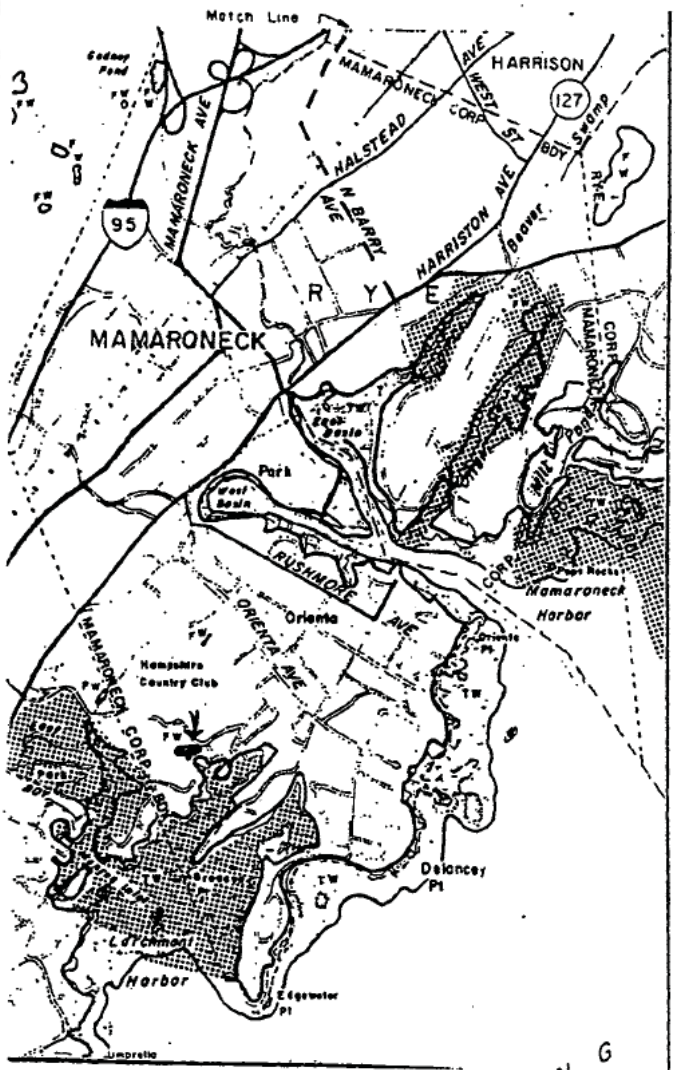
Resource Management: The major issue confronting these natural resources is land development. Land development, of course, brings money into the community, but the Village is



HISTORIC/ARCHITECTURAL SITES OF LOCAL IMPORTANCE

IDENTIFIED FOR COASTAL MANAGEMENT COMMISSION BY LANDMARKS ADVISORY COMMITTEE AND HISTORICAL SOCIETY
APRIL 1984

FIGURE VIII p. 3



epared 12/78

vised 9/83. FW IDENTIFIED BY ARROW WAS
RMERLY CONNECTED TO DELANCEY COVE & THERE
EVIDENCE OF SEEPAGE THROUGH THE DAM AS
LL AS OCCASIONAL STORM SURGES OVER THE DAM.
se Map Reference USGS 7.5' Quadrangles Mount Vernon & Mamaroneck

17

Legend

- PRIME AGRICULTURAL SOILS
- PRIME FOREST LANDS
- WETLANDS
  - Tidal — TW
  - Freshwater — FW
- SIGNIFICANT FISH AND WILDLIFE HABITATS
- MINERAL AND FOSSIL FUEL DEPOSITS
  - Sand and Gravel — S/G
  - Oil and Natural Gas — O/NG
  - Other
- BEACHES
- UNIQUE TOPOGRAPHIC / GEOGRAPHIC FEATURES
- SCENIC VISTA

— — COASTAL AREA BOUNDARY

Natural Resources Inventory

Coastal Management Program

BASE MAP WC-II

figure IX

SIGHTINGS OF BIRDS 1977-1985. Vicinity of Guion Creek, Magid Pond, Mamaroneck Harbor, Otter Creek and the Van Amringe Mill Pond. Total of 225 species.

NOTE: New York State recognizes rare species as either (A) Endangered; (B) Threatened; (C) Special Concern; or (D) Vulnerable. Fifteen rare species have been identified in the Village of Mamaroneck.

Common Loon
Red-throated Loon

Horned Grebe
Pied-billed Grebe
Red-necked Grebe

Double-crested Cormorant
Great Cormorant

American Bittern
(C) - Least Bittern
Great Blue Heron
Great Egret
Snowy Egret
Cattle Egret
Tricolored Heron
Green-backed Heron
Black-crowned Night-Heron
Yellow-crowned Night-Heron

Glossy Ibis

Tundra Swan
Mute Swan
Snow Goose
Brant
Canada Goose
Wood Duck
Green-winged Teal
American Black Duck
Mallard
Northern Pintail
Blue-winged Teal
Northern Shoveler
Gadwall
American Wigeon
Canvasback
Greater Scaup
Lesser Scaup
Oldsquaw
Common Goldeneye
Bufflehead
Hooded Merganser
Common Merganser
Red-breasted Merganser
Ruddy Duck

(A) - Bald Eagle
Turkey Vulture
(B) - Osprey
Northern Harrier
Sharp-shinned Hawk
Cooper's Hawk
Broad-winged Hawk
Red-tailed Hawk
Red-shouldered Hawk
Rough-legged Hawk
American Kestrel
Merlin
Peregrine Falcon

Ring-necked Pheasant

Clapper Rail
Virginia Rail
Sora
Purple Gallinule
Common Moorhen
American Coot

FIGURE X p. 1

SIGHTINGS OF BIRDS 1977-1985 (Total 225 Species) Continued

Black-bellied Plover
Semipalmated Plover
Killdeer
Greater Yellowlegs
Lesser Yellowlegs
Solitary Sandpiper
Spotted Sandpiper
Semipalmated Sandpiper
Least Sandpiper
Pectoral Sandpiper
Ruddy Turnstone
Sanderling
Dunlin
Short-billed Dowitcher
Common Snipe
American Woodcock

Laughing Gull
Little Gull
Bonaparte's Gull
Ring-billed Gull
Herring Gull
Lesser Black-backed Gull
Great Black-backed Gull
Black-legged Kittiwake

Black Skimmer
(B) - Common Tern

Mourning Dove
Rock Dove

Common Barn Owl
Eastern Screech-Owl
Long-eared Owl
Northern Saw-whet Owl
Snowy Owl

(D) - Ruby-throated Hummingbird
Belted Kingfisher
(C) - Common Nighthawk
Chimney Swift

Red-bellied Woodpecker
Red-headed Woodpecker
Yellow-bellied Sapsucker
Downy Woodpecker
(D) - Hairy Woodpecker
Northern Flicker

Olive-sided Flycatcher
Eastern Wood-Pewee
Acadian Flycatcher
Alder Flycatcher
Willow Flycatcher
Least Flycatcher
Eastern Phoebe
Great Crested Flycatcher
Eastern Kingbird

Horned Lark

Purple Martin
Tree Swallow
Northern Rough-winged Swallow
Bank Swallow
Cliff Swallow
Barn Swallow

Blue Jay
American Crow
Fish Crow

Black-capped Chickadee
Tufted Titmouse
Red-breasted Nuthatch
White-breasted Nuthatch
Brown Creeper

Carolina Wren
House Wren
Winter Wren
(C) - Marsh Wren

FIGURE X p.2

SIGHTINGS OF BIRDS 1977-1985 (Total 225 Species) Continued

Golden-crowned Kinglet
Ruby-crowned Kinglet
Blue-gray Gnatcatcher

Gray Catbird
Northern Mockingbird
Brown Thrasher

Veery
Eastern Bluebird
Gray-cheeked Thrush
Hermit Thrush
Swainson's Thrush
Wood Thrush
American Robin

Water Pipit

Cedar Waxwing

Loggerhead Shrike

European Starling

White-eyed Vireo
Solotary Vireo
Yellow-throated Vireo
Warbling Vireo
Philadelphia Vireo
Red-eyed Vireo

Blue-winged Warbler
Tennessee Warbler
Nashville Warbler
Northern Parula
(D) - Yellow Warbler
Chestnut-sided Warbler
Magnolia Warbler
Cape May Warbler
Black-throated
Blue Warbler
Black-throated
Green Warbler
Blackburnian Warbler
Pine Warbler
Prairie Warbler
Palm Warbler
Bay-breasted Warbler
Blackpoll Warbler
Black-and-white Warbler
American Redstart
Ovenbird
Northern Waterthrush
Louisiana Waterthrush
Common Yellowthroat
Hooded Warbler
Wilson's Warbler
Canada Warbler
Yellow-throated Warbler
Yellow-rumped Warbler
Yellow-breasted Chat

Summer Tanager
Scarlet Tanager

Northern Cardinal
Evening Grosbeak
Rose-breasted Grosbeak
Blue Grosbeak
Indigo Bunting
Dickcissel

KGWIKE X p. 3

SIGHTINGS OF BIRDS (Total 225 Species) Continued

Rufous-sided Towhee
American Tree Sparrow
Chipping Sparrow
Field Sparrow
(C) - Vesper Sparrow
Lark Sparrow
Savannah Sparrow
(D) - Sharp-tailed Sparrow
(D) - Seaside Sparrow
Fox Sparrow
Song Sparrow
Lincoln's Sparrow
White-throated Sparrow
White-crowned Sparrow
Swamp Sparrow
Dark-eyed Junco
Snow Bunting

Bobolink
Red-winged Blackbird
(D) - Eastern Meadowlark
Rusty Blackbird
Common Grackle
Brown-headed Cowbird
Orchard Oriole
Northern Oriole

Purple Finch
House Finch
Common Redpoll
Pine Siskin
American Goldfinch

House Sparrow

ROUTE X p. 4

The Marine Education Center at Harbor Island Park

Mamaroneck Harbor Specimen Checklist 2013

Common Name Scientific Name

FISH

AMERICAN EEL *Anguilla rostrata*

ATLANTIC SILVERSIDE Menidia menidia

BERGALL (CUNNER) *Taugolabrus adspersus*

BLUEFISH (SNAPPER) *Pomatomus saltatrix*

BUTTERFISH *Peprilus triacanthus*

FEATHER BLENNY *Hypsoblennius hentz*

FLOUNDER (SUMMER, FLUKE) *Paralichthys dentatus*

FLOUNDER (WINTER) *Pleuronectes americanus*

KILLIFISH *Fundulus majalis*

LINED SEAHORSE *Hippocampus erectus*

LITTLE SKATE *Raja erinacea*

MUMMICHOG *Fundulus heteroclitus*

NORTHERN PIPEFISH *Syngnathus fuscus*

NORTHERN PORGY (SCUP) *Stenotomus chrysops*

NORTHERN PUFFER *Sphoeroides maculatus*

OYSTER TOADFISH *Opsanus tau*

SMOOTH PUFFER *Lagocephalus laevigatus*

TAUTOG (BLACKFISH) *Tautoga onitis*

THREE SPINED STICKLEBACK *Gasterosleus aculeatus*

BIVALVES

BAY SCALLOP *Aequipecten irradadians*

BLUE MUSSEL *Mytilus edulis*

COMMON EASTERN OYSTER *Crassostrea virginica*

COMMON RAZOR CLAM *Ensis directus*

HARD-SHELLED CLAM (QUAHOG) *Mercenaria mercenaria*

RIBBED MUSSEL *Modiolus desmissus*

SOFT-SHELL CLAM *Mya arenaria*

GASTROPODS

CHANNELED WHELK *Busycon canaliculatum*

EASTERN MUD SNAIL *Illyanassa obsoleta*

KNOBBED WHELK *Busycon carica*

LOBED MOON SHELL Polinices duplicatus

MUD DOG WHELK *Nassarius obsoletus*

NORTHERN MOON SHELL *Luniatia heros*

OYSTER DRILL *Urosalpinx cinerea*

JELLYFISH

COMMON NORTHERN COMB JELLY *Bolinopsis infundibulum*

MOON JELLY Aurelia aurita

FIGURE XI p. 2

CRUSTACEANS

GRASS SHRIMP (Hippolyte Species) *Palaemonetes vulgaris*

SAND SHRIMP *Crangon septemspinosa*

ATLANTIC HORSESHOE CRAB *Limulus polyphemus*

BLUE CRAB *Callinectes sapidus*

FIDDLER CRAB *Uca species*

GREEN CRAB *Carcinus maenas*

HERMIT CRAB (FLAT CLAWED) *Pagurus pollicaris* (or other)

JAPANESE ASIAN SHORE CRAB *Hemigrapsus sanguineus*

JONAH CRAB *Cancer borealis*

LADY CRAB *Ovalipes ocellatus*

ROCK CRAB *Cancer irroratus*

COMMON SPIDER CRAB (nine spined, six spined) *Libinia emarginata*

NORTHERN SEA STAR (STARFISH) *Aslarias vulgaris*

PURPLE SEA URCHIN *Arabacia punctulata*

TUNICATES

SEA SQUIRTS *Styela partita*

ANNELIDS

CLAM WORMS *Nereis Species*

FIGURE X1 p3

List of bird photographs for Harbor Island Marine Education Center

American Black Duck *Anas rubripes* ***Year-Round***
American Coot *Fulica Americana* ***Winter***
American Oystercatcher *Haematopus palliates* ***Apr to Aug***
Belted Kingfisher *Ceryle alcyon* ***Year-Round***
Black-crowned Night Heron *Nycticorax nicticorax* ***Year-Round***
Brant *Branta bernicla* ***Winter***
Bufflehead Bucephala *albeola* ***Winter***
Canada Goose *Branta canedensis* ***Year-Round***
Common Goldeneye *Bucephala clangula* ***Winter***
Common Merganser *Mergus merganser* ***Winter***
Common Tern *Sterna hirundo* ***Summer***
Double-crested Cormorant *Phalacrocorax auritus* ***Summer***
Dunlin *calidris alpine* ***Apr to Sep***
Forster's Tern *sterna forsteri* ***Summer***
Great Black-backed Gull *Larus marinus* ***Year-Round***
Great Blue Heron *Ardea herodias* ***Year-Round***
Great Egret *Ardea Alba* ***Summer***
Greater Yellowlegs *Tringa melanoleuca* ***Mar to July***
Green Heron *Butorides virescens* ***Summer***
Herring Gull *Larus argentatus* ***Year-Round***
Hooded Merganser *Lophodytes cucullatus* ***Year-Round***
Killdeer *Charadrius vociferous* ***Year-Round***
Laughing Gull *Larus atricilla* ***Summer***
Least Sandpiper *calidris minutilla* ***Apr to July***
Lesser Scaup *Aythya affinis* ***Winter***
Mallard *Anas platyrhynchos* ***Year-Round***
Mute Swan *Cygnus olor* ***Year-Round***
Northern Shoveler *Anas clypeata* ***Winter***
Osprey *Pandion haliaetus* ***Mar to Sep***
Purple Sandpiper *Calidris maritime* ***Apr to Sept***
Pied-billed Grebe *Podilymbus podiceps* ***Summer***
Red-throated Loon *Gavia stellata* ***Winter***
Ring-billed Gull *Larus delawarensis* ***Year-Round***
Ruddy Turnstone *Arenaria interpres* ***May to Aug***
Sanderling *Calidris alba* ***May to July***
Semiplamated plover *choradrius semipalmatus* ***Apr to July***
Spotted Sandpiper *Actitis macularius* ***May to Jul***
Snowy Egret *Egretta thula* ***Summer***
Wood Duck *Aix sponsa* ***Year-Round***

FIGURE XII p.1

Possible Sightings of Birds in and around Mamaroneck Harbor

Grouped by Family (Birds Photographed, in RED)

Common Loon
Red-throated Loon

Horned Grebe
Pied-billed Grebe
Red-necked Grebe

Double-crested Cormorant

American Bittern
Least Bittern
Great Blue Heron
Great Egret
Snowy Egret
Cattle Egret
Tricolored heron
Green Heron
Black-crowned Night-Heron
Yellow-crowned Night-Heron

Glossy Ibis

Laughing Gull
Little Gull
Bonaparte's Gull
Ring-billed Gull
Herring Gull
Lesser Black-backed Gull
Great Black-backed Gull
Black-legged Kittiwake

Black Skimmer
Common Tern
Forster's Tern

Belted Kingfisher

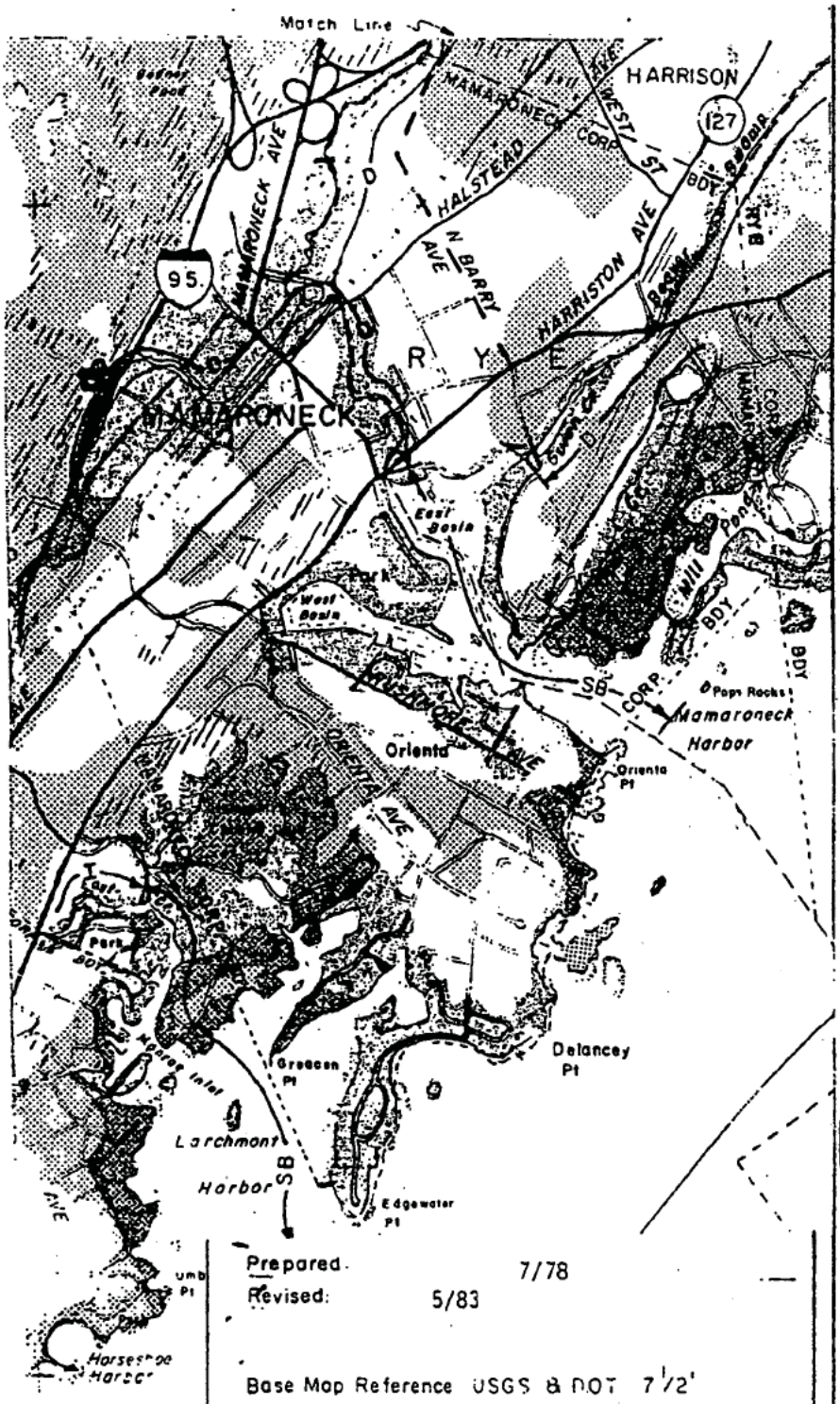
Mute Swan
Tundra Swan
Snow Goose
Brant
Canada Goose
Wood Duck
Green-winged Teal
American Black Duck
Mallard
Northern Pintail
Blue-winged Teal
Northern Shoveler
Gadwall
American Wigeon
Canvasback
Greater Scaup
Lesser Scaup
Long-tailed Duck
Common Goldeneye
Bufflehead
Hooded Merganser
Common Merganser
Red-breasted Merganser
Ruddy Duck

Osprey

Clapper Rail
Virginia Rail
Sora
Common Moorhen
American Coot

American Oystercatcher
Black-bellied Plover
Semipalmated plover
Killdeer
Greater Yellowlegs
Lesser Yellowlegs
Solitary Sandpiper
Spotted Sandpiper
Semipalmated Sandpiper
Purple Sandpiper
Least Sandpiper
Pectoral Sandpiper
Ruddy Turnstone
Sanderling
Dunlin
Short-billed Dowitcher
Common Snipe
American Woodcock

FIGURE XII p. 2



Legend

- AGRICULTURAL DISTRICTS
- HIGH VIABILITY FARMING
- FLOOD PLAIN
- STEEP SLOPES
- AREAS OF CRITICAL EROSION
- HIGH WATER TABLE/SHALLOW SOILS
- WATER QUALITY
  - Classification — S,SA-D,S
  - Limiting Segments
- AIR QUALITY MAINTENANCE AREAS
- HISTORIC/ARCHEOLOGICAL SITES — H-3
- SERVICE AREA
  - Public Water Supply
  - Public Sewer
- EXCLUDED FEDERAL LANDS
- COASTAL AREA BOUNDARY

Development Consideration

Prepared: 7/78
Revised: 5/83

Base Map Reference USGS & DOT 7½' Quadrangles. Mt Vernon & Mamaroneck

12

NEW YORK STATE Coastal Management Program

BASE MAP WC-II

FIGURE XIII

Memorandum
To: Richard Slingerland
From: Charles McCaffrey
Re: The HCZMC proposed update of the LWRP
July 31, 2015

An initial review of the HCZMC proposed LWRP update raises several concerns for the Village Board to consider in determining how best to proceed with the LWRP update.

A major consideration is the coastal policy organization, whether to use the "44" or "13" policies model. DOS has some discretion with regard to the organization of the policies and might, should it choose, accept a policy organization based on the "44", but it has indicated a preference for use of the "13". There are several reasons that the Board should consider for continuing to use the "13" policy structure. As the entity that is responsible for accepting a revised draft LWRP, submitting it to DOS for review, and then adopting the LWRP and requesting the Secretary of State's approval it is the Board's decision to make.

1. The NYS regulation for approval of an LWRP on Long Island Sound state that among the criteria for approval are that the LWRP be consistent with the "13" Long Island Sound Coastal Policies (NYCRR 19 PART 601.3). If the "44" were used they would have to be analyzed for their consistency with the "13" LISCMP coastal policies including the sub policies, standards and definitions as these are presented in the NYS regulations(600.6).
2. The Village Board undertook an extensive review of the "13" policies over a several month period last year. The HCZMC proposed draft makes no reference to the policies in the draft the Board reviewed and edited last year so it is difficult to determine how the Board's comments are reflected in the HCZMC draft.
3. The contract with the DOS envisioned the use of the "13" policies and DOS has previously indicated that the "13" should be used
4. The "13" coastal policies were developed after extensive consultation with the cities, towns, and villages on Long Island Sound, including Mamaroneck, as well as organizations and businesses concerned with the Sound and its resources and uses. The "13" are more reflective of the area than the "44" statewide coastal policies, which are used essentially unchanged in the 1984 LWRP.
5. DOS has reviewed and commented on a version that used the "13" policy structure.
6. The LIS CMP was designed to present a clearer statement of the policy by avoiding overlapping policy explanations, reducing the number of policies without reducing their scope, presenting performance standards that could make clearer the basis for a consistency decision.

Review of the HCZMC proposed LWRP update indicated many gaps in required elements of an LWRP that must be included before it can be submitted to DOS for formal review. Among these are a harbor management plan component. Implementing laws, both existing and proposed, are not described in sufficient detail. The LWRP must show that the municipality has the means to implement the policies.

Several policies contain provisions that are inconsistent with State law or policy, including the disposal of dredged material in Long Island Sound, the prohibition of development in natural protective features as mapped pursuant to the Coastal Erosion Hazards Act, and the definitions of water-enhanced uses and water-dependent uses. Consideration of sea level rise should not be limited to activities with substantial public expenditure only.

Water quality policies' explanations do not accurately distinguish the purpose of the separate water quality policy statements nor account for the changes in water quality regulations and programs that have been developed over the last 30 years at the federal, state, and village level, such as,the TMDL for Long Island Sound, MS4 regulations, the Village stormwater regulations, and agreements re Inflow and Infiltration.

McCarthy
Fingar LLP
Counselors at Law

TO: **Mayor and Board of Trustees of the Village of Mamaroneck**

FROM: **Lester D. Steinman**

RE: **Comments on Working Group LWRP Update**

DATE: **August 3, 2015**

For several years, the Village of Mamaroneck, with the assistance of an LWRP Update Steering Committee appointed by the Board of Trustees ("BOT"), BFJ Planning and Charles McCaffrey, consultants retained by the Village, has been engaged, with the public, in the preparation of an Update to its Local Waterfront Revitalization Program ("LWRP") originally adopted by the Village in 1984. By Resolution dated January 12, 2015, the BOT referred the latest iteration of the proposed LWRP Update entitled "Village of Mamaroneck Local Waterfront Revitalization Program December 2014 Draft" ("December 2014 LWRP Update") to the Village's Harbor and Coastal Zone Management Commission ("HCZMC"), Planning Board, Board of Architectural Review and Committee for the Environment for their review and submission of comments by June 15, 2015. At the request of the HCZMC, the date for submitting comments was extended to June 30, 2015.

In response to the BOT referral, on June 30, 2015, the HCZMC Chair, Cindy Goldstein, submitted to the BOT an independent LWRP Update prepared/recommended by the LWRP Update Working Group and the HCZMC ("Working Group LWRP Update"). The LWRP Working Group was formed by the HCZMC and was made up of 36 Village residents.

At its July 6, 2015 Work Session, the BOT received the Working Group LWRP Update and the HCZMC Chair provided a brief overview of the document's contents and the process for its preparation. At that same meeting, the BOT requested that counsel and Charles McCaffrey submit memoranda commenting on the Working Group LWRP Update.

As discussed with Mr. McCaffrey, we will defer to his technical review of Sections I, II and III of the Working Group LWRP Update. As set forth below, our comments focus on Section IV, Proposed Land Uses and Projects, and Section V, Local Laws and Regulations Necessary to Implement the Program. Mr. McCaffrey will also comment on those Sections.

Unfortunately, we do not have the benefit of a redlined version of the December 2014 LWRP Update highlighting the changes made to that document in the Working Group LWRP Update. This hampered our ability to (1) identify the specific text added and deleted; (2) understand the reasons for such changes; and (3) analyze the impact of those changes on the substance of the document.

With respect to Sections IV and V, we have the following comments:

(1) The discussion of proposed land uses in Section IV of the Working Group LWRP Update should be based upon and be consistent with the Village's Comprehensive Plan and Zoning Ordinance. However, in at least one instance pertaining to the future use of the Hampshire Club property, the Working Group LWRP Update goes a step beyond what is stated in the Comprehensive Plan and recommends a rezoning of that property for open space or recreation use. Village Board endorsement of this recommendation would have significant legal ramifications in light of pending litigation and pending applications before the Planning Board regarding the Hampshire property.

(2) Missing from Section V of the Working Group LWRP Update are the detailed discussions of the Harbor Management amendments (addition of buffer areas, regulation of dock lengths and prohibition on encroachments on channels, buffer areas, anchorage or mooring areas) and other amendments proposed to Chapter 240 of the Village Code (exemption of most Type II actions from consistency and procedures for reviewing and determining consistency, perimeter permit and structures permit applications) contained in Section V B of the December 2014 LWRP Update, entitled "Proposed Revisions Necessary to Implement The LWRP".

(3) In Section IV, the Working Group LWRP Update proposes a different approach to wetlands regulation then the December 2014 LWRP Update. In the Working Group LWRP Draft, wetland permit jurisdiction would be transferred from the Planning Board to the HCZMC. Conversely, under the December 2014 LWRP Update, the Planning Board would retain jurisdiction over the issuance of wetland permits, except that HCZMC would be given jurisdiction over wetlands permit applications sought in connection with an application to HCZMC for a perimeter permit or structures permit.

(4) The discussion in Section IV of the Working Group LWRP Update regarding LWRP consistency and SEQRA is at odds with the discussion of that subject in the December 2014 LWRP Update. The Working Group LWRP Update proposes a process that, in our opinion, is inconsistent with the legal requirement that compliance with SEQRA must precede final decision-making (determination of consistency) on an action. Also, unlike the December 2014 LWRP Update, the Working Group LWRP Update makes no mention of the procedures that have already been implemented to allow HCZMC to initiate a preliminary consistency review at an early stage of the land use review process to better integrate its LWRP review into the SEQRA process.

(5) There is no mention in the Working Group LWRP Update of the 2014 amendments to Chapter 240 (1) transferring jurisdiction from the HCZMC to the BOT to determine consistency for Type I and Unlisted actions undertaken, funded or approved by the BOT; and (2) providing

that prior to making its consistency determination, the BOT shall refer the action to the HCZMC for a written recommendation on the consistency of the proposed action. An expansion of the brief discussion of these amendments in the December 2014 LWRP Update is recommended.

We look forward to discussing this matter with you at a future Work Session. In the interim, should you have any questions please do not hesitate to contact us.

cc: Richard Slingerland, Village Manager
Charles Goldberger, Village Attorney
Charles McCaffrey

From: Ethier, Jaime (DOS) [mailto:Jaime.Ethier@dos.ny.gov]
Sent: Friday, September 18, 2015 11:59 AM
To: Richard Slingerland <RSlingerland@vomny.org>; Mayor Norman S.. Rosenblum <nrosenblum@vomny.org>
Subject: RE: comments on re-draft LWRP from HCZMC sub-committee

Rich, Mayor Rosenblum and Board of Trustees:

Thank you for the opportunity to review the comments/updates to the draft LWRP from the HCZMC working group. Recognizing that the working group updates have not been submitted to DOS for a formal review, I offer you and the Board of Trustees (BOT) the following comments in an effort to assist the Village in developing a draft LWRP that will work for all parties concerned. Unfortunately, without the benefit of a red lined version showing what language in the update is new, it's difficult for me to determine all of the new text without an exhaustive back and forth between the two documents, as such, I'd like to offer my general observations on the working group's update:

1. The Executive Summary and Introduction sections offer a nice lead-in to the LWRP document by presenting the purpose, objectives, goals and benefits of the LWRP. While some of this language is carried over from the 2014 draft, there is new language that introduces the document nicely.
2. As I indicated in an earlier email to you on the working group's updates, the updated inventory and analysis section has new information that appears to improve upon the draft LWRP. I'm aware that the working group did extensive research for this section and I believe that any new information they've found will bolster the existing text. I encourage the Village to combine the information from the update with the earlier draft for a more thorough inventory and analysis section.
3. The working group proposes to use the 44 coastal policies instead of the Long Island Sound 13 policies that were recommended. While the decision of which policies to use is an important decision that I will leave entirely to the Village – I caution you to be aware that some of the language in the updated 44 policies may violate New York State policies and is therefore inappropriate to use – i.e. the disposal of dredged material in Long Island Sound. No matter which policies the Village decides to go with, the LWRP policies will need to be reviewed by our legal counsel to determine their legality.
4. As with the inventory and analysis section, the updated proposed land uses and projects and alternatives section includes some new project ideas that would be beneficial to add to the LWRP. That being said however, there are some proposed projects relative to the consistency review process that should not be proposed as projects but rather incorporated into the local consistency review law and the consistency review process proposed as part of this LWRP. Likewise, the proposed project to update the Harbor Management Plan should not be a proposed project but rather should be incorporated into this LWRP update. This draft LWRP has many of the required elements to establish a Harbor Management Plan so there is no need to have a project to update the existing one. Please review the sections of the LWRP to ensure that it identifies existing on-water uses, has policies and laws for regulating on-water uses, and has proposals for future on-water uses. As for the proposed project to "Strictly Enforce Village Law…" – it has no place in the proposed projects section. It should go without saying that the Village's local laws should be enforced and it is inappropriate to have that as a proposed project in the LWRP.

Overall the LWRP working group has proposed much language and updates that should be incorporated into the 2014 draft LWRP. The LWRP policy structure will need to be addressed by the Village before the draft LWRP is submitted for determination of readiness for 60-day review. I offer these thoughts as guidance towards developing an LWRP that achieves the Village's vision for its waterfront – and I thank you for the opportunity to comment on this draft.

If you have any questions, please let me know.

Kind Regards,
Jaime Ethier

From: Richard Slingerland [mailto:RSlingerland@vomny.org]
Sent: Wednesday, September 16, 2015 6:11 PM
To: Ethier, Jaime (DOS)
Cc: dsarnoff@vomny.org; Charlie
Subject: comments on re-draft LWRP from HCZMC sub-committee

Jaime:

I hope you enjoyed the rest of your summer, and Labor Day weekend.

This is a reminder that if you have time to get back any comments you may have on the re-draft LWRP from HCZMC sub-committee, so the Board can review and consider them at the Monday September 21st Work Session. Therefore we would need them, if you have them, by 12 Noon on Friday, September 18th.

If you are still working on them and unable to reply by Friday, let me know so I can inform the Board.

Thank you very much for all your assistance.

Rich

Richard Slingerland
Village Manager

Village of Mamaroneck
Village Hall
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Phone: 914-777-7703
Fax: 914-777-7760

To: Mayor & Board of Trustees
From: LWRP Update Working Group

October 2, 2015

Re: Working Group Comments on the Consultant comments on the LWRP Update Working Group Draft

As requested, below please find the Working Group comments:

Response to comments of Charles McCaffrey, Consultant

1) Comment: "The NYS regulation for approval of an LWRP on Long Island Sound state(sic) that among the criteria for approval are that the LWRP be consistent with the "13" Long Island Coastal Policies. If the "44" were used they would have to be analyzed for their consistency with the "13" LISC CMP..."

Response: The Working Group started with the current LWRP and then reviewed it against both the 13 LIS policies and changes to the 44 NYS policies to include any updates and changes. The context of the 13 policies is included in the 44 policies recommended to the BOT. See attached Policy Matrix.

2) Comment: "The Village Board undertook an extensive review of the "13" policies over a several month period last year. The HCZMC proposed draft makes no reference to the policies in the draft the Board reviewed and edited last year so it is difficult to determine how the Board's comments are reflected in the HCZMC draft."

Response: It was impossible to "redline" the proposed draft against the existing LWRP as it was produced on a typewriter in 1984, and it would make no sense to redline the proposed draft against the draft of the "13" policies since the presentation is very different. It should not be terribly difficult to review the substance of the proposed draft to see if it addresses prior comments and if the content itself is acceptable. The LWRP Working Group draft represents the views of the community as the group had representation of residents from the entire Village - as mandated in every LWRP adoption or update process.

3) Comment: "The contract with the DOS envisioned the use of the "13" policies and DOS has previously indicated that the "13" should be used."

Response: The DOS has clearly stated that a community may use whatever policies they choose (i.e., the "13" or the "44"). The LWRP must be tailored to an individual municipality

which has been achieved by the LWRP Working Group draft. The only requirement is that the substance of the "13" be included in the "44", which we believe it is.

4) Comment: "The "13" coastal policies were developed after extensive consultation with the cities, towns, and villages on Long Island Sound, including Mamaroneck, as well as organizations and businesses concerned with the Sound and its resources and uses. The "13" are more reflective of the area than the "44" statewide coastal policies, which are essentially unchanged in the 1984 LWRP."

Response: First, we do not recall that Mamaroneck was extensively consulted in developing the "13". If it was, neither the HCZMC nor the community as a whole was consulted. Second, Mamaroneck differs from most other LI Sound communities in that our LWRP applies to the entire village and not just coastline of Long Island Sound. The boundary issue is exactly what makes Mamaroneck Village different from other coastal communities on Long Island Sound. It therefore makes the most sense to use the "44" and ensure they address the matters reflected in the "13". To this end, the Working Group took what was applicable and included all conceptual issues from the 13 policies to make sure they were integrated in to the 44 policies. Emphasis was placed on the fact that the Village has worked with the 44 policies for more than 30 years and they have served the community well.

5) Comment: "DOS has reviewed and commented on a version that used the "13" policy structure."

Response: Not a relevant concern as DOS will review whatever document the BOT refers to them.

6) Comment: "The LIS CMP was designed to present a clearer statement of the policy by avoiding overlapping policy explanations, reducing the number of policies without reducing their scope, presenting performance standards that could make clearer the basis for a consistency decision."

Response: Also not relevant. The only substantive issue is, as noted below, that the "44" policies address all applicable matters in a way that the community believes is workable and best suits the needs and situation of the Village.

7) Comment: "Review of the HCZMC proposed LWRP update indicated many gaps in require elements.... Among these are a Harbor Management Plan component. Implementing laws, both existing and proposed, are not described in sufficient detail. The LWRP must show that the municipality has the means to implement the policies."

Response: Please refer to Jaime Ethier's email dated 9/18/15 paragraph 4 that indicates that most elements of a Harbor Management Plan (HMP) are already contained in the draft. Any additional editing will be relatively easy to do with DOS guidance. The HCZMC will undertake continued work on the HMP (as required by Chapter 240) and consideration should be given to

incorporating the current HMP by reference in the LWRP. That way future amendments may be made to the HMP without having to update the entire LWRP.

The implementing laws were not specifically drafted and additional work is needed. The Working Group draft provided a roadmap for the BOT regarding future laws. We currently have laws that implement our LWRP and it would have been imprudent to adopt in the LWRP specifically worded changes to existing laws when those changes have not gone through the required BOT and public review process applicable to changes in law. It is interesting to note that the 9/18/15 email from Jaime Ethier does not cite this as a problem but we can seek guidance from DOS.

8) Comment: "Several policies contain provisions that are inconsistent with State law or policy, including the disposal of dredged material in Long Island Sound, the prohibition of development in nature protective features...and the definitions of water-enhanced uses and water-dependent uses. Consideration of sea level rise should not be limited to activities with substantial public expenditure only.

Response: The dredging issue will be addressed and any other edits to the document that are necessary will be directed by the DOS review.

9) Comment: "Water quality policies' explanations do not accurately distinguish the purpose of the separate water quality policy statements nor account for the changes in water quality regulations and programs that have been developed over the last 30 years at the federal, state and village level, such as, the TMDL for Long Island Sound, MS4 regulations, the Village stormwater regulations, and agreements re inflow and infiltration."

Response: We do not fully understand what is referred to here but would be happy to get additional clarification from Mr. McCaffrey and/or the DOS. There is no reference to the WAC 4 report in the BFJ draft, nor any findings from using a DOS nonpoint assessment tool/chart evident to identify gaps in our current program - a very large part of the grant and reason the update was undertaken in the first place.

Response to comments of Lester Steinman, Land Use Counsel

1) Comment: Summarized: "....goes a step beyond what is stated in the Comprehensive Plan and recommends rezoning of that property for open space or recreation use. Village Board endorsement of this recommendation would have significant legal ramifications in light of pending litigation....."

Response: The Working Group was comprised of 36 residents from all parts of the community and they indicated that because there was such little open space left in the Village that this recommendation was consistent with the goals of the LWRP. It is stated in the Comprehensive Plan on page 63 as one of two alternatives and a change in zoning was urged. This is merely a

recommendation - the actual zoning change (if one were to be made) is at the discretion of the BOT. The Town of Mamaroneck rezoned Bonnie Briar Country Club and succeeded in court.

2) Comment: "Missing from Section V...are the detailed discussions of the Harbor Management amendments..."

Response: The Working Group recommends incorporating by reference the HMP and amending it in the future so more work can be done. The Working Group removed BFJ draft information that was not correct or appropriate to the Village. It is premature to include it since it was never reviewed or discussed in public. After more work is done, recommendations would be made to the BOT.

3) Comment: "In Section IV, the Working Group LWRP Update proposes a different approach to wetlands regulation then(sic) the December 2014 LWRP Update. ...wetland permit jurisdiction would be transferred from the Planning Board to the HCZMC."

Response: The purpose is to streamline the process as it is complicated, financially burdensome and time-consuming for applicants. We are happy to discuss this item more fully.

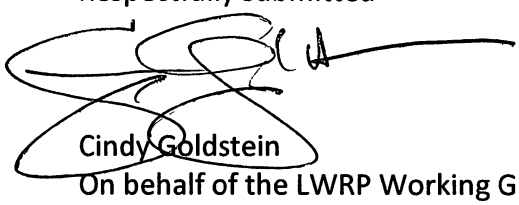
4) Comment: "The discussion in Section IV of the Working Group.... regarding LWRP consistency and SEQRA is at odds with the discussion..."

Response: The conflict in interpretation between counsel and DOS has been extremely complicated and must be settled at some time in the very near future.

5) Comment: "There is no mention.....of the 2014 amendments to Chapter 240..."

Response: It wasn't necessary to reiterate the Chapter 240 amendments that have already occurred. They can be included if deemed appropriate.

Respectfully submitted



Cindy Goldstein
On behalf of the LWRP Working Group

LWRP Working Group Policy Matrix
October 2, 2015

LIS CMP Policy 1 Foster a pattern of development in the Long Island Sound coastal area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a coastal location, and minimizes adverse effects of development. **Links to 44 Policies:** 1,2, 4,5,18

LIS CMP Policy 2 Preserve historic resources of the Long Island Sound coastal area. **Links to 44 Policies:** 23

LIS CMP Policy 3 Enhance visual quality and protect scenic resources throughout Long Island Sound. **Links to 44 Policies:** 24 & 25

LIS CMP Policy 4 Minimize loss of life, structures, and natural resources from flooding and erosion. **Links to 44 Policies:** 11,12,13,14, 15*, 16, 17, 28 (*Not Applicable - Mining)

LIS CMP Policy 5 Protect and improve water quality and supply in the Long Island Sound coastal area. **Links to 44 Policies:** 30, 31, 32, 33, 34, 35, 36, 37, 38, 40* (* Not Applicable: effluent from electric and industrial facilities)

LIS CMP Policy 6 Protect and restore the quality and function of the Long Island Sound ecosystem. **Links to 44 Policies:** 7,8,28*,44 (* Not Applicable*: ice management practices)*

LIS CMP Policy 7 Protect and improve air quality in the Long Island Sound coastal area. **Links to 44 Policies:** 41, 42 & 43* (* Not Applicable: acid rain precursors; nitrates and sulfates)

LIS CMP Policy 8 Minimize environmental degradation in the Long Island coastal area from solid waste and hazardous substances and wastes. **Links to 44 Policies:** 8,30,36, 39

LIS CMP Policy 9 Provide for public access to, and recreational use of, coastal waters, public lands, and public resources of the Long Island Sound coastal area. **Links to 44 Policies:** 9, 19, 20, 21, 22

LIS CMP Policy 10 Protect Long Island Sound's water-dependent uses and promote siting of new water-dependent uses in suitable locations. **Links to 44 Policies:** 2, 3*, 4, 5 (* Not Applicable, major port Albany, Buffalo NY)

LIS CMP Policy 11 Promote sustainable use of living marine resources in Long Island Sound. **Links to 44 Policies:** 9 & 10

LIS CMP Policy 12 Protect agricultural lands in the eastern Suffolk County portion of Long Island Sound's coastal area. **Links to 44 Policies** 26* (*Not Applicable, conservation of agricultural lands in state's coastal area)

LIS CMP Policy 13 Promote appropriate use and development of energy and mineral resources. **Links to 44 Policies:** 27, 28 & 29

Note: Policy 6 of the 1984 LWRP (Expedite permit procedures in order to facilitate the siting of development activities at suitable locations) is not represented in the LIS CMP Policies.

Village of Mamaroneck, NY

Item Title: Mamaroneck Beach & Yacht Club - Status Update

Item Summary: **Mamaroneck Beach & Yacht Club - Status Update**
The Planning Board has not yet received the requested revisions. The Commission has received the DSEIS Draft submission by the Applicant (9/1/15) and the Planning Board's completeness memo submitted to the Applicant on 10/14/15.

Fiscal Impact:

ATTACHMENTS:

Description	Upload Date	Type
Draft DSEIS (9/1/15)	12/23/2015	Cover Memo
Completeness Memo (10/14/15)	12/23/2015	Cover Memo

MAMARONECK BEACH AND YACHT CLUB
555 SOUTH BARRY AVENUE
VILLAGE OF MAMARONECK, NEW YORK

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT
PROPOSED SANITARY SEWER SYSTEM UPGRADE



Photograph obtained from Mamaroneck Beach and Yacht Club website.

VOLUME 1

TRC Engineers, Inc.
September 2015

MAMARONECK BEACH AND YACHT CLUB
555 SOUTH BARRY AVENUE
VILLAGE OF MAMARONECK, NEW YORK

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT
PROPOSED SANITARY SEWER SYSTEM UPGRADE

Project Location:
555 South Barry Avenue
Village of Mamaroneck, Westchester County, NY
Tax Map Parcel: Village of Mamaroneck, Section 4, Block 77, and Lot 31

Lead Agency:
Mr. Stuart Sterk, Chairman
Mamaroneck Village Planning Board
Village Hall at the Regatta
123 Mamaroneck Avenue
Mamaroneck, NY 10543
Tel: (914) 777-7703

Applicant/Project Sponsor:
Mamaroneck Beach and Yacht Club (MBYC)
555 South Barry Avenue
Mamaroneck, NY 10543
Contact: Lisa Rosenshein
Tel: (914) 698-3600

Prepared by:
TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532
Tel: (914) 592-4040
Fax: (914) 592-5046

Date Submitted:	February 25, 2015
Date Resubmitted:	September 4, 2015
Date of Acceptance:	_____
Date of Public Hearing:	_____
End of Public Comment Period:	Ten (10) days after the close of the Public Hearing

TRC Engineers, Inc.
September 2015

Participating and Involved Consultants

The following Consultants participated in and/or contributed to the preparation of this Document.

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TABLE OF CONTENTS

INTRODUCTORY CONTENTS

Cover Sheet
Participating and Involved Consultants i
Table of Contents iii
List of Exhibits vii
List of Tables viii
List of References ix
List of Drawings x

I. INTRODUCTION 1

A. Introductory Statement 1
B. Background and History 1

II. EXECUTIVE SUMMARY 4

A. The Proposed Action and the Preferred Alternative Action 4
B. Anticipated Impacts and Proposed Mitigation Measures (From The Preferred Alternative) 5
C. Description of Project Alternatives 6
D. List of Involved and Interested Agencies 10
E. Permits and Approvals 10

III. DESCRIPTION OF PROPOSED ACTION (Preferred Alternative) 13

A. Project Overview 13
B. Regional, Village and Site Location 13
C. Description of the Proposed Site Development 14

IV. PURPOSE AND NEED FOR THE PROPOSED ACTION (Preferred Alternative) 18

A. Need for the Proposed Action/Preferred Alternative 18
B. Objectives of the Project Sponsor 20
C. Public Benefits of the Preferred Alternative 20

V. ENVIRONMENTAL ANALYSIS 21

A. Visual Character 21
1. Existing Conditions 21
2. Potential Impacts 21
3. Proposed Mitigation 22

B. Natural Features 23
1. Existing Conditions 23
a. Soil, Topography and Slopes 23
b. Vegetation and Wildlife 25
c. Wetlands and Streams 27
d. Otter Creek Critical Environmental Area 27

2. Potential Impacts 28
a. Soils, Topography, and Slopes 28
b. Wetlands and Streams 29
c. Vegetation and Wildlife 29
d. Comparison to the 2010 and 2013 Amended Site Plan 30

3. Mitigation Measures 30
a. Stormwater General Permit Coverage 30
b. Soils, Topography and Slopes 33
c. Vegetation and Wildlife 35
d. Wetlands and Streams 36
e. Comparison to the 2010 and 2013 Amended Site Plans 36

C. Sanitary Sewer System 36
1. Existing Conditions 36
2. Potential Impacts 37
3. Proposed Mitigation 43

D. Noise (Qualitative Analysis) 44
1. Existing Conditions 44
a. General Information on Noise 44
b. Mamaroneck Village Code 45
c. New York State Department of Environmental Conservation Criteria 46

2. Potential Impacts 47

3. Mitigation 47

E. Construction 48
1. Construction Phasing 48
2. Short Term Increases in Noise due to Construction 49
3. Force Main Construction Methods 50
4. Operation and Maintenance 51

F. Comparison of Preferred Alternate Action to Prior Plans 51

VI. ALTERNATIVES.....53

A. No Action Alternative.....53
B. South Barry Avenue Force Main Alignment.....55
C. Taylors Lane Force Main Alignment.....63
D. Alternative Pump Station Location.....65
E. Private Onsite Wastewater Treatment Facility.....66

VII. ADVERSE EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED.....67

A. Short-Term Impacts.....67
B. Long-Term Impacts.....67

VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES..68

IX. USE AND CONSERVATION OF ENERGY.....69

X. GROWTH INDUCING, CUMULATIVE AND SECONDARY IMPACTS.....70

EXHIBITS

1 2010 Amended Site Plan
2a 2013 Amended Site Plan (January 29, 2013)
2b 2013 Amended Site Plan (Proposed Action) (November 25, 2013)
3 2015 Amended Site Plan (Preferred Alternative Action)
3a 2015 Amended Site Plan (Preferred Alternative) (LOMR)
4 Site Location Plan
5 Views of Proposed Pump Station Area
6a Existing View of South Barry Avenue Bridge (Otter Creek)
6b Proposed View of Pipeline Bridge (Otter Creek)
7 Proposed View of Pipeline Bridge (South Barry Avenue)
8a Schematic Pipeline Bridge (Plan)
8b Schematic Pipeline Bridge (Elevation)
9 Proposed Landscape Plan at Pump Station
10 NYS DEC Tidal Wetlands Map
11 DEC Otter Creek CEA
12 Existing utilities survey map
13a Preliminary Pump Station (Plan)
13b Preliminary Pump Station (Elevation)
14a South Barry Avenue Alternative Force Main Alignment
14b Alternative Force Main Alignment (Taylors Lane)
15 Noise Impact Plan (Nearest Neighbor)
16 Alternative Pump Station Locations

XI. APPENDICES – Volume 2

A. Draft Supplemental Environmental Impact Statement (DSEIS) Scoping Outline as adopted February 12, 2014
B. Technical Studies and Reports
    1. Draft Engineers Report for Onsite Sanitary Sewer Extension and Pump Station
    2. Draft Stormwater Pollution Prevention Plan Amendment (SPDES Permit No. NYR10T581)
    3. Geotechnical Report
    4. Soils Map with Descriptions
C. Recorded Easements and other Legal Instruments
D. Correspondence to & from Involved and Interested Agencies
E. Westchester County Sanitary Code Section 873 Article VIII: Sewerage, Sewage And Refuse
F. Federal Emergency Management Agency (FEMA)

LIST OF EXHIBITS (within text)

Exhibit No.		Page
VI-1	South Barry Avenue Bridge	55
VI-2	South Barry Avenue Bridge View from Otter Creek Preserve	60
VI-3	Southeasterly Approach to the South Barry Avenue Bridge	61

LIST OF TABLES

Table No.		Page
II-1	Summary of Required Permits and Approvals	11
V-1	Table of Soil Characteristics	23
V-2	Unit Flow Rates	39
V-3	On Season Sewage Flow Rates	40
V-4	Off Season Sewage Flow Rates	40
V-5	Average Annual Sewage Flow Rate	40
V-6	Average Annual Flow Rate Comparison	41
V-7	Common Sound Levels	44
V-8	Criteria for Reaction to Changes in Noise	44
V-9	Maximum Sound Pressure Level in Decibels	45
V-10	Project Construction Phasing	47
V-11	Comparison of the Preferred Alternative Action	50
VI-1	Flood, Tide and Bridge Elevation Data	57

LIST OF REFERENCES

1) Mamaroneck Beach and Yacht Club Environmental Narrative Revised October 2010 prepared by Saccardi & Schiff, Inc.; 2010 Amended Site Plan
2) Mamaroneck Beach and Yacht Club Environmental Narrative April 2013 prepared by Syrette Dym, AICP; 2013 Amended Site Plan
3) Mamaroneck Village Code
4) Recommended Standards for Wastewater Facilities 2004 Edition
5) New York State Department of Environmental Conservation (NYSDEC)
   a) Design Standards for Intermediate-Sized Wastewater Treatment Systems dated March 5, 2014
   b) State Pollution Discharge Elimination System (SPDES) for Discharges from Construction Activity, General Permit No. GP-0-15-002

LIST OF DRAWINGS (Separate)

C-301A Utilities Plan, 2015 Amended Site Plan, 02.25.15 (Preferred Alternative)

C-301B Utilities Plan, 2015 Amended Site Plan (Aerial), 02.25.15 (Preferred Alternative)

C-301 Utilities Plan, 2013 Amended Site Plan, 11.25.13 (Proposed Action)

C-301 Utilities Plan, 2013 Amended Site Plan, 01.29.13 (for reference only)

C-301 Utilities Plan, 2010 Amended Site Plan, 12.09.10 (for reference only)

Map of Underground Utilities at the MBYC, 08.14.14

PS-101 Pump Station Plan, 02.25.15

I. INTRODUCTION

A. Introductory Statement

The instant environmental review arises out of an underlying redevelopment plan proposed by the Mamaroneck Beach and Yacht Club (the "Applicant", "MBYC" or "Club") to construct seasonal residence units, refurbish the existing clubhouse and update other amenities associated with the Applicant's beach and yacht club use at 555 South Barry Avenue, Mamaroneck, New York (the "Property"). As discussed in detail below, the proposed redevelopment plan has been subject to intense scrutiny from both an environmental and planning perspective dating back to 2004. The Village of Mamaroneck Planning Board (the "Planning Board") is currently in the process of reviewing an amended site plan submitted on January 17, 2013, with respect to the redevelopment of the Club's property (the "2013 Amended Site Plan"). The 2013 Amended Site Plan modified several previous site redevelopment plans that have been the subject of Planning Board review for almost a decade.

During the review of the 2013 Amended Site Plan, a break in the sewer force main servicing the Property occurred, which subsequently was repaired and returned to service after appropriate testing. The force main was inspected by Village of Mamaroneck professionals and the Westchester County Department of Health ("WCDOH"), is currently functioning properly and no further repairs or upgrades are required. Nonetheless, due to new information regarding the condition of the force main and its ability to serve the Club's redevelopment plan, the Applicant was asked to analyze how the sewer system could be upgraded in conjunction with the redevelopment of the Property.

In order to properly evaluate the environmental impacts from the upgrade that would be required in conjunction with the redevelopment of the Property, the Applicant was advised that it should prepare, a Draft Supplemental Environmental Impact Statement (DSEIS). The Planning Board adopted the Final Scope for the DSEIS on February, 12, 2014. As requested, this DSEIS analyzes the impacts of the proposed pump station, force main and sanitary sewer system improvements and demonstrates that the associated impacts are not significantly greater than those already considered during the prior SEQRA review as a result of any changes in the proposed sewer system.

B. Background and History

The Applicant's proposed redevelopment plans have been the subject of intense environmental review under the New York State Environmental Quality Act ("SEQRA") for nearly a decade. A full environmental review under SEQRA, including preparation of a Draft Environmental Impact Statement ("DEIS") and Final Environmental Impact Statement ("FEIS"), was concluded by the Planning Board as lead agency with issuance of an Environmental Findings Statement on October 26, 2007. This Environmental Findings Statement was the subject of a Court challenge by the Club and was annulled on June 16, 2010 by an Order and Judgment from the Supreme Court of the State of New York, County of Westchester.

Thereafter, pursuant to a Court ordered Consent Judgment dated September 8, 2010 by and between the Club and the Village, an Amended Site Plan was formulated by the Club for consideration by the Planning Board, the Lead Agency under SEQRA, for an application regarding clubhouse alternations, new seasonal residences, and other site modifications associated with the beach and yacht club use at the Property (the "2010 Amended Site Plan") (Exhibit 1). The 2010 Amended Site Plan and its environmental impacts were described and analyzed in an Environmental Narrative dated October 2010. The 2010 Amended Site Plan and October 2010 Environmental Narrative were the basis for formulation and issuance of a new Environmental Findings Statement by the Planning Board approved and dated November 29, 2010. The October 2010 Environmental Narrative, which incorporated the DEIS and FEIS previously submitted to and reviewed by the Planning Board, confirmed that the 2010 Amended Site Plan was less intense and resulted in fewer significant environmental impacts than the Applicant's Proposed Action from the FEIS that was the subject of the Environmental Findings Statement issued by the Planning Board on October 26, 2007. A Supplemental EIS was, therefore, not required to be prepared for the 2010 Amended Site Plan because there were no significant adverse environmental impacts not addressed or inadequately addressed in the DEIS and FEIS.

On December 2, 2010, shortly after issuance of the Environmental Finding Statement on November 29, 2010, the Village's Harbor and Coastal Zone Management Commission ("HCZMC") made a finding of consistency with the Village's Local Waterfront Revitalization Program ("LWRP"). Additionally, on December 9, 2010, the Planning Board approved an application for a Wetland Permit pursuant to Chapter 192 of the Village Code for the 2010 Amended Site Plan Due to regulated activities with the 100-foot adjacent areas of the Village's tidal wetland. With these approvals in place, the Planning Board issued a Final Amended Site Plan Approval Resolution under the requirements of Section 240-30(E) on December 9, 2010 for the 2010 Amended Site Plan. Building permits were issued for the Great Lawn Seasonal Residence building, the Yacht Club/Dockmaster's Building, and the Beach Seasonal Residence building on January 14, 2011. These approvals included certain modifications to the existing sewer system, but did not require replacement of the existing pump station or force main. Thereafter, the Club proceeded to commence construction. However, construction was delayed due to a dispute with certain neighboring property owners involving the ownership of a portion of the Club's property.

Due to the delays caused by litigation involving the Club and the opposition from certain neighboring property owners, the Club did not proceed with construction and a number of Resolutions of Extension of Site Plan Approval were issued by the Planning Board which extended the date for commencing and completing construction under the 2010 Amended Site Plan. At present, based upon the last Resolution dated December 18, 2014, the Club must commence construction on or before December 9, 2015 and complete construction on or before June 8, 2020.

To resolve certain issues raised by neighboring property owners, the Club later filed a further amended site plan that eliminates consideration of any portion of the Club's property that was the subject of then pending litigation as part of the lot area, resulting in a site size of 12.27 acres (previously defined as the "2013 Amended Site Plan") (Exhibit 2a). The 2013 Amended Site Plan responded to continued concerns expressed by certain neighboring property owners. Furthermore, as discussed in two separate Stipulations and Orders of Partial Settlement, "So Ordered" by the Honorable Joan B. Lefkowitz, J.S.C. and filed with the Westchester County Clerk on May 7, 2013, the 2013 Amended Site Plan addressed and resolved, in part, certain claims asserted in the various litigations that had arisen out of the approval of the 2010 Amended Site Plan. The 2013 Amended Site Plan, which was submitted to the Village of Mamaroneck as an amended site plan application on January 29, 2013, is the subject of Environmental Narratives dated February 2013 and April 2013.

Although the 2013 Amended Site Plan was submitted, the Applicant continues to maintain that the prior approvals relating to the 2010 Amended Site Plan are valid. However, the 2013 Amended Site Plan was submitted to address certain claims and issues raised in response to the approval of the 2010 Amended Site Plan. Furthermore, each of the prior litigations arising out of the approval of the 2010 Amended Site Plan have now been dismissed pursuant to a Stipulation and Order of Discontinuance executed by the Club, the Village and neighboring property owners in December 2013. As part of the Stipulation of Discontinuance, the Applicant has agreed not to undertake any construction pursuant to the approved 2010 Amended Site Plan unless and until certain conditions are satisfied.

As mentioned in Section A above, during the review of the 2013 Amended Site Plan, the Applicant experienced a sewer force main break, which subsequently was repaired, returned to service after appropriate testing and is functioning properly. Nonetheless, it was determined that as part of the review of the 2013 Amended Site Plan that the Applicant should evaluate upgrading its sewer infrastructure to include a new pump station system and new force main. To evaluate the environmental impacts from these changes, including the possible relocation of the force main, it was determined that the Applicant should prepare a Draft Supplemental Environmental Impact Statement (DSEIS) with respect to this issue. The Planning Board adopted the Final Scope for the DSEIS on February, 12, 2014.

II. **EXECUTIVE SUMMARY**

A. The Proposed Action and the Preferred Alternative Action

The Applicant proposes to upgrade the existing sanitary pump station and force main during Phase III of the renovation of the property. The Proposed Action includes modifying the proposed onsite gravity sewer main as needed to convey onsite sewage from new buildings as well as from existing buildings to the new pump station. The location of the new pump station is proposed between the Great Lawn Residence Building and the existing Manager's House. From the new pump station, the force main was proposed generally along the same alignment as the existing force main, which crosses under Otter Creek, traverses residential property at 519 Alda Road and connects to existing Village sanitary manhole #66449 in Alda Road (Exhibit 2b). The construction method proposed to cross under Alder Creek involved trenchless excavation, more particularly by horizontal directional drilling beneath the Creek.

Placement of the proposed force main across the property at 519 Alda Road is reliant upon either confirming the existence of an easement or obtaining an easement from the property owner. The Applicant's legal counsel, however, advises that an easement is not readily available without engaging in protracted litigation, expending significant sums of money or receiving a determination that there are no other alternative locations for the force main, thereby creating an easement by necessity. Therefore the sewer route propounded in the Final Scope as the "Proposed Action" is not plausible at this time. As a result, **the Proposed Action** force main alignment **will not be pursued** unless and until it is determined that no alternative locations, including the Preferred Alternative, are viable.

The Applicant investigated alternative alignments for the force main as described in Chapter VI, Alternatives of this DSEIS. Based on the studies of the alternate routes, a preferred alternative is proposed. The Applicant's engineer believes that the alternate force main alignment along South Barry Avenue is the most practical alignment and the least environmentally intrusive; and, therefore, this alternate alignment of the force main has been selected by the Applicant as the "Preferred Alternative". The preferred alternative will extend the force main from the pump station to and along public lands within the South Barry Avenue right-of-way (ROW) and will connect to municipal sanitary sewer system at manhole #66476.

In light of the extensive delays that seeking the referenced easement at 519 Alda Road would cause, **the remainder of this DSEIS will focus on the Preferred Alternative**, which the Applicant contends is a viable location for the force main, and other alternatives delineated in this DSEIS. The crossing of Otter Creek under the Preferred Alternative is proposed using a pipeline bridge to minimize disturbance of Otter Creek. (See DSEIS VI.B.3, Pipeline Bridge Option.)

This DSEIS also analyzes the impacts of the proposed pump station system improvements and demonstrates that the associated impacts are not significantly greater than the 2013 Amended Site Plan.

B. Anticipated Impacts and Proposed Mitigation Measures From The Preferred Alternative

The 2015 Amended Site Plan includes the construction of a new sanitary pump station; and the construction of a new sanitary force main alignment (Exhibit 3).

1. Potential Impacts

The pump station will be located between the proposed Great Lawn Residence and the existing Manager's House. The area impacted by the pump station will be approximately 16 feet wide and 29 feet long. The pump station top slab will extend approximately 2 feet above adjacent finished grade. Construction of the pump station will require displacement of approximately 500 square feet of permeable soil and vegetation and will replace it with impervious surface. An emergency generator will be located adjacent to the pump station and will undergo periodic test operation at regular intervals. The pump station will have dual submersible pumps that will pump approximately 115 gpm (gallons per minute) through a 4-inch force main that will follow an alignment north from the pump station along the edge of the gravel parking area and along the Club's entry road to a new pipeline bridge where the force main will cross over Otter Creek and continue in a northwesterly direction along the South Barry Avenue right-of-way to connect to the Mamaroneck Sanitary Sewer District system at an existing manhole at Soundview Drive.

In the event the Applicant proceeds with the improvements as part of the proposed redevelopment, it will construct a new pipeline bridge along the west side of the existing vehicular bridge crossing at Otter Creek. The pipeline bridge will be approximately 70 feet long, 1 foot wide and consistent with the elevation of the existing vehicular bridge. The pipeline bridge will be supported by two pairs of piers/columns, one pair on each side of the creek. The piers/columns on the east side will be constructed within uplands and the pair on the west side will be constructed within tidal waters beyond the edge of the waterway. Construction of the piers/columns will disturb approximately 100 square feet of soil/vegetation.

2. Proposed Mitigation

The visual impact of the pump station when viewed next to its adjacent buildings, will appear small in scale. The pump station will be enclosed by a six-foot high fence to screen it from view of nearby residents adjacent to Otter Creek. The visual screening will be augmented by proposed plantings that will further shield the view.

The pump station is proposed beyond the limit of the existing tidal wetlands. The top of the pump station will be two feet above the 100-year flood elevation, thereby mitigating potential impact from floods. Land disturbed to construct the pump station will be backfilled and stabilized. Infiltration trenches will be constructed adjacent to the pump station to mitigate potential water quality impacts resulting from the new impervious surfaces. Noise resulting from the pump station will be *de minimus* since

the pumps will be submerged below grade and the test operation of the emergency generator will be periodic. The nearest residence to the generator is located approximately 350 feet to the northwest on Alda Road. At this distance, emergency generator noise levels during operation would be at or below the existing nighttime ambient levels. Disturbance from construction would be mitigated by adherence to the Village's noise ordinance and land disturbance would be mitigated by the implementation of temporary and permanent soil erosion and sediment control measures.

C. Description of the Project Alternatives

1. No Action Alternative

Under the No Action Alternative, the existing sanitary sewer pump station and associated force main would remain operational and ongoing operation and maintenance of the existing pump station would be continued. The Applicant asserts that after recent testing of the existing force main (described in TRC September 23, 2013 letter to the Village, Appendix D), as described more fully in Section IV.A, Purpose and Need for the Proposed Action (Preferred Action)", "… *the existing force main was determined to be in a serviceable and operating condition and as of the date of the tests conducted does not have any apparent leaks."* Although the sewerage infrastructure would remain in place under the no action alternative, the pump station would be upgraded and/or repaired as necessary to meet Club needs on an ongoing basis. A pump station operation, maintenance and emergency response plan would be developed and implemented by the Applicant under the no action alternative described in DSEIS VI.A.3.

To the extent concerns exist with respect to the lack of any proof of a written easement allowing the force main to cross the property at 519 Alda Road, in the event the no action alternative is followed in conjunction with the proposed redevelopment of the Property, the Applicant would seek to obtain either an easement by prescription through litigation with the owners of the property at 519 Alda Road or pursue alternative methods of obtaining an easement. Furthermore, if it is determined that neither the Preferred Alternative, nor any of the other alternatives are feasible due to environmental impacts or other issues, the Applicant could obtain an easement by necessity allowing the existing force main to remain in its current location.

2. South Barry Avenue Force Main Alignment

The South Barry Avenue force main alignment is the preferred alignment under the Preferred Alternative as discussed previously in DSEIS II.A. The alignment of the force main will extend approximately 1300 feet from the pump station to its connection to municipal manhole #66476, located at the intersection of South Barry Avenue at Soundview Drive. The alignment of the force main from the pump station will travel along the easterly edge of the gravel parking area, along the Club's entrance road to the existing vehicular bridge on South Barry Avenue at Otter Creek.

Three alternative options of crossing Otter Creek were investigated. The Applicant's preferred option to cross Otter Creek is construction of a pipeline bridge on which the force main will be attached. Once past the Otter Creek crossing, the force main will continue northwest within the South Barry Avenue right-of-way where it will connect to the existing municipal manhole.

a. Pipe Hanger Option

This option would involve hanging the new force main from the existing South Barry Avenue vehicular bridge. Attaching a pipeline to a bridge structure generally should not be considered unless the bridge structure was designed to support the additional load and thrust forces of the proposed pipeline. This pipe hanger option is not recommended for several reasons. Most importantly, Chapter 10-37 of the "Recommended Standards for Wastewater Facilities" (10-State Standards) requires that for aerial stream crossings, sewers must not be below the 50-year flood elevation. The pavement surface of the South Barry Avenue Bridge is at elevation 9.4± and the 50-year flood elevation is 10.7±. Since the bridge is below the 50-year flood elevation, the force main cannot be hung from the bridge. Additional reasons for not recommending the Pipe Hanger option are discussed in Section VI.B.2.

b. Pipeline Bridge Option

This option would involve constructing a pipeline bridge over Otter Creek and is the Preferred Alternative. The pipeline bridge would be located parallel to and along the westerly side of the existing South Barry Avenue vehicular Bridge. The pipeline bridge would be constructed of a 12-inch diameter pipe supported by four concrete pier/columns (two on each side of Otter Creek). The 4-inch force main would be placed within the 12-inch insulated pipe, which would protect the force main from the elements. Beyond the bridge the force main would extend beneath grade where it would be installed by means of conventional trench excavation and backfilling.

c. Horizontal Auger Boring (HAB) or Jack and Bore Option and Horizontal Directional Drilling (HDD)

Horizontal Auger Boring and Horizontal Directional Drilling (HDD) would require excavated pits on both sides of the creek to send and receive the pipe. The drill or bore methods are not recommended construction methods for crossing Otter Creek due to anticipated encounter with subsurface rock causing deflection of the drill or bore resulting in the inability to ensure crossing as well as the desired alignment.

3. Taylors Lane Force Main Alignment

Under the Taylors Lane alternative, the proposed force main would extend from the Club to the intersection of Taylors Lane and Shadow Lane where it would connect to existing sewer manhole MH #66544. The point of connection under this alternative would be located approximately 4,610 feet from the proposed pump station location.

Since the Club does not have direct frontage on Taylors Lane it would require acquisition of an easement through land adjacent to the Club within the Otter Creek Preserve. The proposed force main would traverse the Preserve, which is owned by the Westchester Land Trust after it was transferred to them in April of 2015 by the Nature Conservancy, Inc. The Applicant believes that acquisition of an easement is unlikely due to the Westchester Land Trust's stated mission *"Westchester Land Trust works together with public and private partners to preserve land in perpetuity, and to protect and enhance the natural resources in our communities"*.

The Taylors Lane force main alignment is not considered a feasible alternative for several reasons including:

- This alternative relies on obtaining an easement across environmentally sensitive land and waters.
- Clearcutting would result in removal of existing vegetative cover within the Otter Creek Preserve. Removal or disturbance of approximately 25,000 square feet of environmentally sensitive vegetation. The associated disturbance of soil would cause a long term reduction of sensitive habitats within the preserve as well.
- The Applicant's engineer asserts that the Taylors Lane alternative alignment for a proposed force main would be impractical for several technical reasons including:
    - The length of approximately 4,610 feet (nearly a mile) would result in a significant increase in pump size horsepower, possible higher levels of noise, and energy requirements;
    - The length of the force main, would result in a prolonged detention time of sewage resulting in septic conditions within the force main which could create a public health and safety concern;
    - The prolonged detention time would result in settlement of solids within the force main potentially causing clogging and requiring maintenance which may involve trips within the environmentally sensitive preserve along the force main route to clear obstructions;
    - Due to the length of the force main, there would be a significant burden of cost to the Applicant. When compared to the preferred South Barry Avenue alignment, the length of the Taylors Lane force main would be nearly four times greater, which would result in a proportional increase in comparative cost. Increased cost would be anticipated for initial construction, operation and continued cost for maintenance. It is the Applicant's opinion that this increased cost would not provide any tangible positive benefits over the South Barry Avenue or Alda Road options.

4. Alternative Pump Station Location

A field evaluation of the site was performed to determine an alternative location for the proposed sanitary pump station. Two alternate sites at which the new pump station could be located were evaluated. These sites met some but not all of the siting criteria and therefore were rejected by the Applicant as further discussed below.

a. Adjacent to the Tennis Court

This alternative location is an area adjacent to the western most tennis court between the southerly fence and the site's main access driveway. This site was considered since it was centrally located on the Property and had the potential to be shielded from offsite and onsite views. However, extensive existing vegetation would need to be removed in order to accommodate the pump station and the existing landscape screen would be negated. The top slab of the pump station would be elevated above the 100-year flood elevation leaving it projecting approximately 8.5 feet above the adjacent grade. This would leave the pump station substantially exposed to club members and would make access difficult for routine maintenance. In addition, the pump station would be incompatible with the adjacent tennis court and would present a visual and auditory distraction. Therefore this alternate location is not recommended by the Applicant.

b. Adjacent to the Staff Residence Building

The second alternative location that was evaluated was an area between the northernmost onsite building (staff residence building) and the gravel parking area immediately to the east. Although, this location is above the 100-year flood elevation, it is located in an area with shallow bedrock. In addition, this location is adjacent to the northerly property line and could create noise impacts to the adjacent offsite residence. Therefore, this location does not meet the siting requirements and is not recommended.

5. Private Onsite Wastewater Treatment Facility

Under this Alternative, a private onsite wastewater treatment facility would consist of a wastewater treatment plant (WTP) as an alternate means of providing sewage disposal in lieu of the disposal of sewage to the existing municipal sewage collection system which conveys sewage to the existing Mamaroneck Wastewater Treatment Plant (WWTP).

Section 873.728 "Sewer Connection in Sewered Areas" of the Westchester County Sanitary Code requires that all new habitable buildings within the corporate limits of any city or village or within a town sewer district must connect to the public sanitary sewer system. Since the MBYC is located within the Village of Mamaroneck and Westchester County Mamaroneck Sewer Districts, then its proposed buildings must

be connected to municipal sewer and therefore a private onsite wastewater treatment facility would not be a viable option.

D. List of Involved Agencies

1. Involved Agencies

Village of Mamaroneck Planning Board
Village of Mamaroneck Board of Architectural Review
Village of Mamaroneck Harbor & Coastal Zone Management Commission
Town of Rye Town Board
Westchester County Department of Health (WCDOH)
New York State Department of Environmental Conservation (NYSDEC)
New York State Department of State (DOS)
New York State Office of General Services (OGS)
United States Army Corps of Engineers (USACE)
United States Coast Guard (USCG)

E. Permits and Approvals

Table II-1 summarizes the permits and approvals that are required for the Amended Site Plan. Some permits have already been issued and remain applicable to the Amended Site Plan.

Table II-1
Summary of Possible Required Permits and Approvals

Agency	Permit and/or Approval Required
Village of Mamaroneck Planning Board	➢ SEQRA Determination. ➢ Site Plan Approval. ➢ Permit to Locate Structure within 50 Feet of Mean High Water Line pursuant to Chapter 240 §240.30. ➢ Permit for Potential Disturbance to Wetlands Adjacent Area. ➢ Chapter 294 - Stormwater Control Permit.
Village of Mamaroneck Building Department	➢ Building Permit(s) • Great Lawn Residence (Permit Issued 1/14/2011); • Yacht Club/Dock Masters Building (Permit Issues 1/14/11); • Beach Seasonal Residence (Permit Issued 11/14/11).
Village of Mamaroneck Village Engineer	➢ Sanitary Sewer and Pump Station Review.
Village of Mamaroneck Board of Architectural Review	➢ Architectural Review.

Table II-1
Summary of Possible Required Permits and Approvals

Agency	Permit and/or Approval Required
Village of Mamaroneck Harbor & Coastal Zone Management Commission	➢ Consistency Determination.
Town Board Town of Rye 10 Pearl Street Port Chester, NY 10573 Tel: (914) 939-3558	➢ Owner of the South Barry Avenue/Otter Creek Bridge • Review of placement of pipeline bridge adjacent to the existing vehicular bridge.
Westchester County Department to Health Department 25 Moore Avenue Mt. Kisco, New York 10549	➢ Approval of Plans for a Wastewater Disposal System for Sanitary Sewer Extension and Pump Station with a flow rate greater than 2,500 gallons per day.
New York State Department of Environmental Conservation, Environmental Permits – Region 3 21 South Putt Corners Road New Paltz, New York 12561 Tel: (845) 256-3000	➢ Protection of Waters Permit - Tidal Wetlands Permit (ECL Article 25).
New York State Department of Environmental Conservation, Division of Water 21 South Putt Corners Road New Paltz, New York 12561 Tel: (845) 256-3000	➢ SPDES Permit No. NYR10T581 • SWPPP Amendment per State Pollution Discharge Elimination System (SPDES) General Permit for Discharges from Construction Activity
New York State Department of State Office of Coastal, Local Government and Community Sustainability Attn: Consistency Review Unit 1 Commerce Plaza 99 Washington Avenue - Suite 1010 Albany, New York 12231	➢ Coastal Zone Consistency Certificate.
New York State Office of General Services Bureau of Land Management 26th Floor, Corning Tower Empire State Plaza Albany, NY 12242 518-474-2195 LandUnderWater@ogs.ny.gov	➢ Application for use of land underwater, pursuant to Article 2 Section 3, Subdivision 2 of the Public Lands Law (Easement for pipeline bridge).
United States Army Corps of Engineers NY District 26 Federal Plaza New York, NY 10278-0090	➢ Nationwide Permit 12 - Utility Line Activities - A Pre-Construction Notification (PCN) is not required for utility line crossings of less than 500 feet. ➢ Nationwide Permit 15 - U.S. Coast Guard Approved Bridges.

Table II-1
Summary of Possible Required Permits and Approvals

Agency	Permit and/or Approval Required
United States Coast Guard First Coast Guard District (dpb) Battery Bldg, Room 301 1 South Street New York, NY 10004 Phone: 212-668-7165 Fax: 212-668-7967 Mr. Chris Bisignano Supervisory Bridge Management Specialist	➢ Pipes or pipelines used to transport gaseous, liquid, liquescent, or slurry substances over navigable waters of the United States are considered to be bridges, not utility lines, and require a permit and/or approval from the U.S. Coast Guard pursuant to Section 9 of the Rivers and Harbors Act of 1899.

III. **DESCRIPTION OF THE PROPOSED ACTION (PREFERRED ALTERNATIVE)**

A. Project Overview

The Proposed Action is a revision to the 2013 Amended Site Plan (Exhibit 2a) that had previously been submitted to the Village of Mamaroneck Planning Board on January 29, 2013 for Site Plan review and approval. Due to the existence of certain new information regarding the force main and concerns regarding whether it can service the Club's redevelopment plan, the Applicant proposes to include upgrading the existing sanitary pump station and force main into its proposed upgrade and renovation plans for the Property (Exhibit 2b). At the time of the Scoping for this document, the Proposed Action was based on the Applicant's anticipated replacement of the existing force main in a location generally along its current path across the property located at 519 Alda Road. Placement of the proposed force main across the referenced property is reliant upon obtaining an easement from the property owner. Since the time of Scoping, the Applicant's legal counsel, however, has advised that obtaining such an easement would require extensive litigation that would take several years to complete, and therefore the sewer route set forth in the Proposed Action is not viable at the present time. However, in the event it is determined that none of the alternatives presented in this SDEIS are viable, the Applicant asserts that it would be entitled to an easement by necessity over and through the property at 519 Alda Road since that is the current location of the force main.

The Applicant contends that the Preferred Alternate alignment (Exhibit 3) of the force main along the South Barry Avenue right-of-way to connect to the existing public sewer is preferable and that it could obtain any required easements needed for this alignment. The Applicant will work with the Village to secure an easement within South Barry Avenue, if needed.

B. Regional, Village and Site Location

The MBYC is located at 555 South Barry Avenue in the Village of Mamaroneck (previously defined as the "Property"), which is situated in the southernmost portion of Westchester County, New York. The Village of Mamaroneck is adjacent to the Town of Mamaroneck and the Town of Rye. The site is more specifically located in the southeastern portion of the Village of Mamaroneck, south of Boston Post Road and has direct access from South Barry Avenue (Exhibit 4). The MBYC property is comprised of the section, block and lot designated on the Tax Map of the Village of Mamaroneck as SBL: 4-77-31. The property has approximately 800 feet of frontage facing south on Long Island Sound, ±720-foot frontage facing southwest on Mamaroneck Harbor, and ±880-foot frontage facing northwest on Otter Creek. The ±780-foot northeast site boundary is adjacent to two single-family homes.

C. Description of the Proposed Site Development

The MBYC's 2013 Amended Site Plan (Exhibit 2a) is fully described in the "Mamaroneck Beach and Yacht Club Environmental Narrative, dated February 2013", and the "Mamaroneck Beach and Yacht Club Executive Summary", dated April 2013. Architectural Plans, Site and Civil Engineering Plans and Landscaping Plans described in the Narrative and Executive Summary were included as part of the application and the referenced documents are part of the record. Subsequent to the April 2013 Executive Summary, drawings were amended to address a possible upgrade to the existing sanitary sewer pump station and force main. For purposes of comparison to previous Site Plans, the current proposed Amended Site Plan, which is the subject of this DSEIS and modifies only the upgrade to the sanitary pump station and the alternative force main alignment, is identified as the 2015 Amended Site Plan (Exhibit 3).

In all other respects, the main components of the site plan and development program of the 2015 Amended Site Plan remain unchanged from the 2013 Amended Site Plan. For example, both plans include the Beach Seasonal Residence Building, Great Lawn Seasonal Residence Building, Recreation Building, the Yacht Club/Dockmaster Building and improvements to the Clubhouse. Site supporting amenities such as cabanas, parking, utilities, etc. remain unchanged with the exception of the sanitary sewer system, for which the changes to the sanitary system design are described herein.

The only change the Applicant is proposing is upgrading the existing sanitary pump station and force main which is included in the 2015 Amended Site Plan. The location of the new pump station is proposed between the Great Lawn Residence Building and the existing Manager's House.

The Proposed Action included revising the proposed onsite gravity sewer main as needed to convey onsite sewage from new buildings as well as existing buildings to the new pump station. Under the Proposed Action (Exhibit 2b) beginning at the new pump station, the force main was proposed along an alignment generally the same as the existing force main, which crosses under Otter Creek, traverses residential property at 519 Alda Road and connects to existing Village sanitary manhole #66449 in Alda Road. The construction method proposed to cross under Otter Creek involved trenchless excavation, more particularly by horizontal directional drilling beneath the Creek.

Placement of the proposed force main across the property at 519 Alda Road is contingent upon obtaining an easement from the property owner or confirming the existence of an easement through Court proceedings. The Applicant's legal counsel, however, advises that obtaining such an easement, absent a determination that no alternative location for the force main exists, will require protracted litigation and be extremely costly. Therefore this sewer route in the Proposed Action is not plausible at this time and the Proposed Action should not be pursued.

Since the Proposed Action's alignment through 519 Alda Road is not readily available at this time, the Applicant investigated alternative alignments for the force main as described in Chapter VI, Alternatives of this DSEIS. Based on the studies of the

alternate routes, **the Preferred Alternative is now proposed**. The Applicant's engineer believes that the alternate force main alignment along South Barry Avenue is the most practical alignment and the least environmentally intrusive; and, therefore, has been selected by the Applicant as the Preferred Alternative. The Preferred Alternative (Exhibit 3) will extend the force main from the pump station to and along public lands within the South Barry Avenue right-of-way and will connect to municipal sanitary sewer system at manhole #66476. The crossing of Otter Creek is proposed using a pipeline bridge to minimize disturbance of Otter Creek. (Also see DSEIS VI.B.3, Pipeline Bridge Option.) See Chapter V.C, Sanitary Sewer System for an expanded discussion of the sanitary system.

As a result, **the remainder of this DSEIS will focus on the Preferred Alternative** alignment for the force main along South Barry Avenue.

Under the Preferred Alternative, the proposed pump station, force main and gravity sewers will be designed and constructed to current industry standards in accordance with permitting and approval requirements of all regulatory agencies having jurisdiction over the Proposed Action including but not limited to the WCDOH and in coordination with the Village Engineer. Sewers will be designed with slopes equal to or exceeding the minimum design required to provide sufficient scouring velocities, which will enable self-cleansing of the pipes. Gravity sewers having average daily flows of 2500 gpd or greater will be under the jurisdiction of the WCDOH, while all other gravity sewers will be considered service connections and will be under the jurisdiction of the Village of Mamaroneck. The pipes exceeding the 2500 gpd threshold will be determined during the detailed design phase as part of the process to secure final permits.

All onsite gravity sewers serving the existing buildings and those buildings proposed in the 2013 Amended Site Plan would drain to the onsite pump station. For the 2015 Preferred Alternative Action, the existing pump station will be replaced by a new pump station and its new location will be situated adjacent to the parking lot between the existing Managers' House and the proposed Great Lawn Residence building.

The pump station will be designed with redundant safety features including but not limited to the following: dual explosion proof, non-clog submersible wastewater pumps, liquid level measurement and control transducers and low level and high level alarms. In the event of an alarm activation, a telemetry system with auto-dialer will be provided to telephone appropriate emergency personnel. In the event of loss of power, a standby generator will automatically turn on, thereby, maintaining power to the pump station resulting in uninterrupted performance of the pump station. Maintenance and operation protocol of the new system will be established.

All onsite sewers including the existing sanitary pump station and force main are owned by the MBYC. The existing force main that crosses under Otter Creek and traverses the property at 519 Alda Road is believed to be owned by the Club. However a written easement with respect to the location of the force main on 519 Alda Road is not readily available and it is unknown whether the Applicant would be able to confirm such an easement absent a determination that there is no alternative location for the force main.

Thus, the Applicant believes it is appropriate to relocate the force main. Nevertheless, the new onsite sewers including the pump station and force main on the Property will remain under the ownership of the Club which will also be responsible for its continued maintenance and operation.

The proposed force main will follow an alignment north from the proposed pump station where it will skirt the easterly edge of the existing onsite gravel parking area adjacent to the Manager's House. Once reaching the Club's entrance drive, the alignment will continue through the drive where it will depart from Club property heading northerly along the South Barry Avenue right-of-way (owned by the Village of Mamaroneck). After leaving the Club, the force main is proposed to cross over Otter Creek on a separate pipeline bridge parallel to the South Barry Avenue vehicular bridge. (The Applicant notes that the existing bridge is located within the Village of Mamaroneck right-of-way. The land within the right-of-way, including land underwater, is owned by the Village; however, the bridge is owned and maintained by the Town of Rye.

The proposed pipeline bridge over Otter Creek will be located on the westerly side of the vehicular bridge since more right-of-way is available and the span over Otter Creek on the west side would be narrower than on the east side, thereby reducing construction effort, minimizing pipeline exposure and reducing shoreline disturbance. By traversing over Otter Creek, rather than crossing beneath, disturbance to underwater lands will be minimized or avoided. Disturbance of underwater lands will only take place within tidal waters on the north bank of Otter Creek within the Village right-of-way. The Applicant will apply for and obtain all necessary permits to construct the pipeline bridge and foundations with and over Otter Creek and its tidal wetlands.

Once crossing over Otter Creek, the force main will cross to the east side of South Barry Avenue and continue north within South Barry Avenue right-of-way for approximately 600 feet, where it will connect to the existing municipal sewer system at Manhole #66476. Within that 600' stretch, the force main will be aligned approximately five feet behind existing utility poles in unpaved areas for some 400 feet before reaching the residence at the intersection of Soundview Drive at which point the alignment will cross back into South Barry Avenue to avoid impact to existing vegetation, driveway and water main. The final 200± feet of force main will continue in the approximate center of North Barry Avenue to its connection to municipal Manhole #66476. Connection to the municipal system will be performed in accordance with municipal requirements and in coordination with the Village Engineer.

The location of the new force main within the right-of-way will be situated to minimize impacts to existing infrastructure. Such considerations include potential impacts to public roadway and private driveway pavement; existing utilities, which include water, gas, storm drainage; overhead electric and telecommunications as well as existing vegetation. The preliminary force main alignment along South Barry Avenue is based on field observation and best available existing mapping. Such mapping includes Google aerial maps, GIS maps from the Westchester County Website which identifies lot lines and rights-of-ways, water system maps from the Westchester Joint Water Works and sanitary sewer system maps provided by Westchester County Department of

Environmental Facilities. The location of existing gas can only be approximated based on visual inspection of gas valves. Con Edison indicated that gas system maps are no longer provided to customers/contactors. During the detailed design phase, precise locations of underground utilities will be determined and the proposed location of the force main will be adjusted to account for actual field locations during detailed design.
The Applicant notes that once departing from the Club property, the force main will be located in the Village of Mamaroneck public right-of-way. The Applicant will work with the Village to develop an agreement regarding ownership and maintenance responsibility for this force main.

IV. PURPOSE AND NEED FOR THE PROPOSED ACTION (PREFERRED ALTERNATIVE)

A. Need for the Proposed Action / Preferred Alternative

The Mamaroneck Beach and Yacht Club (MBYC) was notified on Monday August 12, 2013 that Officials of the Village of Mamaroneck had discovered a sewage leak emanating from the existing force main located in Otter Creek adjacent to the Club. The sewage leak was subsequently confirmed by a dye test performed by Village personnel. The Village of Mamaroneck issued an "Order to Remedy Violation" and a "Failed Inspection" dated August 12, 2013 by the Village of Mamaroneck Fire Inspector. The subject of the Violation/Failed Inspection was related to the sanitary sewer force main failure that was discovered on August 12, 2013.

Immediately upon notification by the Village of Mamaroneck, the Club retained professional staff to investigate and remediate the sewage leak. The leak was located and plugged on Tuesday, August 13, 2013. The repair of the broken and damaged section of the existing force main pipe was performed and completed by Club personnel and professionals on Wednesday August 14, 2013.

The New York State Department of Environmental Conservation (NYSDEC) and the Westchester County Department of Health were also notified of the sewage leak. On August 14, 2014, the NYSDEC issued an Emergency Authorization under Article 25 of the ECL and Section 402 of the Clean Water Act to disturb the tidal wetland and adjacent area for the repair and replacement of the sewer line. A Westchester County Department of Health letter dated August 14, 2013 confirmed that the "…repairs to the sewer line have been completed".

On August 30, 2013, the Village of Mamaroneck Fire Inspector issued a Failed Inspection Notice to the MBYC. Subsequently, the Club authorized further field investigations of the existing sanitary force main including a dye test, TV inspection, pressure test, pump vault visual inspection and evaluation of the existing waste systems from existing buildings. The results of these tests were submitted to the Village of Mamaroneck and are summarized below:

- Dye Test - Monday, September 9, 2013 - A dye test was performed on the sanitary force main. No evidence of dye, air bubbles or any form of sewage discharge was observed in Otter Creek or along the alignment of the existing force main.

- TV Inspection - Tuesday, September 10, 2013 - A TV inspection was performed on the force main. The length of the force main that could be televised was limited due to the ability to push the cable through the pipe due to friction and alignment curvature. A section of existing force main located beneath Otter Creek could not be televised due to the inability to extend the TV cable through the existing horizontal

and vertical bends of the force main. Findings within the portion of the force main observed revealed no breaks, intrusions or obstructions.

- Pressure Test - Tuesday, September 10, 2013 - A pressure test was performed on the sanitary force main between the onsite pump station and offsite manhole in Alda Road. The test was performed and the pressure remained constant for the duration of the test indicating no perceptible leaks in the existing force main.

- Pump Station Infiltration - During the pressure test, sources of infiltration at the existing pump station were observed by the Building Inspector and directed to be eliminated/repaired. The existing sources of infiltration were subsequently repaired and eliminated.

- Evaluation of Existing Waste Systems from Existing Buildings - In compliance with the direction of the Village Fire Inspector, the existing waste system was reviewed and/or observed by a Licensed Plumber and a report was submitted to the Village.

The testing results were submitted to the Village of Mamaroneck in a letter from TRC Engineers, Inc. dated September 23, 2013. In that Letter, TRC Engineers, Inc. advised the following:

> *"In response to the "Order to Remedy Violation" and "Failed Inspection" dated 8/12/2013 issued by the Village of Mamaroneck Building Inspector to the Mamaroneck Beach & Yacht Club (MBYC) relating to the condition of the existing pump station and force main, several tests were performed on the existing force main including a dye test, pressure test and a video inspection (copies attached). Based on the results of the tests conducted, the existing force main was determined to be in a serviceable and operating condition and as of the date of the tests conducted does not have any apparent leaks."*

Due to the age of the existing force main, a request for a more permanent ("long-term") solution to prevent future occurrences was discussed with Village Staff. It was then determined that an upgrade of the sewer system would be incorporated into the proposed redevelopment of the Property as indicated in paragraph three of the TRC September 23, 2013 letter (see Appendix). The Applicant's Engineer coordinated with the Village Engineer to develop a line of action that would reduce the likelihood of experiencing a reoccurrence of the force main leak. The options explored included rehabilitating the existing force main under Otter Creek, constructing a new force main under Otter Creek and constructing a new force main over Otter Creek supported by the South Barry Avenue Bridge. After considering the various options and construction methods, the Applicant's engineer recommended, in their December 31, 2013 letter to the Village, installation of a new force main beneath Otter Creek and constructing a new pump station.

This recommendation would maintain the existing force main within the Club Property and replace the force main beneath Otter Creek. The location of the force main with the

Property would go under portions of the proposed Recreation and Great Lawn Seasonal Residence Buildings. Since the buildings would be elevated, the force main would remain accessible for future maintenance, if needed and therefore the Amended Site Plan (Exhibit 2b) could be constructed essentially as designed. (Also see VI.A, No Action Alternative.)

As described in Section III.C, Proposed Site Development, after it was determined by the Applicant's legal team that an easement across 519 Alda Road allowing connection to the existing sewer in Alda Road was not readily available, an alternative alignment along South Barry Road was considered and selected by the Applicant as the "Preferred Alternative" (Exhibit 3).

B. Objectives of the Project Sponsor

The objective of the Applicant is to have a properly operational onsite sanitary sewer system inclusive of the pump station, force main and onsite sewer collection system in the event it proceeds with the redevelopment of the Property. The Applicant notes that the need to study an alternate pumping station/force main infrastructure initially arose as a result of a distinct, one time break in the existing force main that was immediately repaired. New information regarding the need to confirm an easement over the property at 519 Alda Road also necessitated the need to consider other locations for the force main in conjunction with the proposed redevelopment of the Property.

The adopted Scope of the DSEIS, requesting replacement of the existing pump station and force main, was established and approved by the Village Planning Board. However, the Applicant has taken steps to address any alleged deficiencies and the existing force main and sewer system has been deemed in proper working order based on testing observed by the County and Village personnel along with the Applicant's engineer (described in DSEIS Chapter IV.A, Need for the Proposed Action).

Thus, the Applicant maintains that it retains the right to keep the existing pumping station and force main in operation until construction of the new pump station and force main in Phase III of construction is initiated. (Refer to Section V.E, Construction & Table V-10.)

C. Public Benefits of the Preferred Alternative

The Preferred Alternative will have the following public benefits:

1. New infrastructure will increase the life expectancy of the sewer system,
2. The new pump station location will be protected from extreme flood events,
3. The pipeline bridge will be protected from extreme flood events,
4. The pipeline bridge will allow rapid visual inspection of the force main crossing over Otter Creek,
5. The South Barry Avenue alignment will provide accessibility of the force main for future maintenance, if required, and
6. The new pump station will result in a moderate energy savings.

V. **ENVIRONMENTAL ANALYSIS**

A. Visual Character

1. Existing Conditions

a. The pump station will be located immediately north of the Great Lawn Seasonal Residence and south of the existing Manager's House. This location is east of the existing gravel and grass westerly parking area. The existing grade in the area of the pump station varies slightly but remains essentially flat at around elevation 11. The existing landscape in this area is primarily grassy with some low plantings. This area is within a 100-year flood zone (AE14) (see Exhibit 3a).

b. At the location of the proposed force main crossing of Otter Creek, there is an existing vehicular bridge. Otter Creek, at the location of the proposed crossing is approximately 15 to 40 feet wide depending on tidal fluctuation.

2. Potential Impacts

a. The pump station will be located immediately west of the proposed aerial fire truck/apparatus access area adjacent to the Great Lawn Seasonal Residence. The proposed site layout at this area is unchanged from the 2010, 2013 and current 2015 Site Plans. The impact of the pump station at this location would be the same for each of these Site Plans.

b. To comply with flood zone regulations, the pump station top slab will be located at a finished elevation of 16, which is two (2) feet above the 100-year flood elevation (minimum one (1) foot required). , The pump station will be elevated approximately five (5) feet above the existing grade. Existing grade adjacent to the pump station will be adjusted to blend with the pump station elevation.

c. Due to the elevation of the pump station and height of the enclosing fence, minor onsite visual impacts will result. Some views of Otter Creek from the Great Lawn may be limited by installation of the pump station. However, because these views also encompass significant parking areas they are not considered prime views. The station will not block prime view corridors to Otter Creek and Mamaroneck Harbor from the Manager's House and Great Lawn Seasonal Residence.

d. Potential offsite visual impacts from Otter Creek and residential properties on the opposite shore of Otter Creek have been evaluated. At its closest point, the station is set back from Otter Creek approximately 130 feet. At its closest point, the distance from the station to the nearest residence at 519 Alda Road exceeds 300 feet. Visual impacts to observers in either location will be minimal, primarily due to distance. When seen in context with the existing two-story Manager's

House and the approved three-story Great Lawn Seasonal Residence, the addition of a nominal six-foot high screened structure will have a *de minimus* impact on offsite views. (See Exhibit 5, Views of Proposed Pump Station Area).

e. The force main crossing over Otter Creek will be provided by constructing a new "pipeline bridge" adjacent to the existing South Barry Avenue vehicular bridge. The new pipeline bridge structure will be on the Harbor side (west) of the vehicular bridge and will be offset by around eight to ten feet to provide adequate clearance from the vehicular bridge structure. The new bridge will consist of a 12-inch diameter pipe supported by four concrete pier/columns (two on each side of Otter Creek). The 4-inch force main will be placed within the 12-inch insulated pipe, which will protect the force main from the elements. In compliance with the "10-State Standards", the portion of the pipeline over Otter Creek will be elevated above the 50-year storm, which is at approximate elevation 10.7 feet. After crossing Otter Creek, the pipeline will drop in vertical alignment to approximately 4-feet below grade. The length of the exposed pipeline will be approximately 70 feet. (Also, refer to DSEIS VI.B, Pipeline Bridge Option.)

   The Applicant believes that the "Pipeline Bridge Alternative" will have minimal visual impact when compared to the exiting conditions. (See Exhibits 6a, 6b and 7, Views of South Barry Avenue and Pipeline Bridge. Exhibit 8 illustrates the plan and sectional views of the pipeline bridge.) The viewers of the pipeline bridge from adjoining residences and users of Otter Creek will see a 12-inch diameter pipeline against the background of the existing road bridge and its safety railing. The four column/piers will be approximately two feet square (final design dimensions to be determined during final structural design).

3. Proposed Mitigation

   a. To mitigate onsite impacts, the pump station has been designed to be above the lowest elevation required by flood regulations. The station will be enclosed by a six foot high fence that will completely screen the pump station. The proposed fence will be fabricated from solid wood posts, horizontal rails, vertical slats, and top cap to match the character of the existing fence surrounding the rear yard of the Manager's House. Due to the location of the pump station, a portion of the existing fence surrounding the rear yard of the Manager's House will be reconfigured. The new fence will be finished and painted a neutral color to match the existing fence.

   b. To mitigate impacts of views from Otter Creek and adjoining properties, the pump station will be screened by the fence described above as well as by a landscape screen consisting of a mix of evergreen and deciduous plantings. Evergreen plantings include three Eastern Red Cedars and deciduous trees include a Sycamore and five Beach Plums. The proposed fence with the plantings in the foreground will block the view of the pump station as well as soften the view

from Creek side residents. (See Exhibit 5, Views of Proposed Pump Station Area and Exhibit 9, Proposed Landscape Plan.)

c. To mitigate visual impact of the new pipeline bridge and force main, the structure and pipe will be constructed with or painted natural earth tones to blend in with the existing background. The four column/piers will be gray, blending with the existing rubble walls. The pipeline proper can be painted a color (gray) that will blend with the background (perhaps gray or beige). The selected color will be coordinated with and approved by the Village Planning Board. The pipeline will be aligned against the background of the existing bridge railing, thereby blending into the linear background. (See Exhibits 6, 7 and 8 for Views of South Barry Avenue Bridge and Pipeline Bridge).

d. When compared to the 2010 and 2013 Site Plans, the new pump station and Otter Creek pipeline bridge were not proposed. If it were proposed for each of the previous site plans, the mitigation measures would be the same.

B. Natural Features

1. Existing Conditions

a. Soils, Topography and Slopes

Soils

A review of the USDA Natural Resource Conservation Center Web Soil Survey indicates that there are three (3) soil types present along the routing of the preferred force main alignment including CrC: Charlton-Chatfield complex, rolling, very rocky; Ip: Ipswich mucky peat; and UIC: Urban Land Charlton Complex, rolling, very rocky. Descriptions of these soil types are provided in Appendix B and are summarized as follows:

CrC-Charlton-Chatfield Complex, Rolling, Very Rocky, 2 to 15 Percent Slopes, Well Drained: This unit consists of the very deep and moderately deep, well drained and somewhat excessively drained Chatfield soil and the well-drained Charlton soil. It is on hilltops and hillsides that are underlain by highly folded bedrock. Many areas are used for community development. Other areas are wooded or are used for pasture.

Ipswich mucky peat (Ip) Nearly Level Very Deep and Very Poorly Drained: This unit consists of a nearly level, very deep and very poorly drained soil found in tidal marshes along the Long Island Sound. It is subject to daily tidal flooding. Slopes range from 0 to 2 percent but are dominantly less than 1 percent. Typical soil profiles are described as follows: the surface layer is 0 to 8 inches, very dark gray mucky peat. The subsurface layers are 8 to 20 inches, very dark gray muck; 20 to 33 inches, very dark gray mucky peat. The bottom layer is 33 to 60 inches,

very dark grayish brown mucky peat. Soil properties include a water table at the surface to 1 foot above throughout the year; moderate to rapid permeability; very slow or ponded runoff; a depth to bedrock of more than 80 inches; and frequent or very brief periods of flooding throughout the year.

UlC-Urban Land-Charlton-Chatfield Complex, Rolling, Very Rocky, 2 to 15 Percent Slopes, Well Drained to Somewhat Excessively Drained: This unit consists of urban land; the very deep, well drained Charlton soil; and the moderately deep, well drained or somewhat excessively drained Charlton soil. It is on ridges and hilltops that are underlain by folded bedrock. This unit is used mainly for urban development. The open areas are lawns, gardens, or vacant and wooded land between structures.

The following Table V-1 summarizes the characteristics of each of the soil types discussed above.

Table V-1
Table of Soil Characteristics

Map Unit	Soil Names	Water Table (ft)	Restrictive Rock Layer	Typical Profile	Erosion Hazard
CrC	Chatfield-Charlton Complex, rolling, very rocky Charlton soil properties	More than 80”	More than 80”	0 to 8 inches: Loam 8 to 24 inches: Sandy loam 24 to 60 inches: Sandy loam	Moderate
	Chatfield-Charlton Complex, rolling, very rocky Chatfield soil properties	More than 80”	20” to 40”	0 to 7 inches: Loam 7 to 24 inches: Flaggy silt loam 24 to 28 inches: Unweathered bedrock	Moderate
Ip	Ipswich mucky peat	About 0 inches	More than 80”	0 to 8 inches: Mucky peat 8 to 20 inches: Muck 20 to 60 inches: Mucky peat	Moderate
UIC	Urban Land Charlton Complex, rolling, very rocky Charlton soil properties	More than 80”	More than 80”	0 to 8 inches: Loam 8 to 24 inches: Sandy loam 24 to 60 inches: Sandy loam	Severe
	Chatfield-Charlton Complex, rolling, very rocky Chatfield soil properties	More than 80”	20” to 40”	0 to 7 inches: Loam 7 to 24 inches: Flaggy silt loam 24 to 28 inches: Unweathered bedrock	Severe

Source: Natural Resource Conservation Center Web Soil Survey

Topography

The elevations within the limits of the pump station and force main alignment vary from sea level to approximately elevation 36. The lowest area is the center of the Otter Creek channel with a bottom elevation of approximately plus or minus -6 feet. All elevations are in the North America Vertical Datum (NAVD) 1988.

There are several existing retaining walls along the limits of the force main alignment. These walls are located along the perimeter of the Otter Creek stream corridor and appear to be constructed as dry lay or mortared stone walls. There are no apparent visual deficiencies in the retaining walls and they appear to be in relatively good condition. The retaining wall at 519 Alda Road (Lot 154.75-1-9) was not accessible and was not examined during the preparation of the DSEIS; and therefore, no condition assessment was made. These assessments are visual only and should not be construed as an assessment of their structural condition or stability.

The preferred force main alignment is within the South Barry Avenue right-of-way and topographic features include the road bed, adjacent vegetated shoulder area and existing bridge as well as the adjacent Otter Creek.

Slopes

A review of the existing topography was performed along the proposed force main alignment for the slope categories of 0 to 10%, 10 to 15% and 15% and up. In general, the existing slopes along the alignment of the proposed force main will be in the 0 to 10% range.

b. Vegetation and Wildlife

Vegetative communities in the vicinity of the proposed work area are limited by the presence of South Barry Avenue, its shoulder area, the landscaped areas adjacent to South Barry Avenue, and the South Barry Avenue Bridge over Otter Creek. Vegetation along the proposed pipe route in the South Barry Avenue right-of-way consists of a mix of native and non-native invasive vegetation.

Tidal wetlands as defined by the New York State Department of Environmental Conservation (DEC) exist solely in the area between the banks of Otter Creek. Vegetated tidal wetlands in the project area are limited to a small area (approximately four square feet) adjacent to the northwest corner of the bridge. All other areas in proximity to the Otter Creek Bridge do not support tidal wetland vegetation. The sole vegetated tidal wetland area supports a small stand of intertidal Saltmarsh cordgrass (Spartina alterniuflora). However, erosion is causing the decline in its presence. Immediately landward of the intertidal vegetation is a thicket of climbing rose that appears to be a hybrid species. Rock riprap on both embankments of the eastern side of the bridge and a functional seawall along the southwest shoreline of the bridge preclude establishment or survival of tidal vegetation.

Wildlife likely to inhabit the uplands and tidal area adjacent to the proposed work area include species such as eastern gray (or grey) squirrel (Sciurus carolinensis), eastern cottontail (Sylvilagus floridanus), muskrat (Ondatra zibethicus), white-tail

deer (Odocoileus virginianus), mallard ducks (Anas platyrhynchos) and Canada goose (Branta canadensis). Coordination with NY State Department of Environmental Conservation (DEC) and review of the New York State and U.S. Government listed rare, endangered, threatened or species of special concern that occur in the State failed to reveal the occurrence of any of those species in the vicinity of the project area. This was verified by reviewing the potentially present species that might utilize the waters of Otter Creek and the presence of their habitat within that system. The Protected Species Division of the National Marine Fisheries Service, which is charged with managing listed aquatic species reports that although four sea turtle species (loggerhead, green, Kemp's ridley and leatherback. Along with Shortnose Sturgeon (Acipenser brevirostrum) and Atlantic Sturgeon and Acipenser (Oxyrinchus oxyrinchus) can be found in western Long Island Sound they are unlikely to frequent Otter Creek due to the lack of habitat. Additionally, they report that sea turtles avoid areas with human activity. This avoidance behavior suggests that their use of Mamaroneck Harbor, Otter Creek, and the Preserve would not be anticipated. Individuals seeking to access the mid-reach of Otter Creek or the preserve beyond would have to pass through the harbor and enter Otter Creek (passing under the South Barry Avenue Bridge to reach the Preserve). Studies of sea turtle use of western Long Island Sound have revealed their avoidance behavior. There has been no observed presence in the waters of Mamaroneck Harbor. Similarly the two sturgeon species tend to be found father east or west in the larger tidal rivers of Connecticut or the Hudson River in New York. Fortunately, the proposed work area for a sewer line crossing is in close proximity to the Otter Creek Bridge and would not alter the prevailing exclusionary nature of the bridge for listed species. Although there is no verified record of a siting, diamondback terrapin (Malaclemys terrapin) might seek the tidal wetland and adjacent habitat of the inner Otter Creek Preserve. Diamondback terrapin is relatively rare in Long Island Sound,

The 1974 NYS DEC Tidal Wetland map of the lower Otter Creek area (http://twi.ligis.org/index2/606_532.jpg, map sheet 606-532) (Exhibit 10) is reflective of the seawall on the southwest side of the Otter Creek Bridge, however it does not depict the changes to the east side of the area created when the bridge was replaced. The shoreline changes include riprap along both eastern shorelines. The Village does not appear to have a definitive wetland vegetation map of the site. The Federal Government Tidal Waters are defined by the type of regulatory activity being contemplated. As the proposed sanitary force main alternatives are covered under Section 10 of the U.S. Rivers and Harbors Act of 1899 the limits of regulatory control are the current mean high tide line (see Exhibit 8a) which, as a result of sea level rise, is subject to correction according to the current NOAA tidal epoch data. The US Army Corps of Engineers does not produce or maintain tidal wetlands maps. They rely on site inspection and, when needed, a wetland delineation. Since the proposed sewer line options are so limited in their encroachment to Waters of the United States, they are generally authorized under Nationwide Permit No. 12. No wetland delineation was undertaken. Site

inspections by members of the project team were performed during visits and assessments coordinated during the planning and SEIS development.

There are no vegetated tidal wetlands that will be adversely impacted by the proposed force main options currently under consideration.

c. Wetlands & Streams

Otter Creek is a tidal waterway carrying Long Island Sound saline water into the Otter Creek preserve on flooding tides and draining the preserve of both fresh and saltwater during the ebbing process. Much of the preserve's open water area is dewatered during the ebbing phase. In the vicinity of the force main installation, a residual (thalweg) channel will remain functional even at the lowest tidal stands as freshwater drains from the preserve area.

As reported above, the regulated wetlands in proximity to South Barry Avenue include the rock riprapped shoreline east of the Otter Creek Bridge and the pocket of vegetated wetlands measuring approximately four square feet situated adjacent to the stormwater outfall in the northwest corner of the bridge abutment. Beyond those areas, uplands dominate the site as the result of the seawall or land elevation. The existing functions and values of the area within the proposed project area are primarily related to the tidal exchange waters and the unstable creek bed.

The Creek bed instability is caused by the flow restriction created by the South Barry Avenue Bridge. The flow restriction can be observed during a tidal exchange. Water flow is constricted during inflow as the result of the tidal prism and discharge from the extensive area where tidal flooding occurs upstream from the bridge. The bridge's restriction alters the water velocity causing erosion and deposition depending on the stage of each tidal cycle. As a result of those flow characteristics along with the associated variations in the salt content of the flow, the project area does not provide significant ecological functions and values for aquatic species moving through the area. There is virtually no benthic fauna within Otter Creek at the project site. Residence by motile as well as non-motile species is severely limited.

d. Otter Creek Critical Environmental Area

South Barry Avenue forms a portion of the western boundary of the Otter Creek Preserve. It is designated a Long Island Sound Critical Environmental Area (CEA) and Geologic Area of Particular Concern (GAPC) by the NY State Department of Environmental Conservation. The CEA delineation mapping by NYS DEC is attached (Exhibit 11). The delineated area extends from the mouth of Otter Creek to a line approximately three quarters of the distance across the upper Otter Creek water retention area. The Village of Mamaroneck has assigned the creek a similar CEA designation under Chapter 168 of the Village Code.

2. Potential Impacts

a. Soils, Topography and Slopes

Soils, Topography and Slopes

The proposed force main will have limited impact on soils, topography and slopes. Installation of the pump station will require excavation of approximately 500 square feet to install the station, mainly below grade. After installation, the station will be backfilled. Finished topography and slope will blend into the adjacent existing and proposed finished grade.

Installation of the force main within the site as well as within the South Barry Avenue right-of-way will require trench excavation, placement of the force main and backfilling to existing grade. Where pavement or landscaping will be disturbed, the surface will be restored back to existing conditions.

Depth of rock (restrictive soil layer) along the alignment of the proposed force main, according to the Westchester County Soils Survey and the Natural Resources Conservation Service (Table V-1), is generally anticipated to be between 20 and 80 inches. However, based on field observation, surface bedrock along South Barry Avenue was observed. The alignment of the force main was adjusted to avoid areas where the presence of bedrock was likely. Where rock may be encountered within pipe trenches, however, it will be excavated to provide the minimum depth of cover over the pipe. Detailed subsurface investigation will be performed during detailed design phase of the Project to assist the Applicant's Engineer with adjusting the final alignment of the force main, if necessary to avoid rock.

Construction of the pipe bridge that will cross over Otter Creek will consist of excavation for bridge piers on each side of the creek (Exhibits 8a and 8b). The two piers/columns on the west (residence) side of the Creek will be placed at the edge of the waterway, while the two eastern (MBYC side) piers/columns will be placed in upland areas adjacent to the creek. Should bedrock be encountered in the locations of the bridge piers/columns, the foundations will be anchored to the bedrock. After excavation and installation of the piers/columns, the excavated area will be backfilled and restored to existing condition. A pipeline bridge will be constructed to carry the proposed force main over the creek, thereby avoiding excavation within Otter Creek. Thus this impact will be temporary in nature and only during construction. Excavated material be used for backfill or will be removed from the site and disposed of at an approved landfill or delivered to another construction site to be used as fill.

b. Wetlands & Streams

Selecting a crossing site in close proximity to the South Barry Avenue Bridge utilizes the existing environmental conditions created by the presence of the bridge and the shoreline erosion control measures installed to protect that structure. By using a pipeline bridge, it is possible to limit impacts to excavation of the piers/columns and therefore avoid significant adverse environmental impacts to the tidal wetlands of the State of New York.

Because of the limited width of Otter Creek at the proposed crossing site (approximately twenty-seven feet) and the ability of the construction methodology to limit work to a small area, environmental impact will be minor in nature and extent and of limited duration. For instance, the pipe bridge alternative requires the installation of two bridge support units (piers/columns) at the edge of the waterway. Two other supports will be in uplands on the opposite side of the creek. The need for these supports is driven by the need to provide sufficient support for the actual pipe bridge, its sewer line, and contents. The preliminary design calls for the placement to be near the sides of Otter Creek with an air gap larger than currently provided by the existing bridge and associated waterway. This design avoids any restriction on small watercraft passage through the area. Because the supports will be freestanding, flow patterns are not anticipated to change thereby no alteration of the circulation patterns currently functioning around the existing bridge are expected. Finally, because the pipe bridge structure will be carried well above the small tidal wetland vegetation patch on the northwest side of the bridge it will not be further degraded.

It is anticipated that both State and Federal authorization will be needed to advance the sewer line replacement project. The State of New York will require a tidal wetlands and possibly a water quality authorization along with a Coastal Zone Consistency Certificate from the NY State Department of State. The USACE will require a section 10 (Structures) permit and possibly a Section 404 (Fill) permit. The USACE regulatory requirements could be waived should the US Coast Guard determine that the proposed structure is a bridge as defined under their regulatory authority. However, because the project is the replacement of an existing sewer line, both regulatory groups have procedures that facilitate the regulatory process. Those procedures will be pursued.

In no case will wetland functions be altered by the proposed action in the Preferred Alternative and regardless of which alternative is ultimately approved.

c. Vegetation and Wildlife

Two trees within the right-of-way along the South Barry Avenue force main route may be impacted by construction, an existing Catalpa tree (approximately 18” in diameter) and a Silver maple (approximately 20” in diameter). There are no other anticipated significant adverse environmental impacts to vegetation and

wildlife associated with the construction of the Mamaroneck Beach and Yacht Club pump station or sewer force main. Similarly, there are no anticipated significant adverse impacts to vegetation and wildlife associated with the preferred pipeline bridge crossing of Otter Creek. Any potential impacts to Otter Creek would be minor and short term as they would be construction related. Once the proposed sewer system has been installed, the system becomes a passive presence.

d. Comparison to the 2010 and 2013 Amended Site Plans

The Preferred Alternative (2015 Amended Site Plan) proposes to construct additional components, namely gravity sewer, pump station, force main and pipeline bridge; when compared to the 2010 and 2013 Site Plans and, additional impacts will result; however the impacts to natural features will be mainly construction related, minor in extent and temporary.

The Preferred Alternative, will require more soil disturbance than that disturbed for the 2010 and 2013 Amended Site Plans. No permanent changes to topography or slopes will result. Total additional soil disturbance associated with construction includes the following:

- New force main (1300 linear feet, 3900 square feet) (temporary)
- New pump station (500 square feet) (permanent)
- Pipeline Bridge piers (100 square feet) (permanent)
- Additional gravity sewer (700 linear feet, 2100 square feet) (temporary)
- Total disturbed area approximately 6,000 square feet (temporary)
- Total disturbed area approximately 600 square feet (permanent)

Approximately 50 square feet of wetlands/wetland vegetation, and 10 square feet within the Otter Creek waterway will be permanently displaced for construction of the two piers/columns. Additional construction related disturbance adjacent to Otter Creek will result from construction equipment, however, once again the impacts will be temporary.

3. Mitigation Measures

a. Stormwater General Permit Coverage

General Permit Coverage (SPDES PERMIT NO. NYR10T581)

Since the submission and acceptance of the SWPPP, the NYSDEC has issued three (3) renewals to the SPDES General Permit, as further described below.

General Permit GP-0-08-001

Effective May 1, 2008, the New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES)

for Discharges from Construction Activity, General Permit No. GP-02-01 (General Permit) was replaced by the New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) for Discharges from Construction Activity, General Permit No. GP-0-08-001 (General Permit).

In accordance with Part II.D.1 of the General Permit No. GP-0-08-001, "Upon renewal of SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-02-01), an owner or operator of a construction activity with coverage under GP-02-01, as of the effective date of GP-0-08-001, shall be permitted to discharge in accordance with GP-0-08-001 unless otherwise notified by the Department."

General Permit GP-0-10-001

Effective January 29, 2010, the New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) for Discharges from Construction Activity, General Permit No. GP-0-08-001 (General Permit) was replaced by the New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) for Discharges from Construction Activity, General Permit No. GP-0-10-001 (General Permit). The General Permit expired on January 28, 2015.

In accordance with Part II.D.1 of the General Permit No. GP-0-10-001 "Upon renewal of SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-08-001), an owner or operator of construction activity with coverage under GP-0-08-001, as of the effective date of GP-0-10-001, shall be authorized to discharge in accordance with GP-0-10-001 unless otherwise notified by the Department."

General Permit GP-0-15-002

Effective January 29, 2015, the New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) for Discharges from Construction Activity, General Permit No. GP-0-10-001 (General Permit) was replaced by the New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) for Discharges from Construction Activity, General Permit No. GP-0-15-002 (General Permit). The General Permit will expire on January 28, 2020.

In accordance with Part II.D.1 of the General Permit No. GP-0-15-002 "Upon renewal of SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-10-001), an owner or operator of a construction activity with coverage under GP-0-10-001, as of the effective date of GP-0-15-002, shall be authorized to discharge in accordance with GP-0-15-002, unless

otherwise notified by the Department." and "An owner or operator may continue to implement the technical/design components of the post-construction stormwater management controls provided that such design was done in conformance with the technical standards in place at the time of initial project authorization. However, they must comply with the other, non-design provisions of GP-0-15-002."

SWPPP Amendment

In accordance with the provisions of the General Permit, a SWPPP Amendment will be provided to address the changes in permit coverage and the construction of the pump station, force main and sanitary sewers. The SWPPP Amendment will be prepared and submitted to the Village Engineer for review and acceptance prior to the start of construction and will address the net increase in impervious surface area needed to construct the proposed pump station; the method by which stormwater will be managed; and the required soil erosion and sediment control measures that will be utilized during the construction of the proposed force main. A draft copy of the Stormwater Pollution Prevention Plan Amendment has been included in the Appendix of this DSEIS.

Construction of the proposed pump station will result in a net increase in impervious surface coverage of approximately 500 square feet (0.011 acres). Storm water quality from the pump station pad will be managed through the use of an infiltration trench. The infiltration trench will be sized to accommodate the required water quality volume as described in Chapter 4 of the DEC Design Manual. The required water quality volume was determined by the following equation.

$WQ_v = (P)\ (Rv)\ (A) /\ 12$

Where:

WQ_v	=	water quality volume (in acre-feet)
P	=	90% Rainfall Event Number (see Figure 4.1, DEC Design Manual)
Rv	=	0.05 + 0.009 (I), where I is the percent of impervious cover
A	=	site area in acres (onsite)

The value of the 90% Rainfall Event (P) for the portion of Westchester County where the Project is located is 1.5 inches. Based on the net increase in impervious surface coverage, the required water quality volume for the pump station pad will be 57 cubic feet. One (1) infiltration trench will be constructed parallel to each of the long sides of the pump station pad. Each infiltration trench will have a length of 30 feet, a width of 1'-3", and a depth of 2'-0". The volume provided in each infiltration trench will be 30 cubic feet with a total volume provide of 60 cubic feet. Therefore, the water quality volume provided is greater than the volume required.

The SWPPP Amendment also includes the methods required to manage the potential for soil erosion and sedimentation as described following.

b. Soils, Topography and Slopes

Since impacts to soil will be minimal based on limited excavation and backfill, mitigation measures will be temporary in nature as related to construction. Temporary erosion control measures will be implemented in accordance with the Village of Mamaroneck and New York Standards and Specifications for Erosion and Sediment Control, dated August 2005 as well as the SWPPP Amendment These temporary soil erosion and sediment control measures include but are not limited to silt fence; soil stockpiling; dust control; inlet protection; excavation dewatering; street sweeping; and turbidity curtains. Following is a description of such mitigation measures.

Silt Fencing: Silt fence will be installed at the pump station excavation site and will consist of standard strength filter fabric with wire mesh reinforcement (or extra strength synthetic filter fabric) secured to supporting posts and entrenched at the base. The fence will be three feet high; with the wire fence reinforcement constructed of a minimum 14.5-gauge galvanized steel wire and a minimum mesh spacing of six inches. Fences will be secured in place by galvanized steel or wood posts set at six feet on-center. The filter fabric will be stapled to the upgradient face of each fence. The purpose of silt fences is to intercept and detain sediment contained in sheet overland runoff from disturbed areas of limited extent. In addition, the silt fencing will physically delineate the limit of work on the down slope side of work areas.

Soil Stockpiling: The stockpile will be located away from sensitive vegetation or specimen trees and on a dry level area and shall comply with the following:

- All stockpiles shall be protected using a perimeter dike of silt fence sediment barriers to prevent sediment runoff. This applies to all stockpiles remaining in place for more than two weeks.
- Stockpile side slopes shall not exceed 2 horizontal to 1 vertical (2:1).
- Temporary seeding or covering of stockpiles shall be completed within two weeks of formation.

Dust Control: Dust control would be accomplished through the use of vegetative cover, mulch, spray adhesive, sprinkling or barriers. Water would be applied by sprinkler or water truck as necessary during grading operations to minimize sediment transport and maintain acceptable air quality conditions. Repetitive treatments will be done as needed until grades are paved or stabilized with vegetation.

Inlet Protection (Catch Basin Filters): Temporary catch basin filters will be utilized to prevent the deposition of sediment into the storm sewer system prior to the stabilization of exposed areas with vegetation or pavement.

- Filters will be placed around each catch basin inlet prior to paving or stabilization with vegetation.
- Sediment shall be removed from the filters when sediment has accumulated to 50 percent of the filter's original height.

Excavation Dewatering: Sump pit(s) would be constructed where water will collect in utility trenches during the excavation phase of construction. The sump pit(s) shall be constructed of a perforated vertical standpipe placed in the center of the pit to collect filtered water. The vertical standpipe shall be wrapped in a filter cloth (Mirafi 100X, Poly Filter GB, or a filter cloth with an equivalent sieve size between 40 and 80). It is recommended that ¼ to ½ inch hardware cloth be wrapped around and secured to the standpipe prior to attaching the filter cloth.

The vertical standpipe assembly shall be placed on a 12 inch layer of 2 inch aggregate. After installing the standpipe, the pit shall be backfilled with 2 inch aggregate. The standpipe shall project 12 to 18 inches above grade. The number of sump pits and locations shall be determined by the contractor.

Water is then pumped from the center of the standpipe to a suitable designed sediment trap, sediment basin, or stabilized area, such as a filter strip. If a sediment trap or portable sediment tank is used, the tank or trap shall have a minimum volume of the 16 times the pump discharge rate.

Street Sweeping: Street Sweeping is considered a good housekeeping technique. Dry street sweeping would be required during all trench excavations within paved roads and parking areas to remove sediments and other contaminants directly from the paved surfaces. Street sweeping will occur daily and before forecasted storm events. All materials collected during street sweeping will be disposed of at an approved off-site location.

Turbidity Curtains: A turbidity curtain should be used when construction activity might cause re-suspension of sediment within a waterbody or along its shoreline. Curtains are used in calm or slow moving water areas. Turbidity curtains can not to be used across flowing watercourses. A turbidity curtain will therefore be used around the pier excavation site.

The area of proposed installation of the curtain shall be inspected for obstacles and impediments that could damage the curtain or impair its effectiveness to retain sediment. All materials shall be removed so they cannot enter the waterbody. Shallow installations can be made by securing the curtain by staking rather than using a flotation system. Supplemental anchors of the turbidity curtain

toe shall be used, as needed, depending on water surface disturbances such as boats and wave action by winds.

The turbidity curtain shall be inspected daily and repaired or replaced immediately. It is not normally necessary to remove sediment deposited behind the curtain; but, when necessary, removal is usually done by hand prior to removal of the barrier. All removed silt will be removed from the site. The barrier shall be removed by carefully pulling it toward the construction site to minimize the release of attached sediment. Any floating construction or natural debris shall be immediately removed to prevent damage to the curtain. If the curtain is oriented in a manner that faces the prevailing winds, frequent checks of the anchorage shall be made.

Trench excavation and backfilling will be performed such that trenches will be backfilled daily. No open trenches will be allowed overnight. Excavated soil will be removed daily to prevent sedimentation to nearby wetlands.

c. Vegetation and Wildlife

Construction of the pump station and force main will require minimal vegetated land disturbance associated only with excavation of the pump station pit, trench excavation for the force main and excavation for pipe bridge piers/columns. Since disturbance of existing vegetation and wildlife habitat will be minor and not significant, a mitigation plan would not be warranted. The proposed alignment of the force main along South Barry Avenue is designed to avoid significant impacts to existing trees and landscape features to the greatest extent practicable. The root systems of two trees (18-inch catalpa and 20-inch silver maple) located within or adjacent to the South Barry Avenue right-of-way may be impacted. Mitigation is proposed in the form of four Beach Plum trees (2" caliper) to be planted in the vicinity of the existing trees. Precise locations will be determined in the field to the satisfaction of the Planning Board. Where grassed areas along the right-of-way area impacted by trench excavation, they will be replanted. Prior to construction, the alignment of the force main will be staked and reviewed in the field with the Village Engineer to determine potential impact to vegetation. Alignment, where practical, will be adjusted to avoid impact to significant vegetation.

Using the pipe bridge alternative will displace less than ten (10) square feet of tidal wetland habitat in an area immediately adjacent to the South Barry Avenue Bridge over Otter Creek. Horizontal Directional Drilling will have no impact on tidal wetlands. Because of the limited habitat value of the area (subject to alternating deposition and erosive flow patterns) habitat replacement will not be necessary. Construction adjacent to Otter Creek, consisting of the pipeline bridge piers/columns, will be sited, to the greatest extent practicable, in locations that will minimize disturbance to Otter Creek vegetation and wildlife. Protection of significant vegetation and/or individual trees during construction will be provided.

Any potential impacts associated with crossing Otter Creek are expected to be minimal in extent and duration. Best Management Practices (BMPs) applicable to the specific situation will be employed in line with the authorized SWPPP. No significant adverse impact to vegetation or wildlife is anticipated.

d. Wetlands and Streams

Under the Preferred Action, construction of the force main will utilize a pipe bridge extending over Otter Creek, thereby minimizing direct disturbance to Otter Creek and adjacent tidal wetlands. Impacts to adjacent tidal wetlands will be temporary and limited to the construction period. Because of the minimal amount of tidal wetlands and associated tidal wetland vegetation in the project area, wetlands mitigation will be limited to soil erosion management and vegetation replacement in kind within disturbed areas. Installation and maintenance of sediment and erosion control practices will prevent impact to Otter Creek to the greatest extent practicable. The Applicant's natural science consultant believes that due to the minimal direct and indirect impacts, further mitigation is not warranted.

e. Comparison to the 2010 and 2013 Amended Site Plans

Since the Preferred Alternative involves additional construction components (listed in DSEIS V.B.2.d), namely the pump station, force main, pipeline bridge and gravity sewer; when compared to the 2010 and 2013 Amended Site Plans, additional mitigation measures under the Preferred Action will be required. Additional mitigation measures proposed under the Preferred Alternative that were not necessary under the 2010 and 2013 Amended Site Plans include the following:

- Infiltration Trench (60 linear feet) adjacent to the proposed pump station,
- Replacement of vegetation in-kind that will be disturbed from trench excavation for the force main, pump station, pipeline bridge pier/columns, and gravity sewer,
- Minor revision to the implementation of temporary sediment and erosion control measures.

C. Sanitary Sewer System

1. Existing Conditions

Existing Sanitary Sewers

The existing onsite sewer system includes 4-inch and 6-inch building laterals that connect to existing 8-inch gravity sewers that drain to the pumping station located at the center of the Applicant's site (Exhibit 12). Existing locations of sewers and sizes are shown on the survey base plans. The same utility survey that was used for the

2010 Site Plan was used for the 2013 Site Plan. The current utility survey used for the 2015 Amended Site Plan differs in that the existing force main is shown in its correct location based on underground TV investigation (ACS September 2013). The current map of underground utilities survey is included as part of the referenced 2015 Plans.

Existing Pump Station

Sewage from the Property is collected in an onsite sewer system that drains to an existing onsite submersible sewage pump station. The existing pump station is located in the lawn area south of the tennis courts and contains two (2) submersible pumps. Based on the available literature, provided by the owner, the two (2) pumps working together have an estimated pumping capacity of approximately 100 gallons per minute (gpm).

Based on an historic record site plan dated in 1954 indicates the existence of a sanitary pump station and force main. Assuming the pump station and force main are the same, it has been in continuous operation since that time. Over a period of time, the pumps had been replaced by the Applicant as needed to maintain operation of the system. Recent (September 2013) repairs to the pump station were made to eliminate sources of stormwater inflow. The alignment of the existing 6 inch force main that exits the existing pump station is aligned generally in a southwesterly direction around the great lawn area; it crosses beneath Otter Creek, traverses land adjacent to Otter Creek located at 519 Alda Road where the force main parallels the northerly property line, and then discharges to the existing Village manhole #66449 located in Alda Road.

The existing alignment described is based on the current location as determined by the referenced recent underground survey. The location of the existing force main differs from the location shown on the 2010 (Exhibit 1) and 2013 (Exhibits 2a and 2b) Amended Site Plans in that the force main was shown on previous plans as traversing the great lawn rather than in its actual location which is aligned along the perimeter of the great lawn, adjacent to the existing cabanas.

2. Potential Impacts

Proposed Gravity Sewer System

Proposed improvements to the sanitary sewer system are shown on Exhibit 3. Sewer pipe design data is provided on the Amended Site Plans. The sewerage improvements for the 2015 Amended Site Plan remain similar to those on the 2010 and 2013 Amended Site Plans in that they provide: (i) an 8-inch gravity collector sewer that collects sewage from the service laterals serving existing and new buildings and conveys the sewage to the pump station; and (ii) new 6-inch sewer laterals to serve all new buildings (Beach Seasonal Residence Building, Great Lawn Seasonal Residence Building, Recreation Building and Yacht Club/Dockmaster Building). The 2015

Amended Site Plan differs from the 2010 and 2013 Amended Site Plans in that it proposes further improvements by replacing portions of existing building sewer laterals with new service connections; and the 8-inch sewage collector pipe for the 2015 Amended Site Plan has been designed to direct sewage flow to the new pump station location.

The sewer improvements, more specifically, include new service connections to five (5) existing buildings; new service connections to four (4) new buildings; 700 linear feet of new gravity sewer; a new sanitary pump station; 1300 linear feet of new force main; a connection to the municipal sewer and a pipeline bridge over Otter Creek.

Where new sewers will be installed, existing sewers will be removed or abandoned in place. Existing sewers that are encountered by new construction will be removed. Existing sewers that are not encountered but will no longer be used will be plugged and abandoned in place; for example the existing force main that crosses Otter Creek and the property at 519 Alda Road will be abandoned in place. The outlet where the pipe enters existing municipal manhole #66449 (Alda Road) will be plugged/removed to the satisfaction of the Village Engineer. The existing onsite pump station will be removed.

Other miscellaneous but necessary improvements associated with construction of the sanitary sewer system under the Preferred Alternative will include: pavement and turf restoration along the construction route; coordination with other existing utilities and relocation as necessary; landscape planting; as well as physical site amenities such as decorative fencing to reduce potential visual impact.

Proposed Pump Station Location

The new pump station will be located immediately north of the Great Lawn Seasonal Residence Building and south of the existing Manager's House. Existing grade at this location is relatively high (elevation 11±), thereby minimizing the exposure of the pump station to potential flood waters and maximizing the amount of the structure below existing grade. The elevation of the pump station (16') will have a finished elevation two (2) feet above the 100-year flood elevation of 14. (The 100-year flood zone AE 14 is based on the currently enacted FEMA Letter of Map Revision (LOMR) effective February 20, 2013. When compared to the FEMA Preliminary FIRM Map #36119C0353G, dated December 8, 2014, the elevation at the proposed pump station is near the border of AE13 and AE14, but most likely at elevation 13. The pump station has conservatively been set at elevation 16, two feet above the LOMR 100-year flood elevation and two to three feet above the Preliminary FEMA Map.) The pump station (Exhibits 13a and 13b) will, therefore, be protected from the 100-year flood and will be equipped with the requisite safety and monitoring features that will meet the regulatory design requirements. (Refer to DSEIS V.C.2, paragraph Pump Station Design for safety design features.)

Proposed Sanitary Force Main

From the pump station, the alignment of the force main is proposed northerly along the edge of the gravel parking area and along the Club's entry road to a new pipeline bridge, where the force main will cross over Otter Creek and continue in a northerly direction along the South Barry Avenue right-of-way to connect to the Mamaroneck Sanitary Sewer District at manhole #66476. Refer to Section III.C, Description of Proposed Site Development, for additional description of the force main route.

The added impact of the Preferred Alternative is the need to construct some 1300 linear feet of force main including approximately 700 linear feet along South Barry Avenue where as the 2013 Proposed Action included replacement of some 600 linear feet of force main and a minor adjustment to the existing force main connection to manhole #66469 in Alda Road.

Sewage Flow Rate

Section B.6.b of the New York State Department of Environmental Conservation (NYSDEC) Design Standards for Intermediate-Sized Wastewater Treatment Systems (Design Standards) dated March 5, 2014 indicates that the design sewage flow rate is typically based on the flow rates determined using one (1) of the following three (3) methods:

i. Using the typical per unit hydraulic loading rates provided in Table B-3 of the NYSDEC Design Standards multiplied by the number of units;

ii. Obtaining metered wastewater flow rates from existing or similar facilities; or

iii. Obtaining metered daily water usage records from existing or similar facilities.

The Adopted Final Scope states that the "*proposed average daily sewage flow (gpd) calculations shall be provided based on proposed land use*" which would be consistent with Method 1 of the Design Standards. However, Table B-3 of the Design Standards does not contain unit hydraulic loading rates for all of the uses that are present on the project such as the cabanas and club members. The calculation of the sewage flow rate based on Method 1 would also be inconsistent with the methodology which was presented in the previously submitted and accepted environmental review documents including the Draft Environmental Impact Statement (DEIS) dated November 2006, the Environmental Narrative Revised October 2010 and the Environmental Narrative dated February 2013 and therefore would not provide a comparable comparison.

The calculation of the proposed average daily sewage flow rate in those preceding SEQRA documents was based on existing water usage records for a period of one (1)

year from which an existing unit flow rate of 27 gallons per person per day was established. The unit flow rate was determined by calculating the average annual water usage rate and divided by the total number of club members, resident staff members and non-resident staff members. The determination of the unit flow rate based on metered water usage records is consistent with Method 3 of the Design Standards.

The established unit flow rate for resident staff and non-resident members as described in the prior environmental review documents is the average annual water usage rate or the average unit flow rate based on the entire year. The design of the proposed pump station must consider both the on- and off-season conditions since it will operate on a year round basis. Based on the data utilized to determine the average annual unit flow rate, the unit flow rates for both the on-season and off-season conditions were determined. The calculated values, in gallons per day (gpd) per person for all conditions are presented in Table V-2 below.

Table V-2
Unit Flow Rates

Flow Condition	Unit Flow Rate Per Person (gpd)
Average Annual Unit Flow Rate	27
On-Season Unit Flow Rate	42
Off-Season Unit Flow Rate	77

Further, the typical unit hydraulic flow rate of 110 gallons per bedroom per day for apartments from Table B-3 of the Design Standards will be utilized for the proposed seasonal residences. These unit flow rates will be applied to the total number of resident staff members, nonresident members and number of seasonal residences to determine the flow rates to the proposed pump station for both the on and off season conditions.

The total number of members to be utilized in the analysis is as described in Table 18 of the Environmental Narrative dated February 2013 which indicates a new total population for the 2013 Amended Site Plan of 900 persons. The total on-season population includes 31 resident staff members, 828 nonresident members and 41 persons in the seasonal residences. The total off-season population includes 30 resident staff members and between 27 and 37 nonresident staff members for a total of 57 to 67 persons. For the off season analysis, the higher unit flow rates were utilized.

Table V-3 and V-4 set forth the calculations for the average daily flow and peak hourly flow rate for the On-Season Sewage Flow Rate and Off-Season Sewage Flow Rate to the proposed pump station. The Design Peak Hour Factor is based on the Harmon Peaking Factor as defined in the Recommended Standards for Wastewater Facilities, 2004 Edition and is based on the population associated with each flow rate condition.

Table V-3 On-Season Sewage Flow Rate						
Type of Use	No. of Units	No. of Bedrooms per Unit	Population	Unit Flow Rate (gpd)	Flow Rate (gpd)	Flow Rate (gpm)
Non Resident Members	-	-	828	42	34,379	23.9
Resident Staff Members	-	-	31	42	1,724	1.2
New Seasonal Residences	18	1	41	110	1,980	1.4
Total	18	-	900	-	-	-
Average Daily Flow					38,083	26.4
Peaking Factor					3.8	
Peak Hourly Flow Rate					145,820	101.3

Table V-4 Off-Season Sewage Flow Rate				
Type of Use	Population	Unit Flow Rate (gpd)	Flow Rate (gpd)	Flow Rate (gpm)
Non Resident Members	37	77	2,865	2.0
Resident Staff Members	30	77	2,323	1.6
Total	67	-	-	-
Average Daily Flow	-	-	5,188	3.6
Peaking Factor			4.3	-
Peak Hourly Flow Rate			22,244	15.4

As discussed earlier in this Section, the established unit flow rate for resident staff and non-resident members as described in the prior environmental review documents is the average annual water usage rate or the average unit flow rate based on the entire year. The variation in unit flow rates that would occur between on-season and off-season conditions was not considered in the prior environmental reports. Table V-5 presents the average annual sewage flow rate for the 2015 Amended Site Plan:

Table V-5 Average Annual Sewage Flow Rate 2015 Amended Site Plan						
Type of Use	No. of Units	No. of Bedrooms per Unit	Population	Unit Flow Rate (gpd)	Flow Rate (gpd)	Flow Rate (gpm)
Non Resident Members	-	-	828	27	22,356	15.5
Resident Staff Members	-	-	31	27	729	0.5
New Seasonal Residences	18	1	41	110	1,980	1.4
Totals	18	-	900	-	-	-
Average Daily Flow					25,065	17.4
Peaking Factor					3.8	-
Peak Hourly Flow Rate					95,975	66.6

A comparison of the average annual sewage flow rate as compared to the existing, 2010, 2013 and 2015 Plans is presented in table V-6 below. The Average Annual Sewage Flow Rate for the 2015 Amended Site Plan is less than the 2013 Amended Site Plan, however. This is a result of applying the typical unit hydraulic flow rate of 110 gallons per bedroom per day for apartments for the 2015 Amended Site Plan, which is consistent with the methodology set forth in the latest New York State Department of Environmental Conservation (NYSDEC) Design Standards. For the 2010 and 2013 Amended Site Plans, each residence was assumed to have four persons and a flow rate of 75 gpd per person was applied, which resulted in a conservatively higher flow.

Table V-6
Average Annual Flow Rate Comparison

Site Plan	Average Annual Sewage Flow Rate (gpd)
Existing Conditions	18,936
2010 Amended Site Plan	31,392
2013 Amended Site Plan	30,081
2015 Amended Site Plan	25,065

Sewage flow rates reflected above, were calculated based on attendance of the entire Club population. Occasional special dining events, assuming 200 seats at a rate of 10 gpd per seat, would add approximately 2,000 gpd (average daily flow). However, special events would not necessarily be synchronized with the timing of attendance of all club members. Even if the 2,000 gpd were added to the design flow, the pump station and force main design would have ample capacity to accommodate the additional flow.

Proposed Pump Station Design

The pump station will be designed in compliance with the New York State Department of Environmental Conservation (NYSDEC), Westchester County Department of Health (DOH) and the Village of Mamaroneck Engineer. The proposed pump station will also be designed in accordance with the following standard publications.

- New York State Design Standards for Intermediate-Sized Wastewater Treatment Systems dated March 5, 2014
- Recommended Standards for Wastewater Facilities 2004 Edition

The pump station will be equipped with a smart controller that will be programmed to provide for both the on season and off peak season flow conditions as well as providing for shut down mode for forecasted flood conditions. The Pump Controller will be set up with two (2) operational modes, one for the peak season and one for the off season which would allow for a change the level set points with a push of a button without going into the basin. The level transducer will provide wide range of available set points and (2) floats for back up would also be provided.

The pump station will be designed with redundant safety features including but not limited to the following: dual explosion proof, non-clog submersible wastewater pumps, liquid level measurement and control transducers, low level and high level alarms. In the event of an alarm activation, a telemetry system with auto-dialer will be provided to telephone appropriate emergency personnel. In the event of loss of power, a standby generator will automatically turn on, thereby, maintaining power to the pump station resulting in uninterrupted performance of the pump station.

For detailed discussion and calculations, refer to Draft Engineer's Report Onsite Sanitary Sewer and Pump Station, the Appendix. Also see detailed pump station drawings listed in the Table of Contents.

When compared to the 2010 and 2013 Site Plans, the 2015 Preferred Alternate Action will replace the existing force main and pump station with new facilities, thereby, providing increased reliability.

3. Proposed Mitigation

Sanitary Sewers

The proposed sanitary collection system will be designed and constructed in accordance with the requirements of the Recommended Standards for Wastewater Facilities 2004 Edition, Chapter 30. In accordance with WCDOH rules and regulations, an application will be filed for Approval of Plans for a Wastewater Disposal System for Sanitary Sewer Extension(s) for sewers with a flow rate of greater than 2,500 gallons per day. Filing to WCDOH for their approval will be consistent with their policy. WCDOH policy dictates that review for approval will be made after completion of SEQRA and Site Plan Approval from the Village has been obtained. However, as an Involved Agency, the WCDOH will be provided this document and associated site plans for their review.

Sanitary Pump Station and Force Main

The proposed pump station and force main will be designed and constructed in accordance with the requirements of the following publications.

- New York State Department of Environmental Conservation (NYSDEC) Design Standards for Intermediate-Sized Wastewater Treatment Systems (Design Standards) dated March 5, 2014.
- Recommended Standards for Wastewater Facilities 2004 Edition.

The proposed pump station will be equipped with a standby generator set to provide for continued operation during power outages. In the event of a failure of both primary power and the generator set, the pump station will be equipped with an emergency bypass pump out connection. The bypass connection will allow for the

use of a portable gasoline or diesel powered suction type pump to connect to the force main and pump out the sewage wet well.

The proposed pump station is a private sewerage facilities. Ownership, operation and maintenance will be the responsibility of the MBYC.

The top elevation of the top slab of the proposed pump station has been designed to an elevation of 16.0 which is at least two feet above the 100 year floodplain elevation.

The Preferred Alternative Action proposes minimization of impacts to Otter Creek by constructing a pipeline bridge crossing to support the sanitary force main, thereby, avoiding more intrusive methods of construction. (Refer to SDEIS VI.B.3, Pipeline Bridge Option for further discussion.)

D. Noise (Qualitative Analysis)

1. Existing Conditions

a. General Information on Noise

The range of pressures that cause the vibrations that create noise is large. Noise is therefore measured on a logarithmic scale, expressed in decibels (dB). The frequency of a sound is the "pitch" (high or low). The unit for frequency is hertz (Hz). Most sounds are composed of a composite of frequencies. The normal human ear can usually distinguish frequencies from 20 Hz (low frequency) to about 20,000 Hz (high frequency), although people are most sensitive to frequencies between 500 Hz and 4000 Hz. The individual frequency bands can be combined into one overall dB level.

Noise is typically measured on the A-weighted scale (dBA). The A-weighting scale was developed and has been shown to provide a good correlation with the human response to sound and is the most widely used descriptor for community noise assessments (Harris, 1991). The faintest sound that can be heard by a healthy ear is about 0 dBA, while an uncomfortably loud sound is about 120 dBA. In order to provide a frame of reference, some common sound levels are listed below.

Table V-7 **Common Sound Levels**	
Description	**Decibel Level**
Chainsaw at 30 feet	90 dBA
Truck at 100 feet	85 dBA
Noisy Urban Environment	75 dBA
Lawn Mower at 100 feet	65 dBA
Average Speech	60 dBA
Typical Suburban Daytime	50 dBA
Quiet Office	40 dBA
Quiet Suburban nighttime	35 dBA
Soft Whisper at 15 feet	30 dBA

The L_{eq} sound level is the sound level utilized by the New York State Department of Environmental Conservation (NYSDEC) in assessing potential noise impacts and was therefore used in this analysis. The L_{eq} is a single value of noise that includes all of the varying noise energy in a given duration.

The ability of the average person to perceive increases in noise has been documented. In general, a change of 3 dBA or less is considered to be barely perceptible, while an increase of 10 dBA is perceived as a doubling of the sound, and is a significant increase. Provided below is a set of criteria which have been used to estimate an individual's reaction to changes in noise.

Table V-8 **Criteria for Reaction to Changes in Noise**	
Increase (dBA)	**Human Perception of Sound**
2-3	Barely perceptible
5	Readily noticeable
10	Doubling of the sound
20	Dramatic change
Source: Bolt, Beranek, and Newman, Inc. 1973	

b. Mamaroneck Village Code

Chapter 254 Noise of the Mamaroneck Village Code “makes it unlawful for a person to continue or cause to be made or continued any excessive, unnecessary or unusually loud noise or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the limits of the Village”.

The Village Code sets forth specific prohibitions on noise under §254-3 which prohibits loud and unreasonable sounds such as radios and television sets which disturb the peace and quiet of neighboring residents, unnecessary horns and

signaling devices on automobiles, yelling and shouting, and un-muffled exhausts of internal combustion engines. Other unreasonable sounds are also enumerated.

Construction activity and related noise is regulated by Chapter §254-3.J of the Village Code. Construction generated noise is limited to the hours of 8:00 a.m. to 6:00 p.m. on Monday through Saturday except in the case of urgent necessity. No such activity shall be permitted on Sundays or on any of the following holidays: New Year's Day, Martin Luther King's Birthday, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Yom Kippur, Thanksgiving and Christmas. There are no numerical noise limitations on construction noise.

Under § 254-5 Maximum decibel levels permitted, except for noise emanating from the operation of motor vehicles, the permissible intensity of noise from the foregoing acts between the hours from 8:00 a.m. to 10:00 p.m. and from 10:00 p.m. to 8:00 a.m., respectively, whether such noise is intermittent, impulsive, sporadic or continuous, is as follows:

Table V-9
Maximum Sound Pressure Level in Decibels
("A" Scale Reading of Standard Calibrated Sound Meter)

8:00 a.m. to 10:00 p.m.	10:00 p.m. to 8:00 a.m.
70	62

The intensity of sound shall be measured at a point no closer than sixty (60) feet to the noise source, as best that point can be estimated by the operator of the sound-measuring device without the use of any distance-measuring equipment.

c. New York State Department of Environmental Conservation Criteria

The NYSDEC has a program guidance document entitled Assessing and Mitigating Noise Impacts (NYSDEC 2000). This guidance has been utilized as a standard for evaluating potential noise impacts from numerous projects throughout New York. The NYSDEC guidance recommends that for non-industrial settings the sound from a new source should probably not exceed the existing ambient noise levels by more than 6 dBA at a given residence in order to avoid noise impacts. The addition of any noise source should not raise the total future ambient noise level above a maximum of 65 dBA.

The NYSDEC guidance explicitly states that the 6 dBA increase is to be used as a general guideline. There are other factors which should also be considered. For example, in settings with very low ambient sound levels, an increase greater than 6 dBA may be acceptable since sound levels are so low.

2. Potential Impacts

Potential noise impacts associated with the proposed sanitary pump station will include noise from the submersible pumps and the standby emergency generator. The proposed pump station has been designed as a wet well submersible pump station. The submersible pump station will contain submersible solids handling or cutter style sewage pumps located in a wet well that operates under water. There will be a minimum of above-ground equipment, the control cabinet and an at-grade mount for use in setting a portable hoist for removal of the pumps during maintenance and repair. There will be no unsightly pump housing or a pump house. The above ground equipment does not generate noise, except during very infrequent use of the hoist for equipment maintenance or repair. The noise generated by the submersible pump station will be no more than a gentle hum adjacent to the station and will be barely perceptible at grade level. No perceptible noise is anticipated at offsite residential locations. Therefore, when compared to the 2010 and 2013 Site Plans, any increase in noise from normal operation of the pump station would imperceptible.

The proposed sanitary sewer pump station will be equipped with an emergency standby generator (generator set) to supply power to the pump station during power outages. The generator set will be located within the fenced enclosure adjacent to the proposed pump station. Noise from a generator set is produced by multiple sources including engine noise, cooling fan noise, alternator noise, induction noise, engine exhaust and structural/mechanical noise. Other than scheduled generator set testing, operation is subject to power outages which cannot be predicted.

When compared to the 2010 and 2013 Site Plans, a standby generator would have functioned under each scenario to power either the existing or new pump station; however the generator under the Preferred Alternative Action, would be nearer the Otter Creek residents. This potential noise during emergency conditions would, however, be compatible with of other neighborhood residents using power generators during the same emergency event.

3. Mitigation

Submersible pump stations have inherent noise reduction benefits since the working installation of the pump station (submersible pumps) will be located in a wet well approximately 15 feet below ground level and will be almost totally submerged. There will be a minimum of noise at ground level when the pumps are operating and no additional noise reduction measure will be required. The proposed sanitary sewer pump station will be equipped with an emergency generator set. The emergency generator will be located within the fenced enclosure. The generator set enclosure will be rated for both weather and sound. The enclosure will contain acoustic insulation that meets UL 94 HF1 flammability classification and repels moisture absorption. A sound attenuated enclosure that uses up to 51 mm (2 in.) of acoustic insulation, acoustic-lined air inlet hoods, and acoustic-lined air discharge hood will be

included. The sound rating for the enclosure is estimated at 68 dBA at 23 feet when operating at full load and 65 dBA when operating at no load.

The no load situation is typical of the generator set testing period. Generator set testing will occur once every week and will operate the engine under no load for 5-10 minutes and once every month will operate under load (at least 50% of total system load) for 30 minutes.

The nearest residence to the proposed emergency generator is located approximately 350 feet to the northwest on Alda Road (Exhibit 15). At this distance, emergency generator noise levels during testing under load would be approximately 44 dBA, which would be at or below even the existing nighttime ambient levels (44 dBA to 47 dBA) as provided in the 2006 DEIS.

To further mitigate the impact of the noise from the generator set during testing, testing will be scheduled during non-sensitive times of the day (typically weekdays between 10 AM and 5 PM) when ambient sound levels are higher so as not to disturb guests and area residents. Actual testing times will be scheduled to comply with the Chapter 254 Noise of the Mamaroneck Village Code.

E. Construction

1. Construction Phasing

As described in the 2013 Environmental Narrative, the construction of the 2013Amended Site Plan is anticipated to occur in five (5) phases. Phases I through IV are anticipated to take six (6) years. The phasing of the 2015 Amended Site Plan, as with the 2013 Amended Site Plan, is still necessary to allow for the continuation of Club operations during construction, particularly during the summer months. These phases are anticipated as:

Table V-10
Projected Construction Phasing

Phase	Description
Phase I	• Yacht club/dock masters building – Construct sanitary service and connect to existing sewer.
Phase II	• Construction of the recreation building and associated pool improvements – Construct sanitary service and connect to existing sewer.
Phase III	• Great Lawn Seasonal Residence Building. • Sanitary pump station and force main construction. • Gravity sanitary sewer construction.
Phase IV	• Clubhouse
Phase V	• Construction of the Beach Seasonal Residence Building

Construction of the sanitary infrastructure will be performed in accordance with all applicable construction standards and regulations including the Village of Mamaroneck.

The buildings to be constructed in association with Phases I and II will be in close proximity to the existing sewage pump station and can easily be connected. .. Phase I construction will include the proposed Yacht Club/Dockmaster Building. A sewer service lateral will be installed to convey sewage flows to an existing nearby sewer pipe. Phase II construction will include the proposed Recreation Building, which will be adjacent to the existing pump station. Sewer service laterals will be installed to convey sewage flows from the new building and adjacent existing cabanas.

The proposed sanitary pump station, force main and most of the gravity sewers will be constructed concurrently with Phase III. This is due to the fact that the required electrical service (208 volt, 3 phase) to operate the proposed pump station will be derived from the new service connection that will be installed as necessary to serve the Phase III development. The existing pump station will remain in service until such time as the proposed pump station has been constructed and a Completed Works Approval (CWA) has been issued by the Department of Health allowing for the new pump station and force main to be placed into service.

Constructing the sewage infrastructure in Phase III will serve the majority of the Project's development, which will occur in Phases III, IV and V. Phase III construction will include construction of the Great Lawn Seasonal Residence Building and construction of the remaining sewerage infrastructure including the new pump station, force main and gravity sewers. Phases IV and V will include renovation of the Clubhouse and construction of the Beach Seasonal Residence Building.

As was stated in the 2013 Environmental Narrative, several building permits have already been issued for the project including: Great Lawn Residence (Permit Issued 1/14/2011); Yacht Club/Dock Masters Building (Permit Issues 1/14/11); and the Beach Seasonal Residence (permit Issued 11/14/11). These permits remain valid and in effect based on the Court Order dated March 12, 2012 in which the permits were deemed stayed pending the resolution of litigation and could not be invalidated, revoked or deemed null and void. Upon the issuance of an "Approval of Plans" by the Westchester County Department of Health, an "Application for Revision to Approved Plans" will be filed with the Building Department prior to the start of construction, if and as required.

2. Short term increases in noise due to construction

Construction will be performed to comply with all applicable Federal, State, and local laws regarding safety, health, water quality, and sanitation. The Village Code (Chapter 254 §254-3.J - Noise of the Mamaroneck Village Code) is designed to minimize potential noise impacts due to construction by limiting construction hours

to between the hours of 8:00 AM and 6:00 PM on weekdays and Saturday. It is therefore considered to be an effective administrative mitigation measure and project construction hours will be in compliance with the Code. The Mamaroneck Code does not permit construction activity on Sundays or a number of holidays. Also, to further minimize potential noise impacts during construction, diesel powered construction equipment will be equipped with functional mufflers. Construction related traffic will be sporadic and will be dispersed throughout the day.

3. Force Main Construction Methods

The proposed force main will be constructed using two different construction methods including Open Cut or trench excavation, and installation of a Pipeline Bridge. Trench excavation, will be performed for approximately 1,230 linear feet of the proposed force main and the pipeline bridge will support approximately 70 linear feet of the remaining force main. The two methods of proposed construction are described below:

Open Cut, or trench excavation and backfill, is a traditional construction method and will be the preferred method of construction within upland areas of the force main alignment. This method of construction involves the excavation of a trench to the required depth and width for the installation of the force main. The typical trench width would be between 2 and 3 feet and trench depth will be approximately 4-5 feet. The trench depth is based on providing a minimum cover depth of 4 feet on the proposed force main. Open cut trench excavation is the recommended construction method for installation of the force main within the site and along the South Barry Avenue right-of-way. It is not recommended for the Otter Creek crossing due to anticipated significant adverse impacts.

Otter Creek Crossing

The preferred force main alignment along South Barry Avenue will require crossing Otter Creek. After consideration of alternate means or construction methods of crossing Otter Creek including horizontal auger boring (jack and bore) and horizontal directional drilling, the Applicant proposes constructing a pipeline bridge to cross Otter Creek. The bridge is proposed parallel to and west of the existing vehicular bridge. The west side of the vehicular bridge was selected for the crossing as the span of Otter Creek is narrower than the east side, there would be less impact to existing vegetation and sufficient right-of-way is available to construct the structure.

Construction of the pipeline bridge will require construction of two concrete columns/piers on each side of the Otter Creek embankment. Each column/pier will be approximately 24-inches square and will impose limited disturbance to the creek banks. Based on preliminary design, the columns/piers will support the “bridge”, which would be comprised of a 12-inch diameter insulated ductile iron pipe within which the 4-inch force main would be inserted. The oversized pipe as a method of “bridging” Otter Creek would provide several advantages such as: insulation from the elements; protection from vandalism; frost protection; containment in the event of

leaks; no additional loads imposed on the existing vehicular bridge structure; limited/minimal land disturbance; ease of visual inspection and maintenance.

For further discussion regarding methods of crossing Otter Creek with the sanitary force main see DSEIS VI.B, South Barry Avenue Force Main Alignment.

4. Operation and Maintenance

An Operation and Maintenance Manual (O&M Manual) will be provided to the Owner/Operator (MBYC) for the proposed pump station and force main upon the completion of construction. The Applicant will work with the Village to develop an agreement regarding ownership and maintenance responsibility for this force main within the public right-of-way. The O&M Manual will contain ownership information, contractor and sub-contractor names and addresses, consultant names and addresses, approving agency names and addresses, applicable permits and approvals, copies of applicable easements and/or legal agreements, approved drawings, engineers design report, technical specifications, submittals log, approved submittals, as-built drawing(s), WC DOH completed works approval (CWA), and manufacturer operation and maintenance manuals. In addition, the O&M Manual will outline the following routine force main test procedures to be performed by the Owner/Operator. Testing will be scheduled during the off-season to avoid impact to club operations.

- A pressure and leakage test of the proposed force main will be conducted once every five (5) years.
- A dye test will be conducted once every five (5) years to determine visual evidence of leaks in conjunction with the pressure and leakage test.
- The test procedures will be performed under the supervision of a Consultant Engineer retained by the Club and/or the Village Engineer and Building Inspector.
- Any deficiencies which may be noted or observed during the test procedure will be repaired to the satisfaction of the Village Engineer.

Prior to the implementation of the new pumping system, and as part of Phases I and II, which are proposed to go forward with the existing pumping system in operation, the Applicant will agree to an enhanced testing program conducted on a yearly basis.

F. Comparison of the Preferred Alternative Action to Prior Plans

In accordance with the adopted Scope, Table V-11 provides a comparative environmental analysis of the Preferred Alternative and prior plans.

Table V-11 Comparison of the Preferred Alternative Action (2015 Amended Site Sanitary Sewer Plan)					
Plan	**Visual Character**	**Natural Features**	**Sanitary System**	**Noise**	**Construction**
Existing Condition	• No impact	• No impact	• Retain existing pump station • Retain existing force main • Retain existing gravity sewer • 18,936 gpd total average daily high season sewage flow	• No impact	• No impact
2010 Amended Site Utilities Plan	• No change in visual impact since existing pump station and force main are retained	• No change in impact to natural features since existing pump station and force main are retained	• Retain existing pump station • Retain existing force main • New gravity sanitary sewer main to pump station with new service connections to new buildings • 31,392 gpd total average daily high season sewage flow	• No change in noise impact since existing pump station and force main are retained	• No change in construction impact since existing pump station and force main are retained
2013 Amended Site Utilities Plan (1/29/2013)	• No change in visual impact since existing pump station and force main are retained	• No change in impact to natural features since existing pump station and force main are retained	• Retain existing pump station • Retain existing force main • New gravity sanitary sewer main to pump station with new service connections to new buildings • 30,081 gpd total average daily high season sewage flow	• No change in noise impact since existing pump station and force main are retained	• No change in noise impact since existing pump station and force main are retained
Proposed Action 2013 Amended Site Utilities Plan (11/25/2013)	• Visual screening of pump station by fence & plantings	• Temporary soil disturbance from construction of pump station, force main under Otter Creek and gravity sanitary sewer service connections (±4,600 s.f.) • New impervious area (±500 s.f. pump station) mitigated by installation of infiltration trenches • Apply sediment and erosion control	• New pump station • New force main under Otter Creek through 519 Alda Road (±600') • New sanitary service connections to existing buildings (±700') • 30,081 gpd total average daily high season sewage flow	• Temporary noise from construction of pump station, force main and gravity sewer • Temporary construction noise at 519 Alda Road • Operating noise from pump station will be imperceptible • Periodic noise from testing emergency generator	• Construction of pump station and force main performed simultaneously with site construction • Construction of force main under Otter Creek and at 519 Alda Road
Preferred Alternative Action 2015 Amended Site Utilities Plan	• Visual screening of pump station by fence & plantings • Visual impact of pipeline bridge reduced by painting color compatible with background	• Temporary soil disturbance from construction of pump station, pipeline bridge over Otter Creek and gravity sanitary sewer service connections (±6,000 s.f.) • New impervious area (±500 s.f. pump station) mitigated by installation of infiltration trenches • Apply sediment and erosion control	• New pump station • New force main and pipeline bridge over Otter Creek and along South Barry (±1300') • New sanitary service connections to existing buildings (±700') • 25,065 gpd total average daily high season sewage flow	• Temporary noise from construction of pump station, force main and gravity sewer • Temporary construction noise along South Barry Avenue to construct force main and pipeline bridge • Operating noise from pump station will be imperceptible • Periodic noise from testing emergency generator	• Construction of pump station and force main performed simultaneously with site construction • Construction of pipeline bridge over Otter Creek • Construction of force main in South Barry Avenue R.O.W. • Temporary maintenance and protection of traffic along South Barry Road

Note:
Prior Environmental reviews compared the various Site Plans to each other. The subjects of comparison addressed the full range of site development categories related to the entire Site Plan. The subject of this DSEIS is the sanitary sewer system upgrade (pump station and force main) and, therefore, the comparison includes impacts caused only by this sanitary system upgrade only.

VI. **ALTERNATIVES**

A. No Action Alternative

1. Description

Under the No Action Alternative, the development as proposed in the 2013 Site Plan, Exhibit 2a could be constructed without the improved pump station and force main. The existing sanitary sewer pump station and force main would remain operational. The existing onsite pump station would continue to pump sewage through the existing force main under Otter Creek, across the property at 519 Alda Road and to the existing municipal manhole #66449.

2. Potential Impacts

As described in Section IV.A, Need for the Proposed Action/Preferred Alternative, a leak from the existing force main into Otter Creek was discovered on August 12, 2013, immediately reported to the authorities, temporarily plugged by August 13, 2013 and remediated by the Club by August 14, 2013. Subsequent testing was authorized by the Club and performed by the Applicant's team and observed by Village Officials on September 9 & 12, 2013. Results of the testing were submitted to the Village on September 23, 2013 and the Applicant's Engineer concluded that *"[b]ased on the results of the tests conducted, the existing force main was determined to be in a serviceable and operating condition and as of the date of the tests conducted does not have any apparent leaks."*

An historic record site plan dated in 1954 indicates the existence of a sanitary pump station and force main. Assuming the pump station and force main are the same, it has been functioning ever since. The Club has maintained the system as needed, which includes replacement and upgrade of pumps. Although there is no evidence of the force main and pump station having any leaks, the potential for future leaks is not precluded.

3. Mitigation

In order to provide a more permanent solution, the Applicant's Engineer consulted with Village staff to review options of pipe remediation. After reviewing such remedial measures as pipe lining, pipe bursting and cured-in-place pipe restoration, the Applicant's Engineer determined that those measures could not be performed across Otter Creek due to the multiple bends in the existing pipe. In light of that determination, the Applicant's Engineer recommended replacement of the pump station and installation of a new force main in its same general location under Otter Creek and across the property at 519 Alda Road to its termination at an existing municipal manhole. Placement of the proposed force main across the referenced property would be reliant upon confirming the existence of an easement or obtaining

an easement from the property owner. The Applicant's legal counsel, however, advises that an easement is not readily available without engaging in protracted litigation and expenditure of significant sums of money.

Since the existing pump station and force main are presently operating without any apparent leaks, the Applicant maintains that it retains the right to keep the existing pumping station and force main in operation. The Applicant believes that the "No Action Alternative" could achieve similar results through implementation of a rigorous maintenance and emergency response program similar to that proposed for the new system in Section V.E.4, Operation and Maintenance, but with increased (annual) frequency of testing. Through annual testing and repair of any deficiencies noted during test procedures, the Applicant believes that sufficient safeguards would be in place to continue safe operation of the existing system.

As part of the supplemental field investigation following repair of the force main leak, the Applicant determined by TV investigation on September 10, 2013 (Section IV Purpose And Need For The Proposed Action (Preferred Alternative)), that the actual location of the existing force main was not where previously shown on the topographic and utility survey upon which the design of the 2013 Amended Site Plan was prepared. The actual location is adjacent to the existing cabanas which border the great lawn and the existing force main crosses beneath the location of the proposed Recreation Building and Great Lawn Seasonal Residence Building.

The ground surface elevation beneath the proposed Recreation Building will be 8 feet and the first floor will be elevated to 17 feet. Allowing approximately 2 feet for building structure, there will be approximately 7 feet of clearance between the ground surface and the first floor structure, thereby allowing sufficient vertical clearance to perform future maintenance if required. The locations of the proposed building footings could be adjusted as needed to allow sufficient horizontal clearance.

The ground surface elevation beneath the proposed Great Lawn Seasonal Residence Building will be 10 feet and the first floor will be elevated to 20 feet. Allowing approximately 2.5 feet for building structure, there will be approximately 7.5 feet of clearance between the ground surface and the first floor structure, thereby allowing sufficient vertical clearance to perform future maintenance if required. The locations of the proposed building footings could be adjusted as needed to allow sufficient horizontal clearance.

Should the reviewing agencies, including the County Department of Health, not approve the location beneath the proposed buildings, the affected portions of the force main could be rerouted around the building. The Applicant, therefore believes that the "No Action" alternative is viable.

B. South Barry Avenue Force Main Alignment

1. General Description

The alignment of the proposed force main will extend approximately 1300 feet from the pump station to its connection to municipal manhole #66476, which is located at the intersection of South Barry Avenue at Soundview Drive. The alignment from the pump station will travel along the easterly edge of the gravel parking area, along the Club's entrance road to the existing vehicular bridge on South Barry Avenue at Otter Creek. Three (3) alternate options for the crossing of Otter Creek at the South Barry Avenue Bridge were investigated. Those options include installation of pipe hangers on the existing bridge structure, construction of a separate pipeline bridge running parallel to the existing bridge structure and jack and bore under Otter Creek. The Applicant's preferred option to cross Otter Creek is construction of a pipeline bridge on which the force main will be attached. Once past the Otter Creek crossing, the force main will continue northwest along the South Barry Avenue right-of-way (600 feet) where it will connect to existing municipal manhole #66476 (Exhibit 14a).

Existing Bridge Description

The existing South Barry Avenue Bridge is approximately 24 feet in width, which consists of 18 feet wide travel way, 5 foot wide pedestrian walkway on the easterly side and approximately 1 foot that accommodates safety rails. The existing bridge has an overall length of approximately 32 feet, which includes a clear span over Otter Creek of approximately 27 feet wide. The existing bridge deck is supported on steel beams and has a poured concrete deck with an asphalt top course. Safety railings are located on both sides of the bridge and are constructed from galvanized box beams. The existing bridge structure is depicted in Exhibit VI-1 below.

Exhibit VI-1
South Barry Avenue Bridge



Source: Photograph taken by TRC Engineers, Inc. March 27, 2014

The support beams are secured by concrete wing walls embedded into the Creek's embankments.

Otter Creek experiences a shift in inflow direction as the flow approaches the bridge. Shoreline erosion and the presence of the riprap on the upstream (east) side of the bridge indicates that the channel bend tends to encourage shoreline erosion on that side of the bridge. As noted above, the riprapped area lacks vegetation. On the west side of the bridge the channel tends to hug the south side of the creek and passes along the base of the seawall. With the seawall acting to restrict upland erosion but not reduce the flow velocity, the sediment at the base of the seawall is primarily large pebbles and sand. Northward on this side of the bridge and beyond the thalweg channel, Otter Creek has a tidal flat that terminates in the existing shoreline adjacent to the northwest corner of the bridge. The tidal flat is comprised of unconsolidated sand and fine grained and organic materials. Because of the variable flow velocities and patterns, the tidal flat is subject to changes in size and configuration. It appears that the apparent flow restrictions created by the South Barry Avenue Bridge are influencing the tidal flat changes along with a noticeable amount of erosion in the area of the bridge abutments. This is likely the result of no erosion control measures being used to stabilize the area. Compounding the area's instability and subsequent erosion is the presence of a one foot diameter RCP that drains a South Barry Avenue storm drain located in close proximity. Although the discharge has a splash pad beneath it there is some associated erosion of the upland.

Because of the presence of the water main on the east side along with the bridge alignment and Otter Creek flow characteristics it appears environmentally preferable to create an independently supported sewer line bridge. Placing two freestanding structures (pipeline bridge) abutments in the Otter Creek waterway takes advantage of the local site conditions to minimize the environmental impact associated with the project. The location limits the required size of the aerial crossing to approximately 30 feet allowing for a limited amount of habitat displacement, shading from the structure and avoiding any impact on the air gap of the South Barry Bridge. Because the areas are experiencing constant erosion or a fluctuation of sediment accumulation and erosion of the creek bed sediment, the area suffers as suitable habitat for most benthic creatures. Conversely by creating some resistance to the flow, finfish can find some shelter in the area around the support structures. The generally north-south alignment of the actual bridge limits any additional shading from the pipe bridge and sewer line and being able to set the sewer line bridge and pipe above the invert elevation of the bridge and water line means that there will be no additional restriction of the air gap space to hamper access to the sanctuary by canoeists or kayakers.

During the field inspection and site assessment it was observed that a "Call Before You Dig" utilities location effort had been undertaken on South Barry Avenue and it included the actual bridge. The markings indicated the presence of a gas pipeline. Based on the markings, the gas line appears to cross Otter Creek under the bridge toward the west side then cuts eastward across the vehicular bridge on the Club side before turning southward to parallel the water main on the east side of the roadway. The presence and configuration of the gas pipeline and its path along the east side of South Barry Avenue south of the bridge near the water line would make an additional installation for the sewer line difficult. Accordingly, the Applicant has chosen the west side crossing.

Based on Flood Insurance Rate Map (FIRM) Number 39119C0353F, Panel 353 of 426 Suffix F dated September 28, 2007, the existing bridge appears to be located in an area that has been defined as Flood Zone AE13 with a Base Flood Elevation (BFE) of 13 (NAVD). Table No. VI-1 below indicates the flood and tide elevation data in the vicinity of the existing bridge and the approximate bridge deck and low chord elevations. The bridge deck and low chord elevations were scaled from the Elevation View of Drawing P-1 "Bridge Renovation Plans and Details" prepared by Ahneman Kirby, LLC dated July 27, 2012, which was obtained from the Town of Rye through a FOIL request.

Table VI-1 Flood, Tide and Bridge Elevation Data	
Description	**Elevation (NAVD 88)**
Advisory 1% Base Flood Elevation: Zone A	14
FIRM Zone AE	13
Bridge Deck Elevation (Approximate)	9.4
Low Chord Elevation (Approximate)	6.8
High Tide Level	5.3
Mean High Water	3.5
Mean Low Water	-3.8
Mean Lower Low Water	-4.0

Ownership and maintenance of the existing bridge is the responsibility of the Town of Rye. The Town of Rye Superintendent of Highways Report dated March 18, 2014 indicates that the Town is in the process of preparing maintenance and repair documents for the South Barry Avenue Bridge traversing Otter Creek. Based on review of the Renovation Plan, the work appears to be limited to repairs to the stone wall and safety rail at the southeast corner of the bridge. The Town has been made aware of the Project and will be provided a copy of the DSEIS and appendices as part of the public review process.

2. Pipe Hanger Option

Under this alternative, the proposed force main would be attached to the existing bridge structure with the use of pipeline hangers. The design of a pipeline crossing on a bridge structure is considered a special design due to the varied nature of bridge designs. The design of a pipe hanger crossing would consist of a straight alignment, thereby minimize pipe joint deflections and thrust forces, on a roller system with a pipe expansion joint which would allow the pipeline to act independently of the bridge superstructure. .

Attaching pipelines (water, sewer, force main, etc.) to a bridge structure can materially affect the structure, the safe operation of traffic and the efficiency of the maintenance of the pipeline and the bridge. Attaching a pipeline to a bridge structure generally should not be considered unless the bridge structure is of a design that is adequate to support the additional load and thrust forces of the proposed pipeline. This alternative, Pipe Hanger Option, would be considered neither practical nor feasible and is not recommended for the following reasons.

- Chapter 10-37 of the "Recommended Standards for Wastewater Facilities" (10-State Standards) requires that for aerial stream crossings, sewers must not be below the 50-year flood elevation. The pavement surface of the South Barry Avenue Bridge is at elevation 9.4± and the 50-year flood elevation is 10.7±.

Since the bridge is below the 50-year flood elevation, the force main cannot be hung from the bridge.

- The top of the safety rail is at approximate elevation 13.5± (4.1± feet above the road/deck elevation). Placement of the pipeline attached to the safety railing would not be recommended as the pipeline would likely be damaged in the event the rail was struck by an automobile. In addition, it is unlikely that the design of the rail included the additional strength required to support the pipeline. Therefore, structural analysis of the safety rail is not warranted.

- The Town of Rye has recognized the need for repair and maintenance of the existing bridge structure and the attachment of pipeline would potentially impact the efficiency of the maintenance of the bridge.

- The ability of the bridge and safety rail to support the force main is unknown without an in-depth structural analysis. Attachment of a pipeline to the existing structure could be detrimental, particularly when considering the unknown structural capacity. Since the pipeline must be constructed above the bridge deck (discussed above), in order to meet the required design criteria, structural analysis of the existing bridge is unwarranted.

- The Applicant has received bridge plans from the Town of Rye. Based on discussions with the Town Engineer and as shown on Exhibit VI-2, it is understood that the existing water and gas supply lines are not hung from the existing bridge but are independently supported under (gas) and next to (water) the bridge on the Otter Creek Preserve side.

Exhibit VI-2
South Barry Avenue Bridge View from Otter Creek Preserve



Source: Photograph provided by Ahneman Kirby, LLC (Town of Rye Consulting Engineer)

- Attachment of the pipeline to the existing bridge would impact the existing bridge abutments.

The "Pipe Hanger" alternate would have a limited visual impact as compared to the exiting conditions because the new small diameter force main would be attached to the existing bridge structure. The primary visual impact to adjoining property owners and users of Otter Creek would be the requirement to elevate the new force main above the bridge. To mitigate this impact, the new force main would be painted a dark color.

3. Pipeline Bridge Option

Under this alternative, a pipeline bridge would be constructed parallel to and along the westerly side of the existing South Barry Avenue Bridge. The pipeline bridge would be constructed of a 12-inch diameter pipe supported by four concrete pier/columns (two on each side of Otter Creek). The 4-inch force main would be placed within the 12-inch insulated pipe, which would protect the force main from the elements. Piers and/or columns would be constructed adjacent to and/or abutting the existing stone retaining wall on either side of the creek. The piers and/or columns would be designed in accordance with the applicable rules and regulations.

The Applicant's Engineer discussed the Pipeline Bridge Option with the Town of Rye's Consulting Engineer. Based on these discussion, it was expressed that the Town of Rye had no objection to the schematic design of the pipeline crossing nor will the proposed pipeline bridge interfere with the maintenance of the vehicular

bridge. The Applicant's Engineer understands that the detailed design must consider protection of the existing retaining walls and their foundations. Locations of the piers/columns will be designed with consideration of the existing retaining walls' zones of influence, and all work will be performed in accordance with the required environmental permits.

It is anticipated that two (2) piers and/or columns on the southerly side of Otter Creek would be located within the upland area west of the vehicular bridge as depicted in Exhibit VI-3 below. Construction of the piers and/or columns in this area would be performed using standard methods such as a shallow concrete foundation, concrete pier and a pile cap on which the ductile iron pipe section would rest.

Exhibit VI-3
Southeasterly Approach to the South Barry Avenue Bridge (from Club)



Source: Photograph taken by TRC Engineers, Inc. March 27, 2014

It is anticipated that two (2) piers and/or columns on the northerly side of Otter Creek would be constructed as pier and pile foundations. Pier and pile foundations would be designed and installed on the basis of a foundation investigation report as defined in Chapter 18 Soils and Foundations, Section 1802 of the Building Code of New York. Each pier/column would result in minimal disturbance within the existing tidal wetlands and adjacent area. Each of the four piers/columns (two per side of Otter Creek) would disturb approximately 25 square feet each for a total disturbance of approximately 100 square feet. It is the Applicant's opinion that the pipeline bridge option is best suited for this application.

The Applicant believes that the "Pipeline Bridge" alternate will have a minimal visual impact as compared to the exiting condition. A new steel bridge structure to carry the 4-inch diameter force main will be constructed on the harbor side of the existing vehicular bridge. The pipeline bridge will be in general alignment with and parallel to the existing bridge. The view of the pipeline bridge from adjoining residents and users of Otter Creek will view pipeline against the background of the existing road bridge and railing, thereby minimizing new visual impacts. To mitigate this impact, the new bridge and force main will be painted an earth tone color, to blend with the background, in coordination with the Village. (See Exhibit 6a, Existing View of South Barry Avenue Bridge, and Exhibit 6b, Proposed View of Pipeline Bridge Alternate)

4. Horizontal Auger Boring (HAB) or Jack and Bore Option and Horizontal Directional Drilling (HDD)

   Horizontal Auger Boring and Horizontal Directional Drilling (HDD) are not the recommended construction methods for crossing Otter Creek due to anticipated encounter with subsurface rock.

   A. Horizontal Auger Boring (HAB) or jack and bore is an established method used for the placement of a steel casing pipe under geographic features such as freeways, canals and railroad tracks to carry water lines, sewer lines, irrigation lines, etc. Auger cased boring is a technique where a bore or tunnel is formed from a bore pit to a receiving pit by means of a rotating, cutting head. Spoils are removed back to the bore pit by helically wound auger flighting rotating inside a steel casing. Once the receiving pit is reached and the auger is removed, the casing remains in the ground. The force main or carrier pipe is then installed within the casing pipe. Horizontal Auger Boring is not the recommended construction method for crossing Otter Creek due to its anticipated encounter with subsurface rock potentially causing deflection of the bore resulting in the inability to ensure the desired alignment; and potentially impact the existing foundations of the bridge abutments.

   B. Horizontal Directional Drilling (HDD) is defined by The International Society for Trenchless Technology (ISTT) as the method for the installation of pipes, conduits and cables using a surface-launched drilling rig. A pilot bore is drilled using a rotating drill string and is then enlarged by a back reamer to the size required for the product pipe. During the pilot bore the direction of the drill string is controlled by the orientation of a slanted face to the drill head, eccentric fluid jets or a combination of these, usually in conjunction with a locator. Horizontal Directional Drilling is not the recommended construction method for crossing Otter Creek due to the anticipated encounter with subsurface rock causing deflection of the drill bore resulting in the inability to ensure the desired alignment; and potentially impact the existing foundations of the bridge abutments.

5. Preferred Method of Crossing Otter Creek

The pipeline Bridge Option is therefore the Preferred Alternative option to cross Otter Creek for the following reasons:

- Subsurface methods for the crossing of Otter Creek such as Horizontal augering or Horizontal Drilling are not recommended since an encounter with subsurface rock is anticipated which could result in deflection of the auger/drill thereby preventing a successful subsurface creek crossing.
- The bridge hanger is not recommended since the existing bridge's structural capacity to support another utility (force main) is unknown.
- The pipeline bridge will have minimal surface and subsurface impact consisting of four piers/columns with foundations disturbing approximately 25 square feet each. If rock is encountered, the foundation would be anchored to the existing rock layer. Disturbance from sending and receiving pits would not be needed for the pipeline bridge crossing.

C. Taylors Lane Force Main Alignment

Under the Taylors Lane alternative, the proposed force main would extend from the Club's proposed onsite pump station nearly a mile to where it would connect to existing sewer manhole MH 66544, as identified on the Sanitary Sewer Evaluation Survey Map G-5 dated April 1985. This record drawing indicates that MH 66544 is located at the intersection of Taylors Lane and Shadow Lane. The point of connection under this alternative would be located approximately 4,610 feet from the proposed pump station location (Exhibit 14b).

Since the Club does not have direct frontage on Taylors Lane, the proposed force main alignment would require traversing environmentally sensitive land within the Otter Creek Preserve. The Preserve is owned by the Westchester Land Trust. The proposed force main would traverse in a northerly direction through the Preserve. The likely route would follow an alignment (approximately 1,665 linear feet) mainly along the Preserve's easterly border adjacent to residential lots that front on Taylors Lane. Once reaching Taylors Lane, the route would continue north approximately 2,300 feet within the public right-of-way to its proposed point of connection at municipal manhole 66544. The proposed easement through the Preserve would require a width of fifteen (15) feet and a length of approximately 1,665 feet, which would encumber a total land area of approximately 25,000 square feet. The Applicant believes this alternative to be neither practical nor feasible for the following reasons.

- This alternative would rely on obtaining an easement across the environmentally sensitive Otter Creek Preserve. The Applicant's environmental consultant indicates that the tidal wetlands within the Preserve play a significant role in the

ecology of the greater Mamaroneck area. The preserve supports more than one hundred species of plants and an equal number of birds. The Preserve lies within a three-mile stretch of Long Island Sound tributary waterway which contains approximately 90 percent of the remaining productive salt marshes in Westchester County. NY State Department of Environmental Conservation designated it the Preserve a Geologic Area of Particular Concern in 1978. Shortly thereafter the Village of Mamaroneck declared it a Critical Environmental Site.

- The Westchester Land Trust's stated mission is *"to work together with public and private partners to preserve land in perpetuity, and to protect and enhance the natural resources in our communities* In New York, they work to fulfill this mission by protecting key habitats and addressing critical impacts. The acquisition of an easement and installation of a force main on lands owned by the Westchester Land Trust would be contrary to their mission statement. The Applicant, therefore, believes that the acquisition of an easement across these lands would be highly unlikely and improbable. The Applicant has not inquired of the Westchester Land Trust regarding their willingness to cooperate in granting an easement since the Applicant believes this alternative to be impractical for other reasons as described following.

- Installing a forced sewer main across this area would entail extensive disturbance of the Preserve. Clearcutting and removal of existing vegetative cover within a 15 foot wide by 1,665 foot long corridor would destroy approximately 25,000 square feet of the Otter Creek Preserve. Removal of approximately 25,000 square feet of environmentally sensitive vegetation and the associated disturbance of the soils would result in a reduction in habitat as well. The need for maintenance access to the force main would preclude restoration or recovery to the natural ecological conditions within the area.

- The necessary length of the Taylors Lane alternative (1,665 feet) across environmentally sensitive land is significantly longer than the Preferred Alternative (Pipeline Bridge Option), which crosses over Otter Creek and approximately 40 linear feet of environmentally sensitive land.

- The proposed force main would result in a total offsite disturbed area of approximately 40,000 square feet within lands belonging to the Westchester Land Trust and along Taylors Lane right-of-way.

- The Applicant's engineer asserts that the Taylors Lane alternative alignment for a proposed force main would be impractical for the following technical reasons:
  - A proposed length of approximately 4,610 feet (nearly a mile) would result in a significant increase in pump size horsepower, possible higher levels of noise, and energy requirements;
  - During the Club's off-season when sewage flow is low and due to the extreme length of the force main, it would take approximately three hours (detention time) to pass sewage through the entire length of the force main;

- The prolonged detention time could result in septic conditions (production of dangerous methane gas) within the force main;
- The potential production of septic conditions within the force main could create a public health and safety concern;
- The prolonged detention time would result in settlement of solids within the force main resulting in potential clogs;
- With the potential increase of settlement and clogging, a greater need for maintenance of the force main would result;
- Due to the length of the force main, there would be a significant burden of cost to the Applicant. When compared to the preferred South Barry Avenue alignment, the length of the Taylors Lane force main would be approximately three to four times greater, which would result in a significant differential in comparative cost. Increased cost would be expected for initial construction and future operation as well as maintenance. Increase in initial cost would be due to greater quantity of materials, size of pumps, length of construction and acquisition of an easement (if provided). Increased operating costs would be expected due to larger pumps and energy use. Maintenance costs would be greater for the reasons described above, due to the increased frequency of maintenance and length of force main.

D. Alternative Pump Station Location

A field evaluation of the site was performed to determine an alternative location for the proposed sanitary pump station. The siting criteria considered during the field evaluation were primarily the available area, absence of exposed bedrock, location consistent with routing of the sanitary conveyance system, the elevation of the site, its relationship to the floodplain and compatibility with the Club function. Taking into consideration both the field evaluation and the siting criteria, the possible alternative pump station locations did not provide a definitive alternative location that would meet the siting criteria. There were two (2) locations on site that met some but not all of the siting criteria (Exhibit 16).

Adjacent to the Tennis Court

The first alternative location that was evaluated was an area adjacent to the western most tennis court between the southerly fence and the main access driveway. This site was considered since it was centrally located on the site and had the potential to be shielded from offsite and onsite views. However, existing vegetation would need to be removed in order to accommodate the pump station and the existing landscape screen would be negated.

This area has an existing elevation of approximately 8.5 which is 6.5 feet below the 100-year flood elevation (AE 15 per FEMA LOMR). The structure would have a finished grade of 17 which would place it safely above flood elevation. However, the pump station top slab would extend some 8.5 feet above finished grade leaving it substantially exposed to club members and making access difficult for regular maintenance. In addition, the pump station would not be compatible with operation of the adjacent tennis

court and would present a visual and auditory distraction. It was, therefore, determined by the Applicant that this location does not meet the siting requirements and, therefore, is not recommended.

Adjacent to the Staff Residence Building

The second alternative location that was evaluated was an area between the northernmost onsite building (staff residence building) and the gravel parking area immediately to the east. This area was originally considered as its elevation of 17± was above the 100-year flood elevation (FEMA LOMR Zone X). Although, this location is protected from flooding it has several other characteristics that disqualify it from selection. This site is located on a rise that is likely underlain with bedrock as evidenced by exposed rock outcropping in the vicinity. In addition, this location is adjacent to the northerly property line and could create noise impacts to the adjacent offsite residence. It was, therefore, this location does not meet the siting requirements and is not recommended.

E. Private Onsite Wastewater Treatment Facility

Under this Alternative, a private onsite wastewater treatment facility would consist of an onsite wastewater treatment plant (WTP) as an alternate means of providing sewage disposal to the existing municipal sewage collection system, which contributes to the existing Mamaroneck Wastewater Treatment Plant (WWTP). Section 873.728 "Sewer Connection in Sewered Areas" of the Westchester County Sanitary Code states the following:

> "*Within the corporate limits of any city or village or within a town sewer district, no new habitable building shall be occupied unless served by a connection to the public sanitary sewer system, provided that a temporary system for the separate disposal of sewage or other wastes may be installed to serve an individual and isolated premises in accordance with the requirements of this code when the prior written consent of the municipal council or board or its duly authorized representative having jurisdiction over such sewer district is filed with the application.*"

Since the MBYC is located within the Village of Mamaroneck and Westchester County Mamaroneck Sewer Districts, in accordance with the Code all new habitable buildings must be connected to the public sanitary sewer system. Therefore, the construction of a private onsite wastewater treatment facility would not be a viable option.

VII. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

All potential significant adverse impacts will be mitigated to the extent practical consistent with the requirements of SEQRA. Land development will result in certain unavoidable short term impacts as further described below.

A. Short Term Impacts

Short term impacts related to the Preferred Alternative would be construction related. The short term impacts associated with the construction of the sanitary pump station and sewer collection system will mainly be a result of construction and would include temporary land disturbance and construction noise. Short term impacts would be mitigated as described in Chapter V; for example land disturbance impacts would be mitigated by installation of sediment and erosion controls.

B. Long Term Impacts

The Applicant believes that no significant adverse long term impacts are associated with the construction of a sanitary pump station, force main, and sewer collection system.

VIII. **IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

The degree to which the proposed Project will use or alter natural and/or human resources is a component of any new construction project. These alterations can be considered as an irreversible and irretrievable commitment of resources. The proposed Project under the 2015 Amended Site Plan will result in an increase in demand on the sewage treatment plant capacity when compared to the existing condition; but a decrease in sewage flow when compared to the 2010 and 2013 Amended Site Plans. The Project will result in similar electrical usage for the new pump station and a minor increase in usage of natural gas to operate the emergency generator.

Construction of the Preferred Alternative would involve a commitment of resources and the use of expendable materials used in the construction of the pump station, force main and additional gravity sewer. Such resources would include steel, concrete, asphalt, plastic, timber, paint, and the operation of construction equipment involving the consumption of fossil fuels. Approximately 500 square feet of pervious area would be replaced by impervious.

IX. **USE AND CONSERVATION OF ENERGY**

The Preferred Alternative involves replacement of an existing pump station and force main. The force main involves no energy consumption. The old pumps will be replaced with new pumps that will likely be more energy efficient.

X. GROWTH INDUCING, CUMULATIVE AND SECONDARY IMPACTS

A. Construction Jobs

The development of the Preferred Alternative is not anticipated to have any significant growth inducing impacts on local long term employment opportunities, although it will generate a number of construction jobs for construction of the pump station and force main. A five-person crew would likely perform the construction. No permanent positions would be created after its completion of the sanitary system.

B. Replacement Project

The Preferred Alternative replaces an existing sewage infrastructure system. Since the sewer extension to the public sewer system would be provide by a pressure force main, no other offsite users would be able to connect and thus, it does not have growth inducing impacts.

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EXHIBITS

1	2010 Amended Site Plan
2a	2013 Amended Site Plan (January 29, 2013)
2b	2013 Amended Site Plan (Proposed Action) (November 25, 2013)
3	2015 Amended Site Plan (Preferred Alternative Action)
3a	2015 Amended Site Plan (Preferred Alternative) (LOMR)
4	Site Location Plan
5	Views of Proposed Pump Station Area
6a	Existing View of South Barry Avenue Bridge (Otter Creek)
6b	Proposed View of Pipeline Bridge (Otter Creek)
7	Proposed View of Pipeline Bridge (South Barry Avenue)
8a	Schematic Pipeline Bridge (Plan)
8b	Schematic Pipeline Bridge (Elevation)
9	Proposed Landscape Plan at Pump Station
10	NYS DEC Tidal Wetlands Map
11	DEC Otter Creek CEA
12	Existing utilities survey map
13a	Preliminary Pump Station (Plan)
13b	Preliminary Pump Station (Elevation)
14a	South Barry Avenue Alternative Force Main Alignment
14b	Alternative Force Main Alignment (Taylors Lane)
15	Noise Impact Plan (Nearest Neighbor)
16	Alternative Pump Station Locations

BFJ Planning

MEMORANDUM

To: Village of Mamaroneck Planning Board

From: Susan Favate, AICP, Principal

Subject: Review of Revised Supplemental Draft Environmental Impact Statement (SDEIS): Mamaroneck Beach and Yacht Club (555 South Barry Avenue)

Date: October 14, 2015

In preparation for this week's meeting, we wanted to provide you with a summary of consultant comments provided on the revised SDEIS. As you will recall, the Board determined at its April 22 meeting that the document was not complete. The Applicant was provided with comments from BFJ Planning, Land Use Counsel Lester Steinman, then-Acting Village Engineer Hugh Greechan and Village Consulting Engineer Anthony Carr, in a memo dated May 11, and directed to revise the SDEIS to respond to those comments. A revised SDEIS was submitted on September 4. This memo incorporates comments from BFJ, Mr. Steinman, Mr. Greechan (now acting as consulting engineer for the Village) and Village Engineer Hernane DeAlmeida.

For the most part, we find that the prior comments have been substantially addressed. We have indicated those instances where the comments were incompletely addressed and where further revision is required. For ease in comparison, we have summarized all original comments with an indication of whether or not the comment was addressed. If the comments in this memo are acceptable to the Board, they can be provided to the Applicant to guide the necessary revisions.

It is important to note that this review focuses on completeness of the SDEIS only. Once the document is accepted as complete by the Planning Board, the Village's consultants will conduct a full review of the SDEIS content, including the various alternatives analyzed by the Applicant. The SDEIS will also be subject to a public hearing and a written comment period. The Final SEIS will be required to address all of these comments. Thus, the depiction of comments from the May 11 memo as "addressed" is only for purposes of assessing whether the document is complete for substantive review.

We have also included, at the end of this memo, some additional comments that were not part of the May 11 memo. These reflect additional review of the revised SDEIS by the Village Engineer, Consulting Engineer and Land Use Counsel. We suggest that, for purposes of completeness, the Applicant should submit redlined change pages for the consultants' review and recommendation to the Board on completeness. Once the SDEIS has been accepted as complete, 1) the Applicant will prepare a complete document for review by the Board and circulation to involved and interested agencies and the public, and 2) the Planning Board can set a public hearing.

General Comment

The Applicant should revise all language in the SDEIS that characterizes the proposed project as a request or requirement by the Planning Board.

Incompletely Addressed

While the Applicant has revised language that indicates the proposed project that is the subject of this SDEIS is a direct result of a Planning Board request or requirement, the language still fails to reflect the three factors that led to the Planning Board's determination that an SDEIS was necessary: 1) the TRC Engineers, Inc. recommendations for a new force main and pump station based upon their investigation of the existing system as part of the remediation of the sewage leak detected in the system in the summer of 2013; 2) new information indicating that the existing sewer line runs underneath proposed construction previously approved in 2010, a fact not known to the Planning Board when it granted its 2010 approval for such construction (see Positive Declaration dated January 8, 2014); and 3) the apparent absence of any easement to run the existing system over the Mann property (519 Alda Road).

The SDEIS continues to characterize the proposed upgrade as something the Applicant was "asked to analyze" as a possibility, rather than an action that the Applicant's own engineer recommended. In addition, the revised language fails to acknowledge that the SEQR regulations provide that the lead agency can require a supplemental environmental impact statement, based on newly discovered information, limited to the specific potentially significant adverse environmental impacts not addressed or inadequately addressed in the EIS [see 6 NYCRR Part 617.9 (a) (7)]. In this case, the Planning Board determined that the fact that 1) TRC Engineers, Inc. recommended a new force main and pump station based upon their investigation of the existing system as part of the remediation of the sewage leak detected in the system in the summer of 2013; 2) the existing sanitary sewer line on the site had been incorrectly depicted in surveys and plans included in SEQR documentation that had been relied on for prior environmental approvals, and 3) that there was apparently no easement in place to run the existing system over the Mann property, were important factors that had not previously been considered, and needed to be addressed in an SDEIS.

The Applicant should revise text in the SDEIS further, to accurately reflect the purpose and need of the SDEIS. See specifically, p. 1, 3, 13 and 20.

Table of Contents

- *The exhibits should be uniformly numbered for clarity. Note that Exhibit 1 is out of order and Exhibit 4 is not numbered.*

  Addressed

- *The exhibits should include a base map that shows the existing location of the sewer infrastructure in relation to the location of proposed infrastructure and the existing sewer line as shown in the 2013 and 2010 plans.*

Exhibit 12 appears to show existing sewer mains, but it is not readable in its current size.
Addressed

Introduction

- *p. 2. The discussion of the filing of the 2013 Amended Site Plan is incomplete and not entirely accurate. The 2013 Plan was submitted to address determinations by the ZBA regarding parking and the inclusion of the Otter Creek property in the calculation of lot area. What is the "written agreement" referred to in the last line of the page? Additionally, there is no reference to the Court stipulation that precludes further construction pending the Planning Board's review and approval of the 2013 Amended Site Plan application.*
  Addressed

Executive Summary

- *p. 6. The discussion of the No Action alternative ignores the TRC memoranda recommendations that the existing sewer infrastructure be replaced because of its age and condition and the proposed improvements to the site. It also ignores the absence of any easement over the Mann property for the existing force main.*

  Incompletely addressed.
  While the revised SDEIS has added text describing a recommendation by TRC that "the existing force main was determined to be in a serviceable and operating conditions and as of the date of the tests conducted does not have apparent leaks," it has not addressed the TRC recommendation that the existing sewer infrastructure be replaced.

- *p. 9. The Town of Rye should be added as an Involved Agency. Additionally, the list of Interested Agencies, which duplicates the list of Involved Agencies, should be deleted.*
  Addressed

- *p. 10. Table II-1 (Summary of Possible Required Permits and Approvals) should be revised to indicate that the Mamaroneck Harbor and Coastal Zone Management Commission will be responsible for a Consistency Determination, and that the New York State Department of State, Office of Coastal, Local Government and Community Sustainability will be responsible for a Coastal Zone Consistency Certificate.*
  Addressed

Description of the Proposed Action

- *A description of the future ownership of the sewer system and all its components, including the pump station, should be provided, as required by the scope. Future ownership is discussed in the Draft Engineer's Report within the SDEIS Appendix, but should be discussed within the body of the document.*
  Addressed

- *A description of the ownership of the lands (including underwater lands) upon which the sewer line will be constructed, and the Applicant's property rights or entitlement to make use of such lands, should be provided. Impacts of the new sewer line on those publicly and privately owned lands should be discussed, as required by the scope.*

  Addressed

Purpose and Need for the Proposed Action

- *This section should discuss the requirement of the proposed sanitary sewer system upgrade in order for the Applicant to complete its site improvements as described in the 2013 Amended Site Plan, and to address the age and condition of the existing system and the lack of an easement over the Mann property.*

  Incompletely addressed

  See comment above for the No Action alternative in the Executive Summary.

Visual Character

- *This section should describe in greater detail the fencing proposed to screen the pump station and emergency generator.*

  Addressed.

- *Full-size elevations of the proposed fencing and landscaping should be provided. The elevation provided of these facilities in Exhibit 13 is not legible at its current scale, nor does it indicate the direction of the view or how the fence and landscaping relates to the facilities.*

  Addressed

- *A cross-section of the proposed pipeline bridge over Otter Creek, as viewed from the south, should be provided. The rendering depicted in Exhibit 9 is not a sufficient indication of how the bridge would look.*

  Addressed

- *The photo quality of Exhibits 5-9 is poor and limits their effectiveness. In addition, it is not clear that Exhibits 7-9 are accurate. The photo in each shows a structure at the left that is not present on the location plan in the inset.*

  Addressed

Natural Features

- *p. 22. The SDEIS should provide the source for the determination that listed endangered and threatened species occurring in New York State are not present in the vicinity of the project site. In addition, the SDEIS should address the potential for rare or special concern species on the site, as required by the scope. The document should also indicate whether the NYSDEC was contacted to determine any known occurrences of*

rare, endangered, threatened or special concern species or significant habitats on or in the vicinity of the site, as required by the scope.
Addressed

- *A map of federal, State and locally regulated wetlands in the vicinity of the proposed work, based on field delineation, should be provided, together with the area of disturbance resulting from the proposed project, as required by the scope.*

  Incompletely addressed.
  The Applicant should explain why no wetland delineation was undertaken, and specifically why, under applicable law, such delineation is not required.

- *p. 23. The SDEIS should note that Otter Creek is also a Village-designated Critical Environmental Area (CEA), as described in Chapter 168 of the Village Code.*
  Addressed

- *The SDEIS does not appear to include any subsurface soil investigation to determine the depth of rock, as required by the scope. If the Applicant believes such investigation is not necessary, the SDEIS should explain this.*
  Addressed

- *p. 25-28. Most proposed mitigation measures for soils, topography and slopes appear to relate to stormwater management. This discussion should be part of proposed mitigation for wetlands and streams; mitigation for soils, topography and slopes should discuss erosion and sediment control. Also, the SDEIS includes mitigation measures that the Applicant has determined to be not practical (e.g. turbidity curtains). These should be removed if they are not to be used.*
  Addressed

- *The SDEIS should include and describe a conceptual landscape plan for the proposed project only, and include the plan within the body of the document. The full-scale site-wide landscape plan included in the SDEIS submission (L-2) appears to depict the proposed pump station and emergency generator, but this should be clarified as L-2 is dated November 25, 2013, prior to the adoption of the SDEIS scope.*
  Addressed; note that the full-scale site-wide landscape plan has been removed, and Exhibit 9 provides the requisite landscaping information for the pump station.

- *Existing landscaping and vegetation along the South Barry Avenue right-of-way should be described. While the SDEIS indicates on p. 30 that such vegetation will be replaced in-kind upon the completion of construction, this may not be possible if the construction requires removal of mature vegetation.*

Addressed

- *The SDEIS should include a conceptual wetlands mitigation plan, as required by the scope. This plan would illustrate, and the document should describe, how disturbed wetlands will be replaced in-kind. The SDEIS should also discuss how the wetlands would be protected during construction.*

Incompletely addressed.
The revised text on p. 35 indicates that less than 10 square feet of tidal wetland habitat will be displaced in the pipeline bridge alternative; however, text on p. 61 indicates that each of the four piers/columns constructed to support the pipeline bridge would disturb approximately 25 square feet, for a total disturbance of approximately 100 square feet. In addition, Exhibit 8a indicates "wetland vegetation disturbance" of 50 square feet related to the two piers on the north side of the proposed Otter Creek crossing. The Applicant should explain the discrepancy, and indicate mitigation as appropriate.

In addition, we note that the Applicant should discuss the required permits for the construction of the piers, and should confirm whether or not the proposed pump station is within the wetland buffer (in this section as well as in the Executive Summary).

Sanitary Sewer System

- *p. 32. The SDEIS should describe where existing sewers will be removed or abandoned, specifically, the existing sewer line under Otter Creek.*
Addressed

- *There is an existing 8-inch Vitrified Clay Pipe (VCP) that travels north on South Barry Avenue at a slope of ±0.54% for ±388 linear feet (LF). This information should be included in the SDEIS and supporting drawings; the information will be needed for the required future sanitary sewer shed delineation and hydraulic analysis of the existing Village sanitary sewer.*
Addressed. Plan C-301B includes existing sanitary sewer length, elevations and slope.

- *Drawing C-301, last revised February 25, 2015, depicts a proposed 6-inch water main and sanitary sewer alignment within the proposed Recreation Building Phase 2 footprint. The Applicant shall consider an alternate alignment outside of the proposed building footprint.*

Incompletely addressed.
The SDEIS further describes that the proposed Recreation Building will be elevated, providing for 7 feet of vertical clearance above grade. This clearance should allow for hand-excavation for repair of the sanitary sewer, if required. However, the Applicant shall provide alternate alignments, including an option showing sanitary and water infrastructure located outside of the proposed building footprint. Approval of the final

sanitary sewer location may be subject to WCDOH review and approval as well.

- *The Applicant should confirm the 100-year Base Flood Elevation (BFE) in relation to the proposed pump station, and depict same on the survey and engineering drawings.*
  Addressed

- *The Applicant has not discussed potential impacts to other existing utilities (e.g., gas mains, water mains, storm sewer, etc.). Existing utilities information within South Barry Avenue is required to advance and finalize the proposed sanitary sewer design.*
  Addressed. The revised SDEIS and plans show existing utilities based on available information. Final location of the proposed sanitary sewer force main will be made during detailed design.

- *Additional mitigation measures should include, but not be limited to, the following:*
  - *Future sanitary sewer shed delineation and hydraulic analysis of the additional proposed sanitary sewer loading on the existing South Barry Avenue sanitary sewer (i.e. Preferred Alternative).*
  - *Additional engineering detail will be required for the "proposed bridge crossing."*
  - *Replacement of any existing manhole utilized to connect the proposed force main (for any alternative) to the existing Village sanitary sewer. Improvement of any other existing sanitary sewer components (e.g. immediate upstream 8-inch VCP sanitary sewer pipe segment at the proposed connection point), as may be required to integrate the project with the Village sewer system.*

  Addressed; it is acknowledged that additional detail and coordination with the Village will take place during final design. However, Applicant shall refer to Comment #10 on Page 10 below, regarding additional evaluation for sanitary sewer installed within the Village right-of-way.

Noise

- *p. 41-42. The SDEIS should specify what times of day the generator set testing will occur.*
  Addressed

Construction

- *p. 43. The Applicant should discuss the intent to defer construction of the sewer improvements in light of the TRC recommendations for an upgraded system, the known issues of age and condition of the existing force main and the lack of an easement over the Mann property.*
  Addressed; see additional comment below (#11 on p. 10) on potential revision to phasing.

- *p. 44-45. Force main construction methods that are not intended to be used should not be discussed in the SDEIS.*
  Addressed.

- *p. 45. To whom will the Operation and Maintenance Manual (O&M Manual) be provided?*
  Addressed

Alternatives

- *p. 46. Table V-11 is not readable and should be reformatted either to a larger size or on multiple pages. Substantial information appears to be missing in its current configuration.*
  Addressed

- *p. 48. The No Action alternative should include a discussion of how this alternative would relate to the 2013 Amended Site Plan. The discussion of the No Action alternative ignores the TRC memoranda recommendations that the existing sewer infrastructure be replaced because of its age and condition and the proposed improvements to the site. It also ignores the absence of any easement over the Mann property for the existing force main.*
  Incompletely addressed, see above.

- *p. 52-53. The pipeline bridge option (Applicant's Preferred Alternative) should be discussed in greater detail in relation to the Town of Rye's stated plans to conduct repair and maintenance on the South Barry Avenue Bridge. Specifically, does the pipeline bridge as proposed provide sufficient room for the planned work by the Town, and has the Town been consulted regarding potential impacts on its work?*

  Incompletely addressed.
  The March 2014 report from the Town of Rye Superintendent of Highways regarding the maintenance of the bridge should be updated, or if no update has occurred during the 18-month period, that should be stated. Also, the date of the Applicant's discussion with the Town of Rye's Consulting Engineer should be provided, and the photograph added on p. 60 should include a date.

- *p. 53-54. Regarding the Taylors Lane alignment alternative, has the Applicant consulted with the Westchester Land Trust (current property owner) on the potential to obtain an easement? We also note that it would be appropriate to discuss the cost differential of construction of this alternative.*
  Addressed.

Adverse Environmental Effects that Cannot Be Avoided

- *p. 57. The discussion of long-term impacts should specify that no significant adverse long-term impacts are anticipated by the Applicant. The SDEIS has indicated elsewhere that certain long-term impacts (e.g. visual impact and noise) are anticipated.*
  Addressed

Additional Comments

1. p. 1 (Introductory Statement, third paragraph, line 6): The words "in the Applicant's opinion" should be added after the words "main and sanitary sewer system improvements."

2. p. 5: it should be made clear that the 2015 Amended Site Plan incorporates the "Preferred Alternative."

3. p. 6: The No Action alternative is described here as no change in the sewer system, with no mention of the development proposed in the 2013 Amended Site Plan. This is correct. However, on p. 53, the No Action alternative is defined as no change in the sewer system but including the redevelopment of the property as proposed in the 2013 Amended Site Plan. The Applicant should correct the description on p. 53.

4. p. 7: The description of the options for crossing Otter Creek should include the easement required from the New York State Office of General Services (see Table II-1, p. 11).

5. p. 11: Consistent with the discussion on p. 29, references to a Section 10 (Structures) permit and a Section 404 (Fill) permit from the U.S. Army Corps of Engineers should be added to Table II-1. In addition, Table II-1 should include (1) the approvals that will be required from the Village Board of Trustees regarding easements over South Barry Avenue (see p. 13); (2) agreements regarding ownership and maintenance responsibilities for the force main in the Village right-of-way; and (3) a determination of impact by SHPO as referenced in the DEC February 6, 2014 letter in Appendix D.

6. p. 16: In describing the proposed force main, the necessity for easements from the Village and OGS should be discussed. On the same page, in the third full paragraph, the last sentence should be amended to state that the Applicant will apply for and obtain all necessary permits and easements.

7. p. 32: There is discussion of a SWPPP Amendment to be prepared and submitted to the Village Engineer prior to the start of construction. The SWPPP Amendment for the Preferred Alternative should be submitted to the Planning Board for review and approval as part of the site plan.

8. p. 35: The last sentence states, "Protection of significant vegetation and/or individual trees during construction will be provided." A plan for such protection should be submitted as part of the site plan application.

9. At p. 3 of the September, 23, 2013, memorandum from TRC to Anthony Carr (see Appendix D) there is a discussion of an alternative sanitary force main route along the South Barry Avenue right-of-way, but TRC does not recommend this route for several reasons. It appears now that this route is the Preferred Alternative. The concerns expressed in the TRC memorandum should be addressed in the SDEIS.

10. The Village of Mamaroneck will require that it maintain ownership of infrastructure installed within the public right-of-way in South Barry Avenue. Therefore, installation of the sanitary sewer force main within the right-of-way will be subject to Village approval and shall be installed as required by the Village Engineer. In addition, the alternate Otter Creek crossing methods shall be further evaluated prior to final selection and approval. Specifically, coordination with the Town of Rye for the pipe hanger option and investigation under Otter Creek installation shall be further evaluated.

11. As previously commented, the Applicant shall consider installation of the new electrical service in Phase I or II to allow for installation of the proposed sanitary sewer and pump station. This will allow for the new pump station to be operational sooner, replacing the existing force main, which has access issues and has experienced failures in the past.

C: Lester Steinman, Planning Board Attorney
Hernane DeAlmeida, Village Engineer
Hugh Greechan, Consulting Village Engineer
Dan Gray, Village Building Inspector
Bob Galvin, Village Planner

Village of Mamaroneck, NY

Item Title:	LWRP Coordination on Army Corps Project
Item Summary:	**U.S. Army Corps of Engineers Flood Mitigation Project (Mamaroneck & Sheldrake Rivers) - NYSDOS Notification and Referral** **Preliminary review of NY District's consistency determination for project.**
Fiscal Impact:	

ATTACHMENTS:

Description	Upload Date	Type
Mmaroneck Sheldrake River CZM Letter	2/12/2016	Backup Material
LWRP Coordination	2/12/2016	Backup Material

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK NY 10278-0090

REPLY TO
ATTENTION OF
Environmental Analysis Branch

January 29, 2016

SUBJECT: Negative Determination for the Mamaroneck and Sheldrake Rivers Flood Risk Management Project, Village of Mamaroneck, New York

Mr. Jeffrey Zappieri
Supervisor, Consistency Review and Analysis
Division of Coastal Resources, Department of State
One Commerce Plaza
Suite 1010
99 Washington Ave.
Albany, NY 12231

Dear Mr. Zappieri,

This letter provides the New York State Coastal Management Program Consistency Review Unit with the U. S. Army Corps of Engineers New York District's (District) negative determination under the Coastal Zone Management Act, Section 307(c)(1) and (2), and 15 CFR 930.35(d), for the proposed construction of the Mamaroneck and Sheldrake Rivers Flood Risk Management Project (Project) in the Village of Mamaroneck, New York.

Please find attached for your review: (1) project description, (2) Village of Mamaroneck, Town of Mamaroneck, and New York State Coastal Zone Management Program Consistency Determination and (3) plan sheets of the Draft Environmental Impact Statement (EIS). The Draft EIS is available for review and can be accessed on the NY District website: http://www.nan.usace.army.mil/Missions/CivilWorks/ProjectsinNewYork/MamaroneckandSheldrakeRivers.aspx.

The New York District requests a Consistency Statement for the Mamaroneck and Sheldrake Rivers, Flood Risk Management, General Reevaluation Report, Village of Mamaroneck, New York.

I look forward to working with you and your staff on this effort. If you should have any questions, please contact Mr. Matthew Voisine of my staff at 917-790-8718 or matthew.voisine@usace.army.mil.

Sincerely,

Peter Weppler
Chief, Environmental Analysis Branch

Attachments

PROJECT DESCRIPTION MAMARONECK AND SHELDRAKE RIVERS

Based on consideration of benefits from an assessment of damages avoided in accordance with economic and environmental USACE procedures, the NED Plan (Alternative #1 Z) was selected by the District. It involves channel modifications, retaining walls, bridge removal, and replacement, a culvert under the railroad parking lot, and trapezoidal cuts along the Mamaroneck and Sheldrake rivers, as well as nonstructural measures potentially applied to a maximum of eight residences and one non-residential building. The NED Plan includes approximately 1.82 miles of channel work in the Mamaroneck and Sheldrake rivers. The average height of the new channel retaining walls will be 8.5 ft and the total combined length of new channel retaining walls in the entire Project area will be 4,360 ft.

Riprap and concrete was selected to protect the banks of the Mamaroneck and Sheldrake Rivers from erosion. This solution will stabilize the stream bank using techniques consistent with the requirements of the USACE, NYSDEC, Westchester County, and the Village of Mamaroneck. The size and gradation of the riprap was determined following Corps of Engineers' procedures and methodology presented in EM 1110-2-1601, 1 July 1991, revised 30 June 1994. Approximately 1,200 linear feet of riprap (i.e.; 13,000 square feet, 600 cubic yards) will be used for the Mamaroneck and Sheldrake Rivers. About 500 feet of riprap will be located roughly 200 feet both upstream and downstream of the N. Barry Ave Extension Bridge over the Mamaroneck River and 700 feet of riprap will be placed at the 90 degree turn in the Sheldrake River located downstream of the Fennimore Rd. Bridge. Also, due to high velocities and structural considerations along the Mamaroneck River from the Station Plaza Bridge to just downstream of the Halstead Ave Bridge, 300 LF concrete will placed along the bottom of the stream prevent scour under and around the footings of these three bridges.

Channel work on the segment of the Mamaroneck River south of I-95 and upstream of the confluence with Sheldrake River will total approximately 2,400 ft, and channel work on the segment stretching from south of the confluence to just downstream of the Tompkins Avenue Bridge also will total approximately 2,400 ft. In both segments, the river channel will be deepened and widened to 1:2.5 side slopes, and the channel bottom will be widened to 45 ft with 0.25% slope. The removal and replacement of retaining walls and utilities will be necessary in certain locations including the removal/replace of the Ward Avenue Bridge.

Channel work on the Sheldrake River from Fenimore Road to the confluence in Columbus Park will total approximately 3,470 ft. The river channel will be deepened and widened to 33 feet wide and 3.4 ft cut with 0.25% slope. Rectangular channel modification will be executed, upstream of Mamaroneck Avenue Bridge. The removal and replacement of retaining walls and utilities will be necessary in certain locations including the removal/replacement of Waverly Avenue Bridge and the removal of the Center Avenue footbridge. Two footbridges in Columbus Park (footbridge #1, near the confluence, and footbridge #2, closer to the southern edge of the park across from Station Plaza) also will be removed and not replaced.

In addition to channel work along both rivers, the NED Plan will have a nonstructural component along the Mamaroneck and Sheldrake rivers. A total of nine (9) structures were selected based on a benefit-cost evaluation. Eight of these are residential properties in the Harbor Heights neighborhood just south of the Mamaroneck River, all of which are candidates for structure elevation, or raising). The ninth structure is a nonresidential property in the Village's industrial area along Fenimore Road and just south of the Sheldrake River, which is a candidate for the construction of a ringwall. All nonstructural actions are contingent upon owner approval and will adhere to construction standards outlined in Village Code Chapter 186-5 that apply to the improvement of structures located in areas of special flood hazard (Village of Mamaroneck 1987). It should be noted that during the design phase of this project, additional structures may be identified for elevation or wet/dry floodproofing.

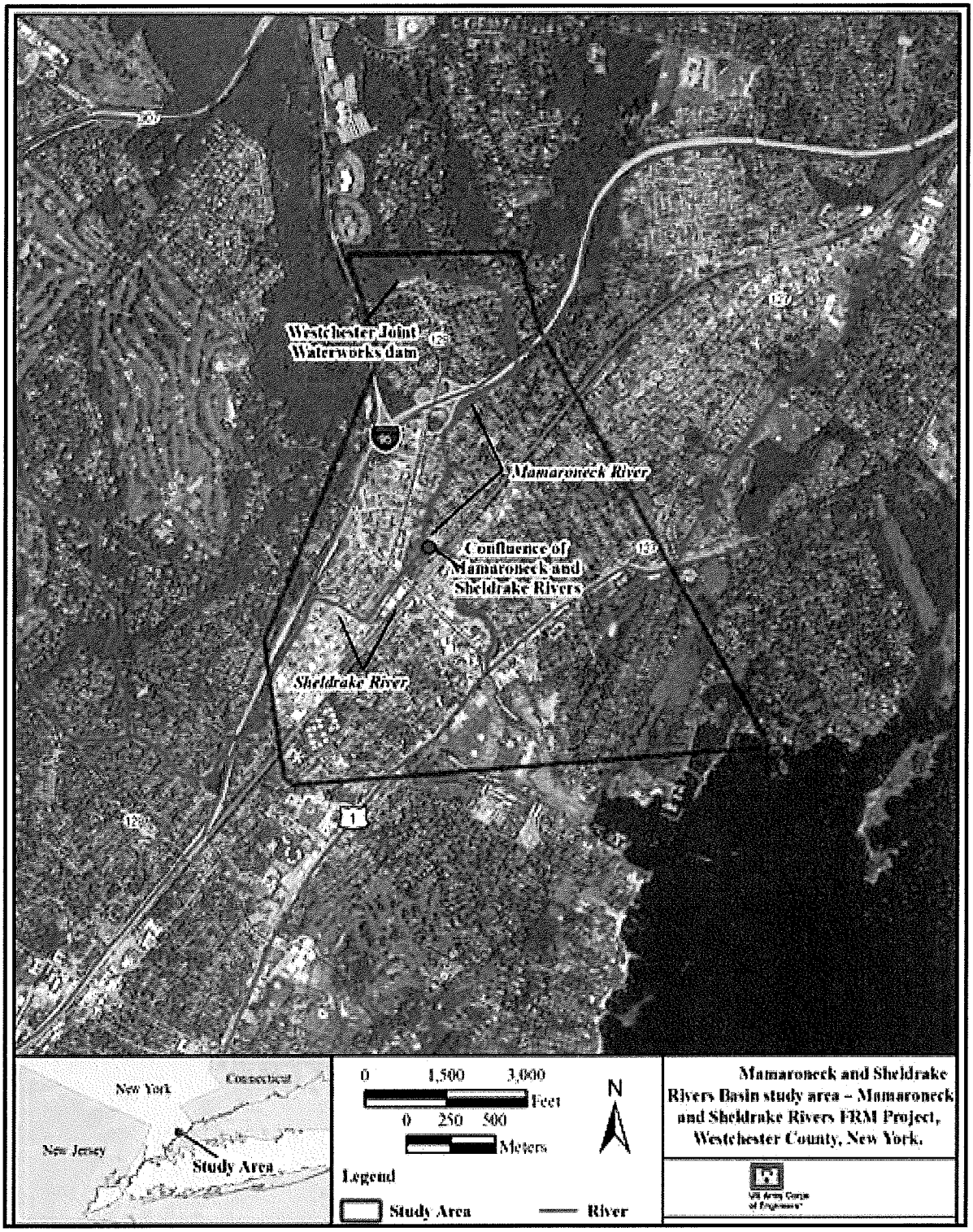


Figure 1: Mamaroneck and Sheldrake Rivers Basin Study Area.

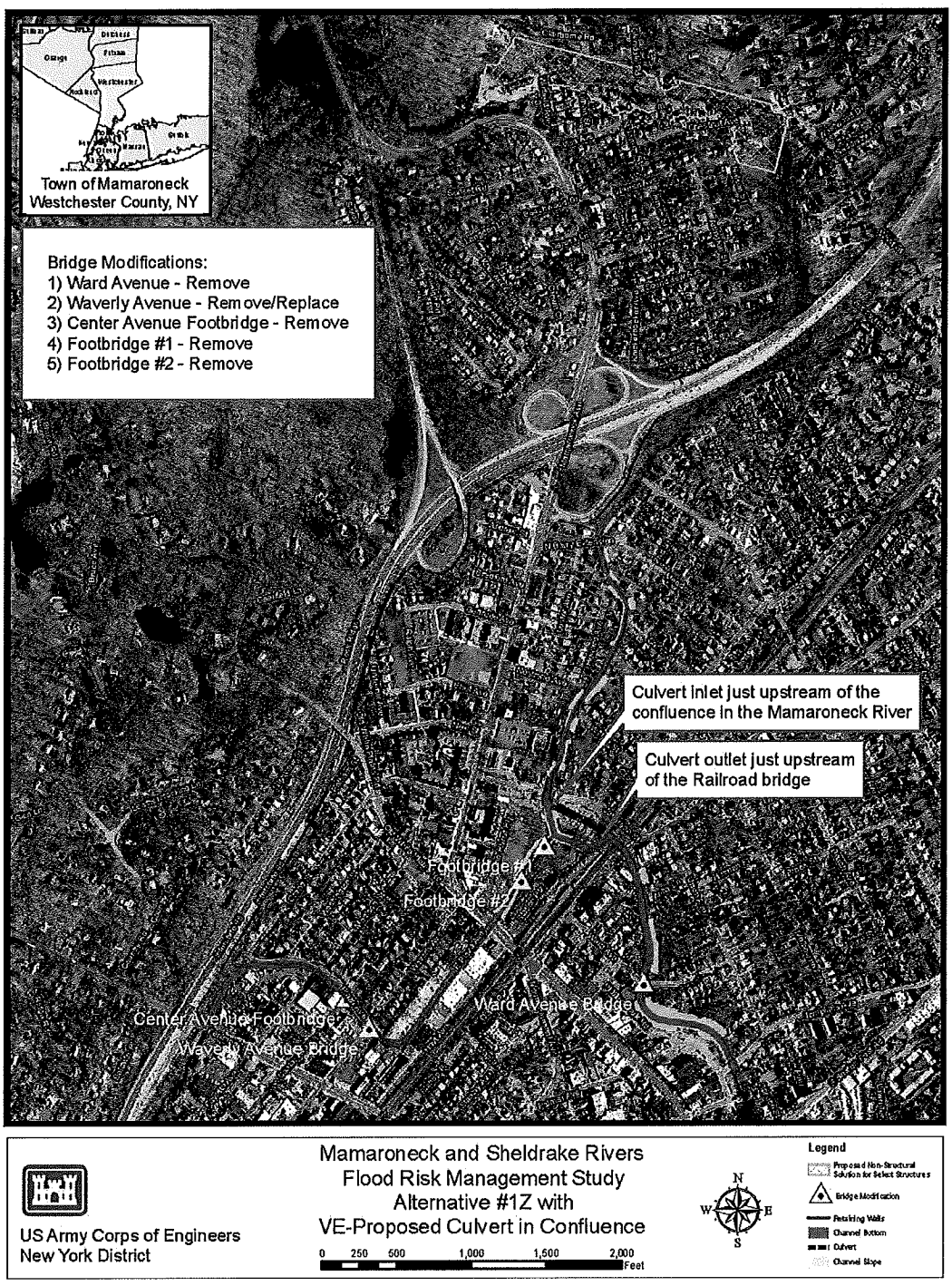


Figure 2: Plan view of alternative 1Z with the VE proposed culvert in confluence

VILLAGE OF MAMARONECK, TOWN OF MAMARONECK, AND NEW YORK STATE COASTAL ZONE MANAGEMENT PROGRAM CONSISTENCY DETERMINATION

Project: Mamaroneck and Sheldrake Rivers Flood Risk Management Project, Village of Mamaroneck, New York.

Applicant: U.S. Army Corps of Engineers, New York District (District).

Applicable Policies: Based on a review of the Coastal Management Program policies for New York, state policies 2, 4, 8, 11–14, 16–18, 23–25, 33, 37–39, 41, 43 and 44 are applicable and Town of Mamaroneck policies 7a, 12, 17, 33a, 39a, and 44a are applicable. These policies are listed below.

Consistency Determination: All of the applicable policies were evaluated with respect to the Project's consistency with their stated goals. The Project has been found to be consistent with each policy.

State Policy 1 – Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.

Determination – N/A: The Project will not occur in a waterfront area, and is expected to contribute to the economic vitality of Mamaroneck Harbor.

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

Determination – Consistent: The Project involves construction of flood risk management structures along the Mamaroneck and Sheldrake rivers. These improvements are necessary to address the substantial flood risk that is present within the Village of Mamaroneck. The flood risk management Project is compatible with adjacent uses and will provide for protection of coastal resources. The Project also will benefit the continued and future water-dependent uses and facilities located within the regional coastal zone area.

State Policy 3 – Further develop the state's major ports of Albany, Buffalo, New York, Ogdensburg, and Oswego as centers of commerce and industry, and encourage the siting, in these port areas, including those under the jurisdiction of state public authorities, of land use and development, which is essential to, or in support of, the waterborne transportation of cargo and people.

Determination – N/A: The Project will not affect any of the state's major ports.

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

Determination – Consistent: The Project will not detract or adversely affect existing traditional and/or desired anticipated uses, or the economic base of the Mamaroneck Harbor community.

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

Also applicable: **Town of Mamaroneck Policy 5** - Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitate its location in other coastal areas.

Determination – N/A: The Project will take place in areas of concentrated development where infrastructure and public services are adequate.

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

Determination – N/A: This policy is applicable to state agencies and local governments participating in the Waterfront Revitalization Program

State Policy 7 – Significant coastal fish and wildlife habitats would be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

Also applicable: **Town of Mamaroneck Policy 7a** - The following locally important habitats designated as critical environmental areas: (1) the hommocks salt marsh complex including the east creek area; (2) the larchmont reservoir-sheldrake- leatherstocking freshwater wetland complex; (3) the premium salt marsh complex shall be protected, preserved, and, where practicable, restored, so as to maintain their viability as habitats.

Village of Mamaroneck Policy 7a - The following areas are identified in significant fish and wildlife habitats; protected, preserved, and where practical, maintain their viability as habitats. this Program as and they will be restored so as to a. Delancey Cove b. Greacen Point Marsh c. Ginsberg Hill (Fusco property) d. Guion Creek Salt Marsh e. Kirstein Cove/Buttenweiser Is./Pops

Rocks f. Magid Pond g. Otter Creek Salt Marsh h. Van Amringe Mill Pond.

Determination – N/A: The Project does not involve any areas of significant or critical fish and wildlife habitat.

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

Determination – Consistent: All Federal, Army, and state policies for the handling, storage, and transport of hazardous materials and other pollutants will be complied with throughout implementation of the Project. Sediments that will be disturbed to complete the Project are not expected to contain pollutants that would affect fish and coastal resources. Completion of the Project is expected to improve water quality within reaches of the Mamaroneck and Sheldrake Rivers located within the Project area, as well as improve the water quality of waters discharging from the Mamaroneck River into Mamaroneck Harbor.

State 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.

Determination – N/A: The Project is not related to recreational uses of coastal fish and wildlife resources.

State Policy 10 – Further develop commercial finfish, shellfish, and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities, increasing marketing of the state's seafood products, maintaining adequate stocks, and expanding aquaculture facilities.

Also Applicable: **Town of Mamaroneck Policy 10a** - improve water quality in long island sound waters to permit the taking of shellfish for human consumption.

Determination – N/A: The Project is not related to commercial fishery development activities long island sound waters.

State 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.

Determination – Consistent: The flood risk management Project will provide improved flood and erosion protection for buildings and other structures located within the 100-year and 500-year floodplains of the Project area and the Village of Mamaroneck. The

Project will reduce the risk of flooding and erosion in the area, thereby reducing flood and erosion damages to property and reducing the endangerment of human lives within the coastal hazard area associated with the region. In addition, Preferred Alternative #1Z includes the potential implementation of non-structural measures (i.e., structural elevation and ringwall construction) for eight residential properties and one nonresidential (industrial) property along the rivers, further improving flood protection for at-risk buildings. The implementation of these measures would be contingent upon owner approval.

State Policy 12 – Activities or development in the coastal area would be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands, and bluffs.

Also applicable: **Town of Mamaroneck 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 including beaches, dunes, barrier islands and bluffs. Primary dunes will be protected from all encroachments that could impair their natural protective capacity.

Determination – Consistent: The flood risk management Project will provide long-term protection of natural resources and property that have historically been prone to floods, erosion, and flood damage. The Project area does not contain any beaches, dunes, barrier islands, bluffs, or other natural coastal protective features. Construction activities will be limited to segments of the Mamaroneck and Sheldrake rivers located within the Village of Mamaroneck.

State Policy 13 – The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least 30 years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

Determination – Consistent: The Project design is based on U.S. Army Corps of Engineers (USACE) experience and industry standards for providing long-term flood risk management.

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

Determination – Consistent: See text for Policy 13. The Project site has been designed to maximize flood and erosion protection for the Village of Mamaroneck and surrounding areas.

State Policy 15 – Mining, excavation, or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land.

Determination – N/A: The Project will not involve mining, excavation, or dredging in coastal waters. Some excavation of the Mamaroneck and Sheldrake rivers will be required to reduce the flood risk that is currently associated with the Village of Mamaroneck.

State Policy 16 – Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.

Determination – Consistent: Both Federal and state funds will be used to complete the Project, which is intended to provide long-term flood risk management to property and human life within the Village of Mamaroneck. The Project includes measures to substantially reduce erosion and flooding, and the public benefit outweighs the long-term monetary and other costs associated with flood damages, especially when considered in light of historic flood events, costs associated with flood damages, and loss of human life.

State Policy 17 – Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.

Also applicable: **Town of Mamaroneck Policy 17** - Whenever possible, use non-structural measures to minimize damage to natural resources and property from flooding and erosion. Such measures shall include: (1) the setback of buildings and structures: (2) the planting of vegetation and the installation of sand fencing and drainage systems; (3) the reshaping of bluffs; (4) the floodproofing of buildings or their elevation above base flood level.

Determination – Consistent: The primary flood risk management measures associated with the Project to minimize damage to natural resources and property from flooding and erosion are structural. However, Preferred Alternative #1Z also includes the potential implementation of non-structural measures (i.e., structural elevation and ringwall construction), per owner approval, for nine properties selected based on a benefit-cost evaluation. See text for Policy 11

State Policy 18 – To safeguard the vital economic, social, and environmental interests of the state and of its citizens, proposed major action in the coastal area must give full consideration to those interests, and to the safeguards which the state has established to protect valuable coastal resource areas.

Determination – Consistent: The proposed Project will not significantly impair any valuable coastal waters and resources, and is intended to provide flood protection for both man-made and natural coastal resources.

State Policy 19 – Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities.

Also applicable: **Town of Mamaroneck Policy 19** - Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities so that these resources and facilities may be fully utilized by the public in accordance with reasonably anticipated public recreation needs and protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas and water front parks.

Determination – N/A: The Project does not involve any areas of access to public water-related recreation resources and facilities.

State Policy 20 – Access to 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 shall be provided in a manner compatible with adjoining uses.

Also applicable: **Town of Mamaroneck 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.

Determination – N/A: The Project does not involve any areas of the publicly-owned foreshore, lands immediately adjacent to the foreshore, or the water's edge that are publicly-owned.

State Policy 21 – Water-dependent and water-enhanced recreation would be encouraged and facilitated, and would be given priority over non-water related uses along the coast.

Also applicable: **Town of Mamaroneck Policy 21** - Water-dependent and water enhanced recreation will be encouraged and facilitated, and will be given priority over non-water related uses along the coast, provided

it is consistent with the preservation and enhancement of other coastal resources and takes into account demand for such facilities. In facilitating such activities, priority shall be given to areas where access is the recreation opportunities of the coast can be provided by new or existing public transportation services and to those areas where the use of the shore is severely restricted by existing development.

Determination – N/A: The Project will not affect water-dependent or water-enhanced recreational uses.

State Policy 22 – Development when located adjacent to the shore would provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.

Determination – N/A: The Project area is not located adjacent to the shore.

State Policy 23 – Protect, enhance, and restore structures, districts, areas of sites that are of significance in history, architecture, archeology, or culture of the State, its communities, or the Nation.

Determination –

State Policy 24 – Prevent impairment of scenic resources of statewide significance.

Determination –

State Policy 25 – Protect, restore, or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.

Determination – Consistent: Short-term temporary impacts to aesthetic and scenic resources are expected to result from the Proposed Action; however, these will be limited to the construction period. Long-term permanent adverse visual impacts will be associated with the Project area, and these will be mitigated by revegetating exposed banks and disturbed soils with appropriate native plants prior to completion of the Project, and screening of the construction area as feasible during the construction phase of the Project.

State Policy 26 – Conserve and protect agricultural lands in the state's coastal area.

Determination – N/A: The Project area has no agricultural lands.

State Policy 27 – Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

Determination – N/A: The Project does not involve the siting or construction of major energy facilities

State Policy 28 – Ice management practices shall not interfere with the production of hydroelectric power, damage significant fish and wildlife and their habitats, or increase shoreline erosion or flooding.

Determination – N/A: The Project does not involve ice management.

State Policy 29 – Encourage the development of energy resources on the outer continental shelf, in Lake Erie and in other water bodies, and ensure the environmental safety of such activities.

Determination – N/A: The Project does not involve the development of energy resources.

State 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.

Determination – N/A: The Project will not involve any municipal, industrial, and commercial discharge of pollutants into coastal waters. Industry and best management practices (BMPs) for conducting in-stream work will be implemented to protect water quality.

State Policy 31 – State coastal area policies and management objectives of approved local waterfront revitalization programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

Determination – N/A: The Project will not involve the review of coastal water classifications or the modification of water quality standards.

State Policy 32 – Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.

Also applicable: **Town of Mamaroneck Policy 32a** - wherever feasible at reasonable cost, existing on-site sewage disposal systems shall be

eliminated and replaced by direct connection to the public sewage disposal system.

Determination – N/A: The Project will not occur in a small community with need of alternative sanitary waste treatment, or affect any local sanitary waste facilities.

State Policy 33 – Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Also applicable: **Town of Mamaroneck Policy 33a** eliminate discharge of raw sewage into coastal waters and residential areas during storms, all connections which carry stormwater runoff into the sanitary sewer system shall be prohibited and appropriate administrative, legal and physical actions shall be taken as expeditiously as possible to remove all such connections.

Determination – Consistent: The Project is designed to attenuate stormwater flows to the Mamaroneck and Sheldrake rivers that could result in, or contribute to flooding. All construction activities will be conducted in accordance with applicable Federal, state, and local regulations for erosion and sediment control; a site-specific Storm Water Pollution Prevention Plan and erosion and sediment control plan; and requirements of the NYS Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-08-001) for ground disturbances involving one or more acres.

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

Determination – N/A: The Project will not involve the discharge of waste materials into coastal waters from vessels.

State Policy 35 – Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing state permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

Determination – N/A: The Project will not involve dredging or filling in coastal waters or the disposal of dredged material.

State 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.

Determination – N/A: The Project will not involve activities related to the shipment and storage of petroleum and other hazardous materials.

State Policy 37 – Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics, and eroded soils into coastal waters.

Determination – Consistent: Stormwater from the Project will be controlled as described for Policy 33. Approved BMPs for erosion and sediment control will be used during ground-disturbing activities, and the Project will provide for long-term attenuation of stormwater discharges to the Mamaroneck and Sheldrake rivers that could cause or contribute to flooding.

State 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.

Determination – Consistent: See text for Policy 37. The Project would not affect primary or sole source water supplies, and would not adversely affect surface or ground waters.

State 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

Also applicable: **Town of Mamaroneck Policy 39a** - Litter and dog waste shall be strictly controlled in the coastal area.

Determination – Consistent: All solid wastes generated by the Project will be transported, stored, treated, and disposed of in accordance with applicable Federal and state policies.

State Policy 40 – Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to state water quality standards.

Determination – N/A: The Project will not involve the discharge of effluent from major steam electric generating and industrial facilities

State Policy 41 – Land use or development in the coastal area will not cause national or state air quality standards to be violated.

Determination – Consistent: The Project has been assessed for consistency with national and state air quality standards. Emissions attributable to the Project will be below the General Conformity Rule applicability thresholds

State Policy 42 – Coastal management policies will be considered if the state reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal clean air act

Determination – N/A: The Project will not involve the reclassification of land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.

State Policy 43 – Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates.

Determination – Consistent: See the text for Policy 41.

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

Also applicable: **Town of Mamaroneck Policy 44a** - restore tidal and freshwater wetlands already damaged by erosion, siltation, and pollution.

Determination – Consistent: Project impacts to wetlands will be mitigated in accordance with permit requirements received from USACE and New York State Department of Environmental Conservation. Onsite construction mitigation (BMPs) will be implemented as required by USACE and New York State Department of Environmental Conservation. Impacts will be minimized during construction by employing standard industry BMPs for construction work within wetlands and restoration of the riparian areas after work is completed. Following construction, temporary workspaces would be stabilized and revegetated by planting native trees and shrubs in forested wetlands

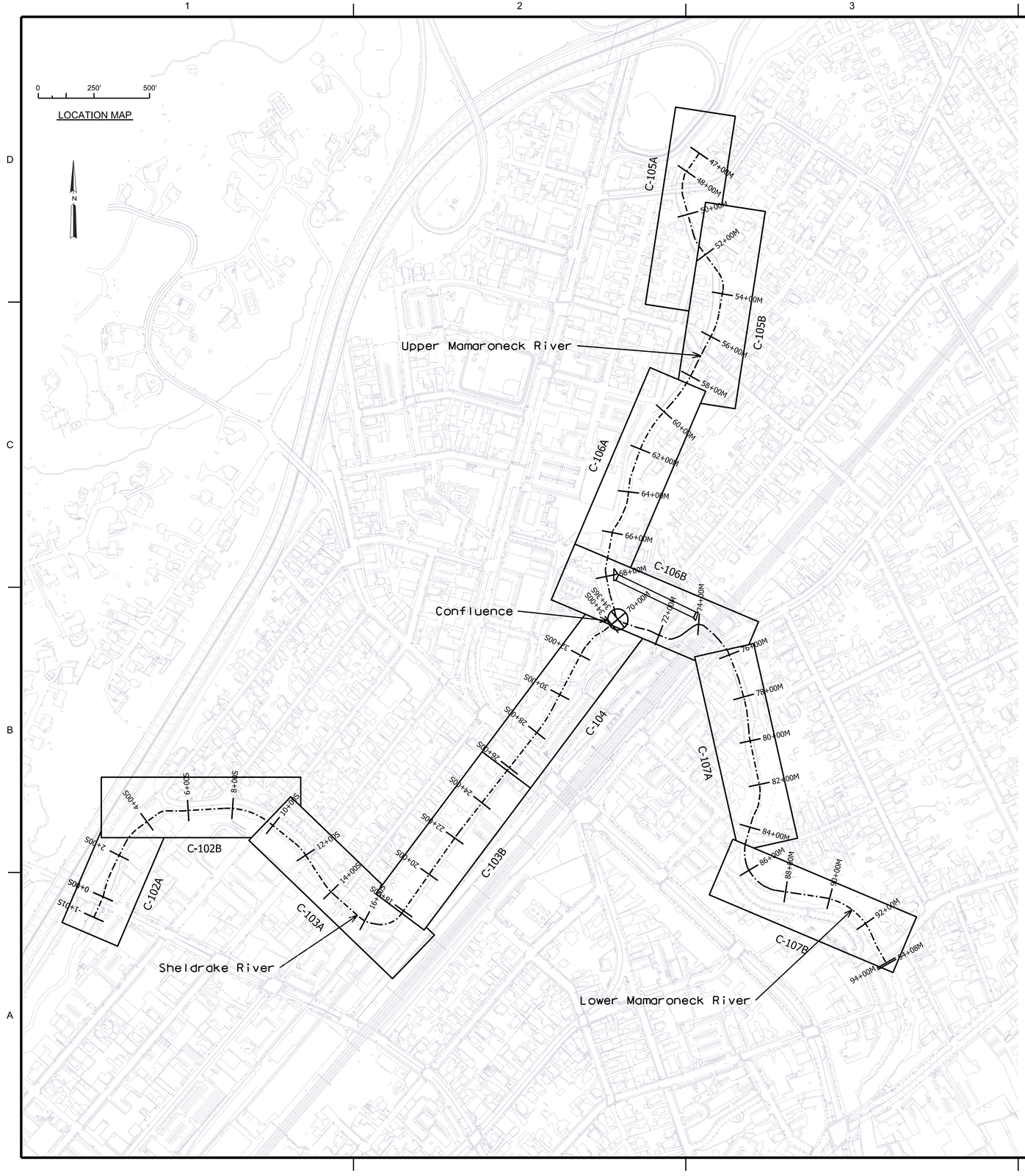
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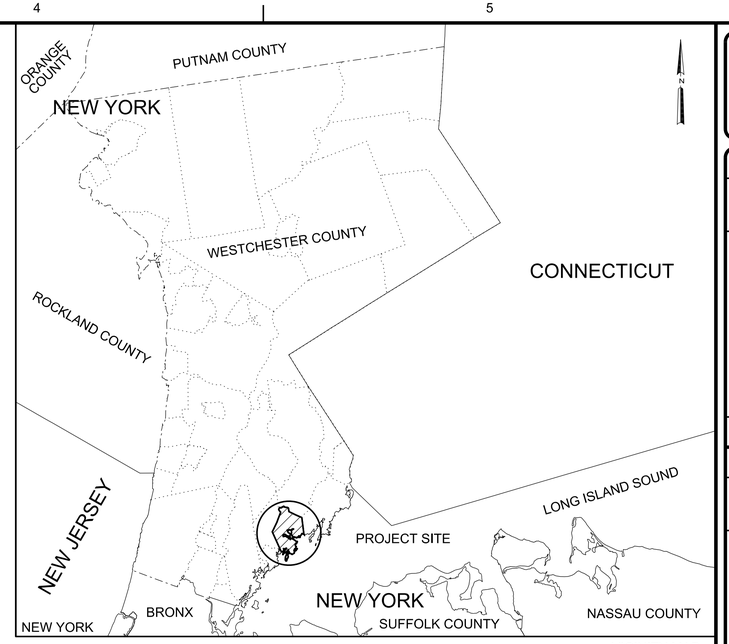
New York State Department of State (NYSDOS). Coastal Management Program, State Coastal Policies (Including Program changes from 1982-2006). 2006.

Town of Mamaroneck and Village of Larchmont Local Waterfront Revitalization Program Adopted: Town of Mamaroneck Town Board, June 30, 1986 Village of Larchmont Board of Trustees, June 30 1986 Approved: NYS Secretary of State Gail S. Shaffer, October 28, 198.6 Concurred: U.S. Office of Ocean and Coastal Resource Management, April 21, 1987

Village of Mamaroneck, Local Waterfront Revitalization Program. Adopted: Village of Mamaroneck Board of Trustees, November 13, 1984 Approved: NYS Secretary

of State Gail S. Shaffer, May 21, 1985 Concurred: U.S. Office of Ocean and Coastal Resource Management, August 12, 1985





VICINITY MAP
NTS

ALTERNATIVE #1Z

CHANNEL	AREA	WIDTH	STA. BEGIN	STA. END
Mamaroneck	Upper/Lower	45'	47+00M	94+07.86M
Sheldrake	n/a	30'	0+00S	14+10S
Sheldrake	n/a	transition 30' - 33'	14+10S	14+30S
Sheldrake	n/a	33'	14+30S	28+00S
Sheldrake	n/a	transition 33' - 25'	28+00S	28+20S
Sheldrake	n/a	25'	28+20S	34+36.44S

GENERAL NOTES

1. EXISTING SURVEY DATA AS SHOWN ON THESE DRAWINGS WAS PREPARED BY ROGERS SURVEYING, PLLC (STATEN ISLAND, NY) IN 2013.
2. THE HORIZONTAL CONTROL IS BASED ON SURFACE COORDINATES APPLIED TO THE NEW YORK STATE EAST STATE PLANE COORDINATE SYSTEM (NAD83).
3. THE VERTICAL CONTROL IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THE BORING LOCATIONS AND ELEVATIONS WERE COLLECTED FROM THE GENERAL DESIGN MEMORANDUM, FLOOD CONTROL PROJECT FOR THE MAMARONECK AND SHELDRAKE RIVERS BASIN IN THE VILLAGE OF MAMARONECK, NY, VOLUME 3 OF 6, APPENDIX C, GEOLOGICAL AND SOILS INVESTIGATIONS, JANUARY 1989. THE BORING LOCATIONS WERE REPROJECTED TO THE 2013 SURVEY HORIZONTAL CONTROL DATA. HOWEVER, THE ELEVATION ERRORS ARE UNDEFINED AND CANNOT BE FULLY QUANTIFIED.

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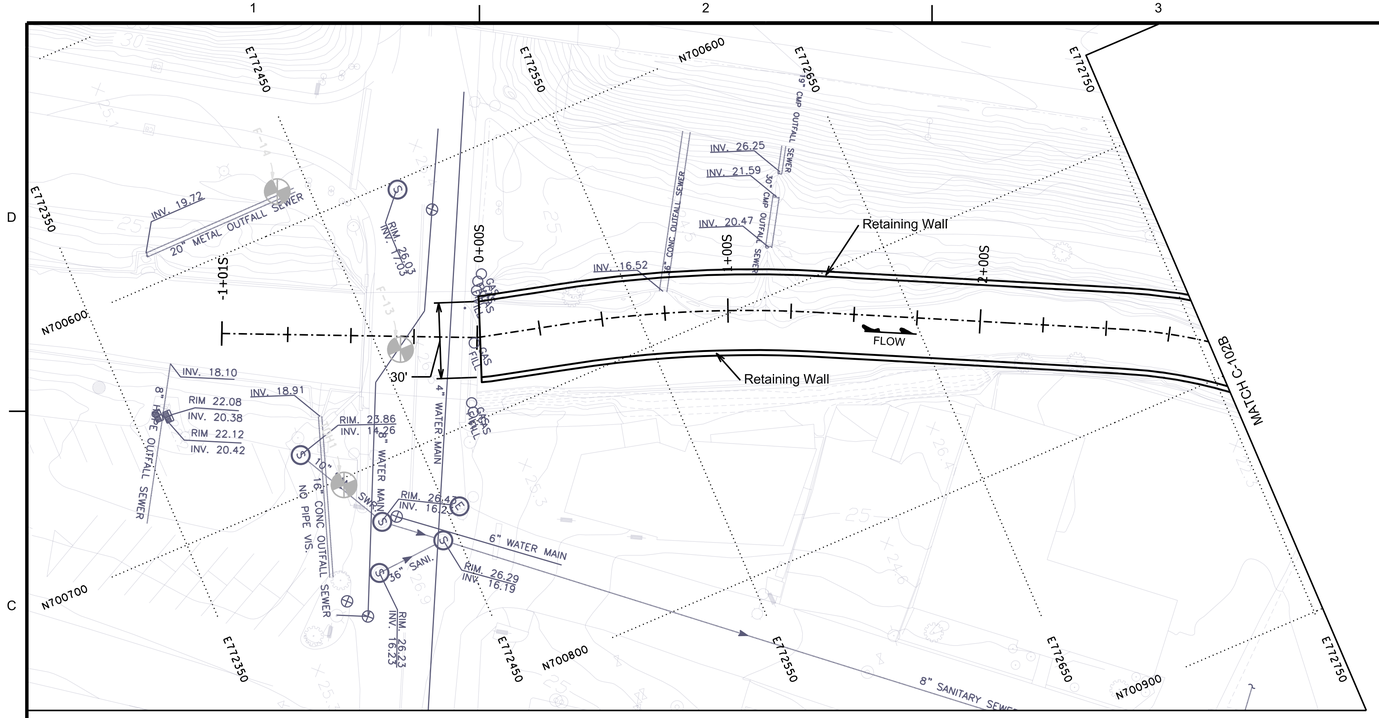
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NEW YORK DISTRICT
NEW YORK, NEW YORK

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FILE NUMBER:

MAMARONECK AND SHELDRAKE RIVER BASIN
FLOOD RISK MANAGEMENT
GENERAL RE-EVALUATION STUDY
VIL. OF MAMARONECK, WESTCHESTER COUNTY, NY

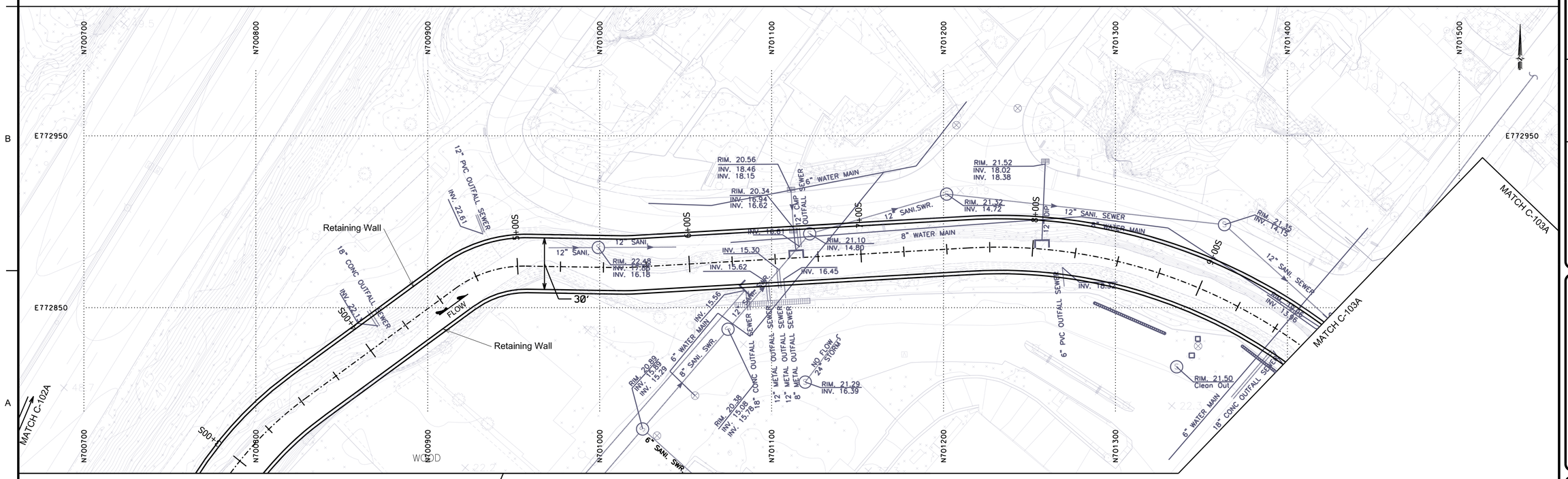
GENERAL SITE PLAN

SHEET IDENTIFICATION
C-101



PLAN VIEW C-102A

0 30' 60'



PLAN VIEW C-102B

0 30' 60'

Note: All utilities impacted by the project must be thoroughly accounted for to either Quality Level A or Quality Level B as defined per ASCE 38-02, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. Coordination must be effected with all utility owners involved as to the relocation and/or replacement of the particular utility.

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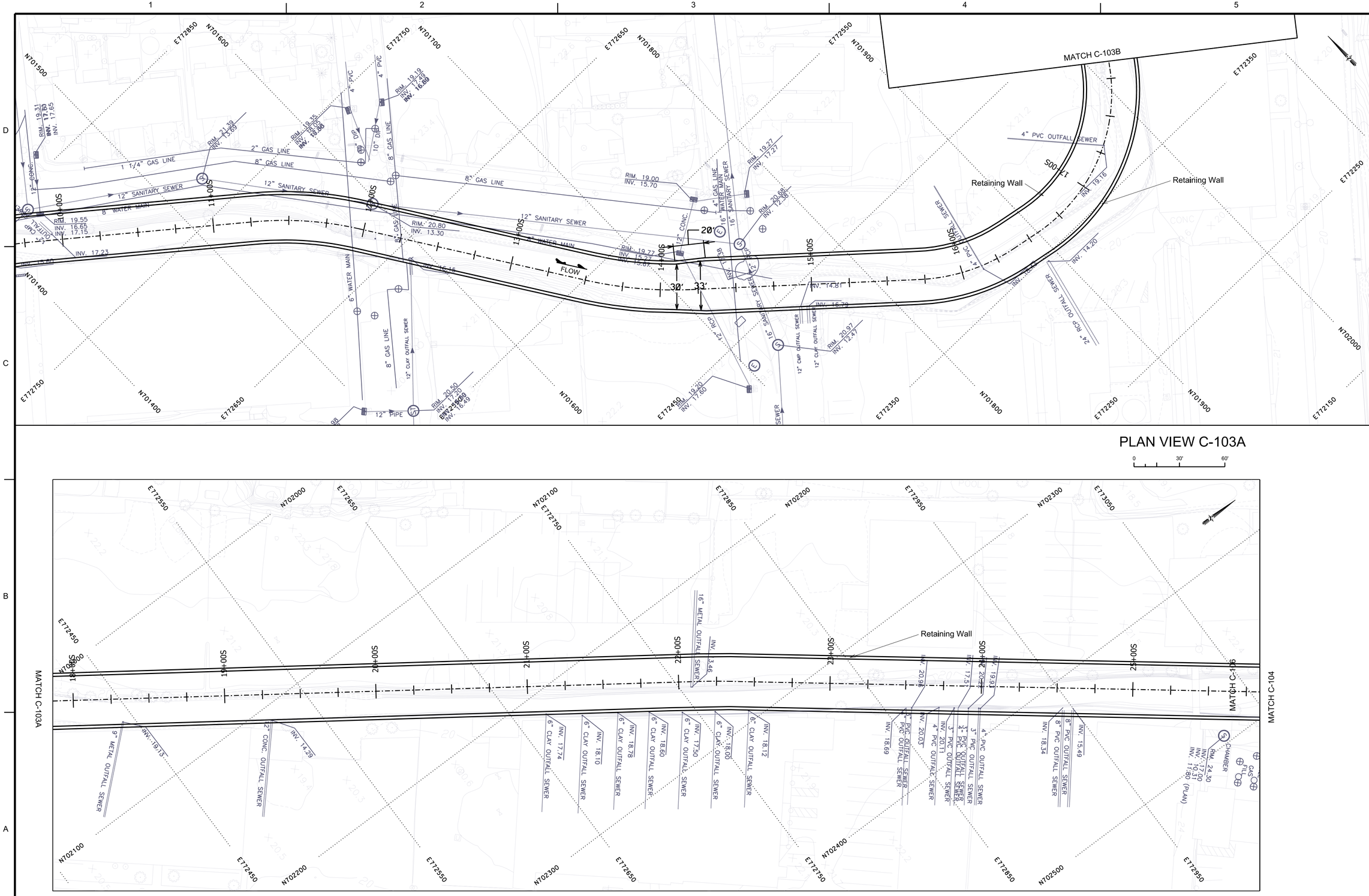
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MAMARONECK AND SHELDRAKE RIVER BASIN
FLOOD RISK MANAGEMENT
GENERAL RE-EVALUATION STUDY
VIL. OF MAMARONECK, WESTCHESTER COUNTY, NY

SITE PLAN - SHELDRAKE
0+00S to 9+50S

SHEET IDENTIFICATION
C-102



Note: All utilities impacted by the project must be thoroughly accounted for to either Quality Level A or Quality Level B as defined per ASCE 38-02, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. Coordination must be effected with all utility owners involved as to the relocation and/or replacement of the particular utility.

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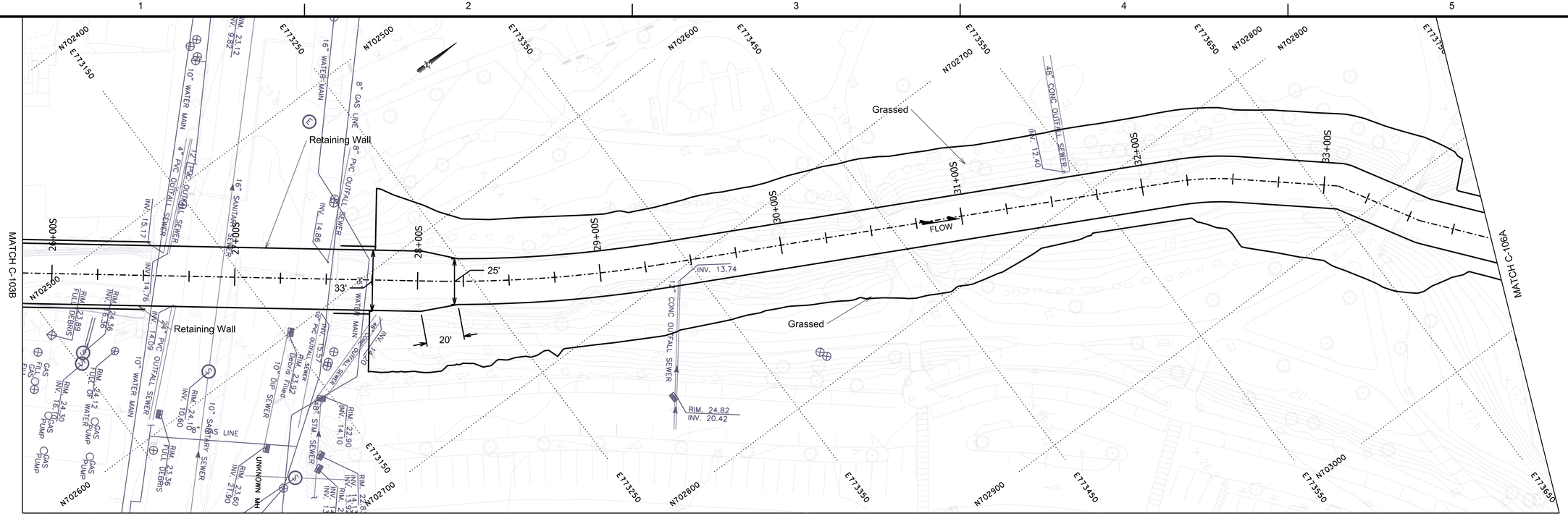
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MAMARONECK AND SHELDRAKE RIVER BASIN
FLOOD RISK MANAGEMENT
GENERAL RE-EVALUATION STUDY
VIL. OF MAMARONECK, WESTCHESTER COUNTY, NY

SITE PLAN - SHELDRAKE
9+75S to 25+75S

SHEET IDENTIFICATION
C-103



Note: All utilities impacted by the project must be thoroughly accounted for to either Quality Level A or Quality Level B as defined per ASCE 38-02, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. Coordination must be effected with all utility owners involved as to the relocation and/or replacement of the particular utility.

PLAN VIEW C-104

0 30' 60'

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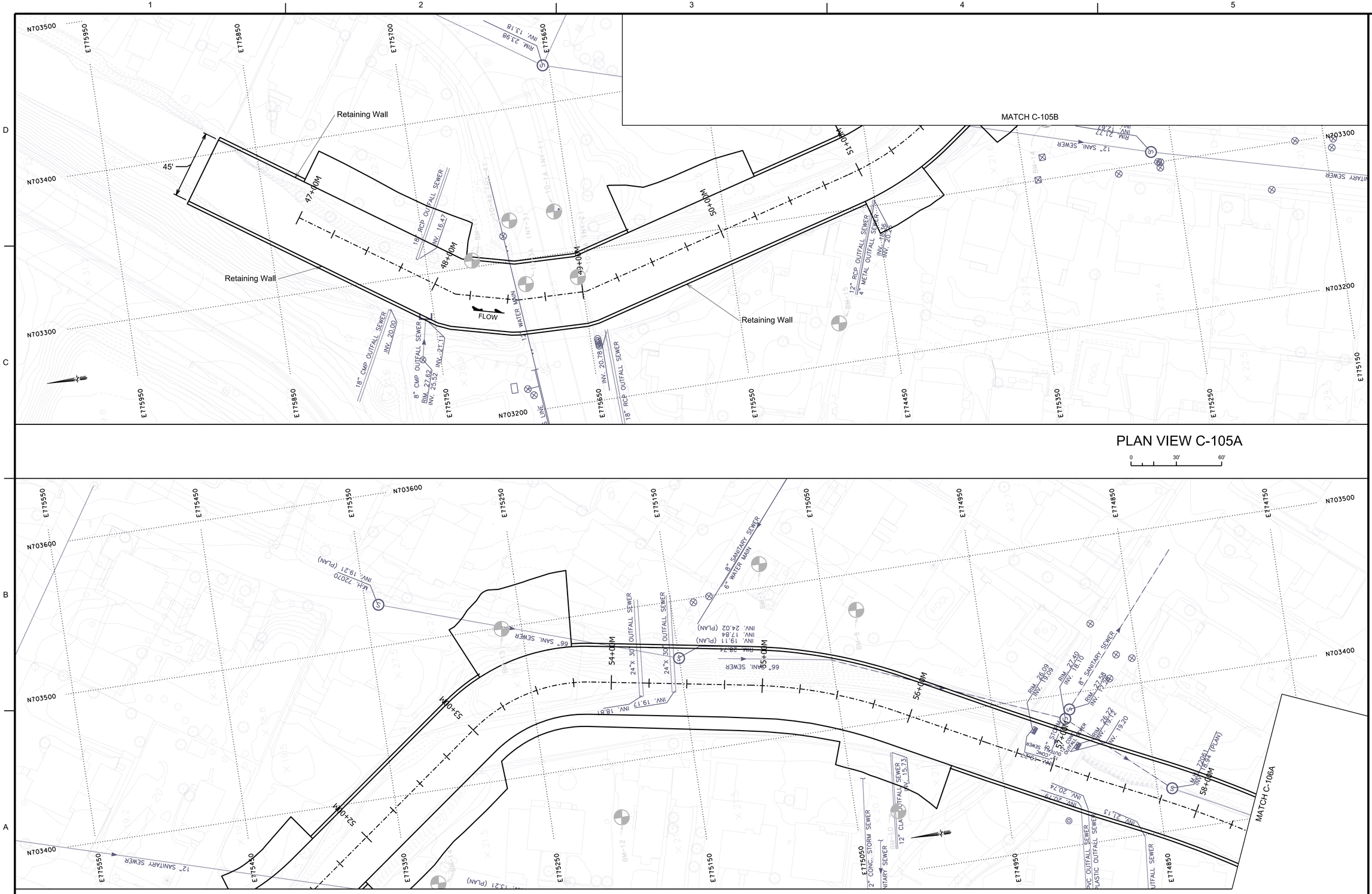
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MAMARONECK AND SHELDRAKE RIVER BASIN
FLOOD RISK MANAGEMENT
GENERAL RE-EVALUATION STUDY
VIL. OF MAMARONECK, WESTCHESTER COUNTY, NY

SITE PLAN - SHELDRAKE
26+00S to 33+75S

SHEET IDENTIFICATION
C-104



PLAN VIEW C-105A

0 30' 60'

PLAN VIEW C-105B

0 30' 60'

Note: All utilities impacted by the project must be thoroughly accounted for to either Quality Level A or Quality Level B as defined per ASCE 38-02, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. Coordination must be effected with all utility owners involved as to the relocation and/or replacement of the particular utility.

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MAMARONECK AND SHELDRAKE RIVER BASIN
FLOOD RISK MANAGEMENT
GENERAL RE-EVALUATION STUDY
VIL. OF MAMARONECK, WESTCHESTER COUNTY, NY

SITE PLAN - MAMARONECK
47+00M to 58+50M

SHEET IDENTIFICATION
C-105

1 2 3 4 5

D C B A

Grassed
Retaining Wall
FLOW
Grassed
45'
MATCH C-106B
MATCH C-107A

PLAN VIEW C-106A

0 30' 60'

PLAN VIEW C-106B

0 30' 60'

* The survey for these plans was obtained prior to the finished construction of the Jefferson Avenue bridge. Therefore, the as-built plan layout for the bridge is not depicted.

Note: All utilities impacted by the project must be thoroughly accounted for to either Quality Level A or Quality Level B as defined per ASCE 38-02, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. Coordination must be effected with all utility owners involved as to the relocation and/or replacement of the particular utility.

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U.S. ARMY CORPS OF ENGINEERS
NEW YORK DISTRICT
NEW YORK, NEW YORK

MAMARONECK AND SHELDRAKE RIVER BASIN
FLOOD RISK MANAGEMENT
GENERAL RE-EVALUATION STUDY
VIL. OF MAMARONECK, WESTCHESTER COUNTY, NY

SITE PLAN - MAMARONECK
58+50M to 75+50M

SHEET IDENTIFICATION
C-106

Retaining Wall
Grassed
FLOW
45'
Retaining Wall
22" SANITARY SEWER
66" SANITARY SEWER
MATCH C-107B

PLAN VIEW C-107A

0 30' 60'

PLAN VIEW C-107B

0 30' 60'

Note: All utilities impacted by the project must be thoroughly accounted for to either Quality Level A or Quality Level B as defined per ASCE 38-02, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. Coordination must be effected with all utility owners involved as to the relocation and/or replacement of the particular utility.

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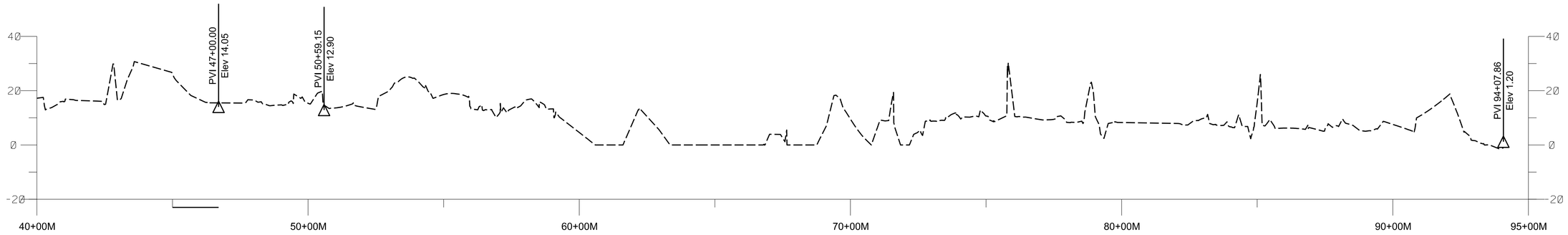
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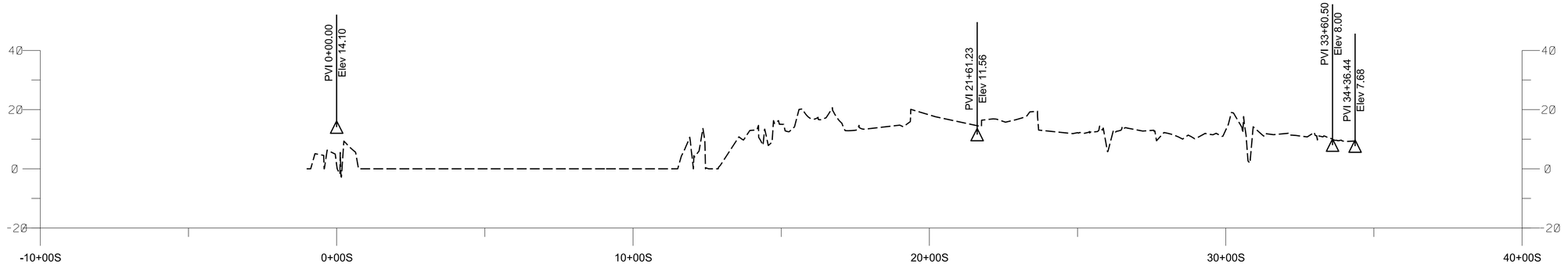
MAMARONECK AND SHELDRAKE RIVER BASIN
FLOOD RISK MANAGEMENT
GENERAL RE-EVALUATION STUDY
VIL. OF MAMARONECK, WESTCHESTER COUNTY, NY

SITE PLAN - MAMARONECK
75+75M to 94+08M

SHEET IDENTIFICATION
C-107



MAMARONECK RIVER



SHELDRAKE RIVER

20 10 0 20 40FT
SCALE: 1"= 20'

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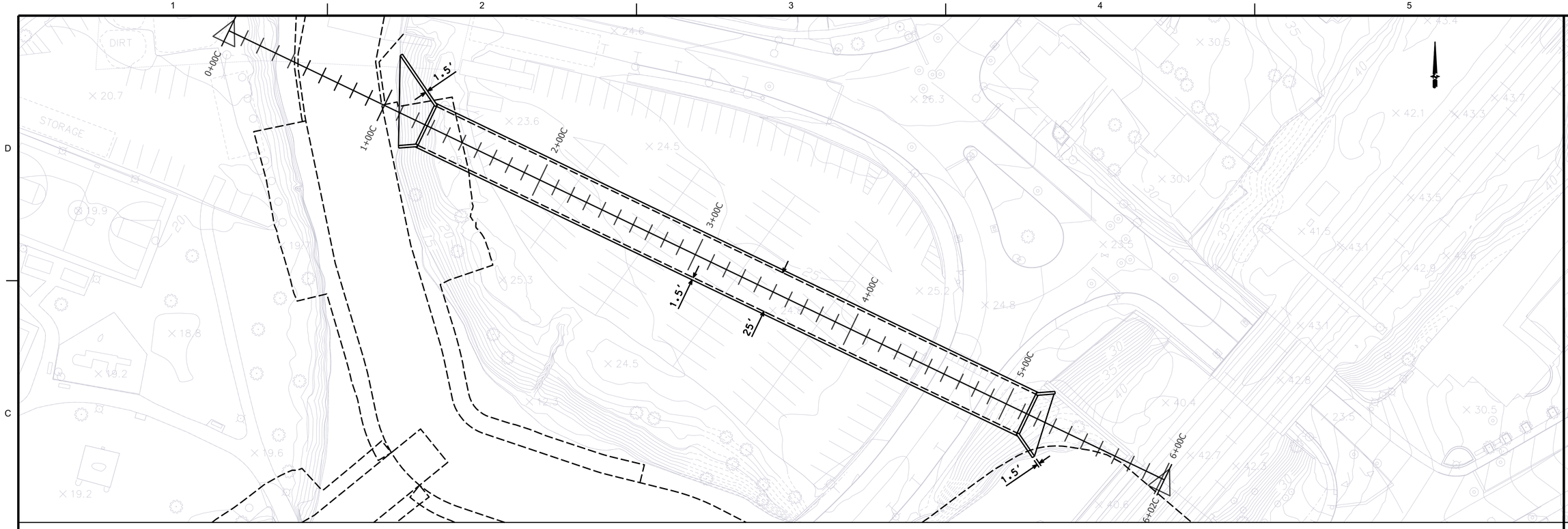
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NEW YORK, NEW YORK

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CONTRACT NO.:
ISSUE DATE: 23 SEP 2015
FILE NAME: MAMSHELFSG-C201XXX.dgn
FILE NUMBER:

MAMARONECK AND SHELDRAKE RIVER BASIN
FLOOD RISK MANAGEMENT
GENERAL RE-EVALUATION STUDY
VIL. OF MAMARONECK, WESTCHESTER COUNTY, NY

MAMARONECK ALT#1Z CHANNEL BOTTOM PROFILE

SHEET IDENTIFICATION
C-201



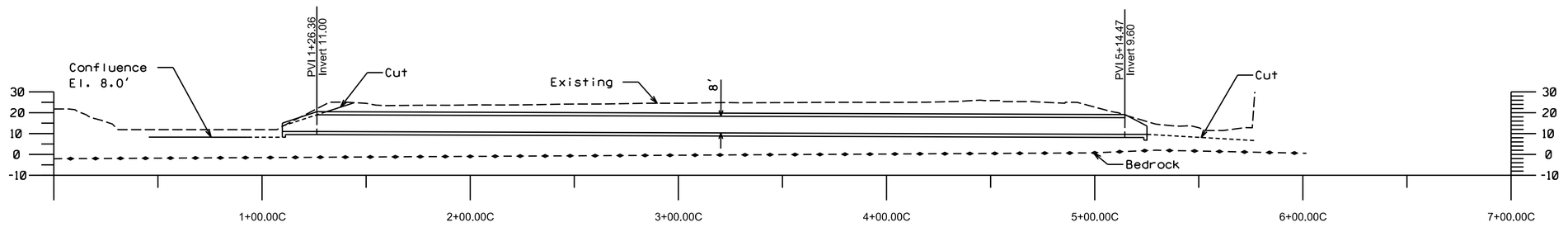
BOX CULVERT PLAN VIEW

30 15 0 30 60FT

SCALE: 1"= 30'

Notes:

1. Current as-built conditions for the Jefferson Ave bridge were non-existent at the time survey was performed.



BOX CULVERT PROFILE

30 15 0 30 60FT

SCALE: 1"= 30'

Notes:

1. Bedrock profile is derived from geotechnical information in Appendix C of the General Design Memorandum dated January 1989. Elevation errors in the bedrock profile are undefined and cannot be fully quantified.

US Army Corps of Engineers®
New York District

MARK	DESCRIPTION	DATE	APPR.

MARK	DESCRIPTION	DATE	APPR.

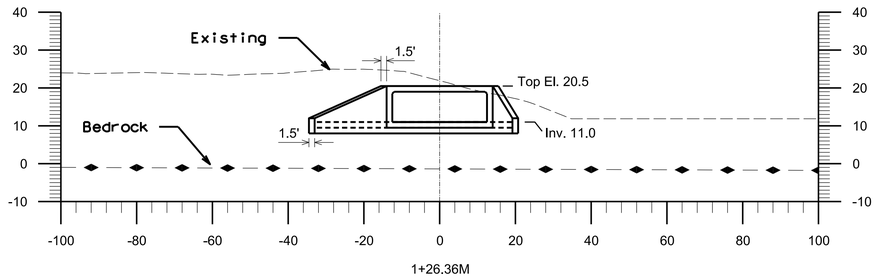
DESIGNED BY:
DWN BY: NAS
CKD BY:
SUBMITTED BY: NAS
DATE: 23 SEP 2015
SOLICITATION NO.:
CONTRACT NO.:
PLOT SCALE: 1"=30'
PLOT DATE: 23SEP2015
FILE NUMBER:
SIZE: ANSI D
FILE NAME: MAMSHELFSC-C201XXX.dgn

U.S. ARMY CORPS OF ENGINEERS
NEW YORK DISTRICT
NEW YORK, NEW YORK

MAMARONECK AND SHELDRAKE RIVER BASIN
FLOOD RISK MANAGEMENT
GENERAL RE-EVALUATION STUDY
VIL. OF MAMARONECK, WESTCHESTER COUNTY, NY

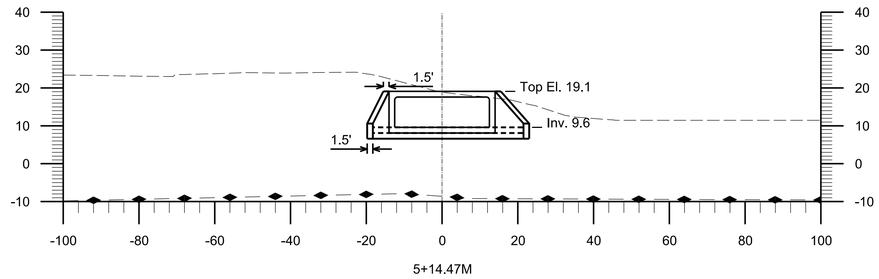
CULVERT PLAN AND PROFILE

SHEET IDENTIFICATION
CU201



1+26.36M

INLET



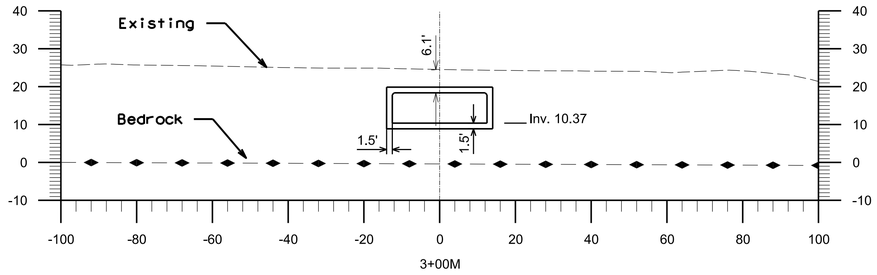
5+14.47M

OUTLET

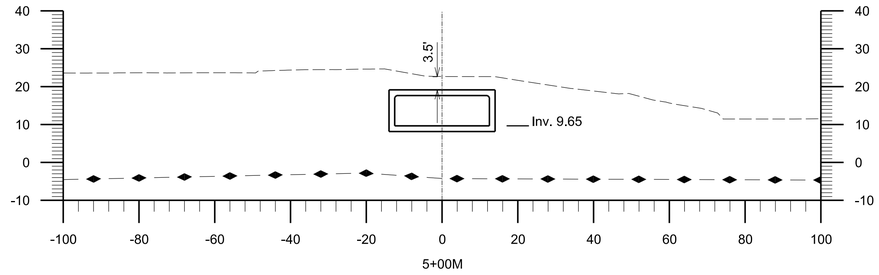
ELEVATION VIEW

20 10 0 20 40FT

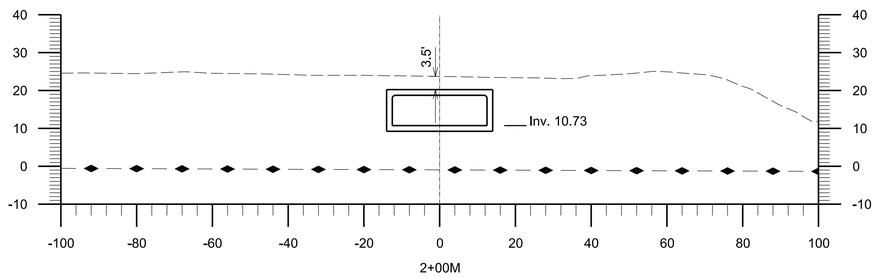
SCALE: 1"= 20'



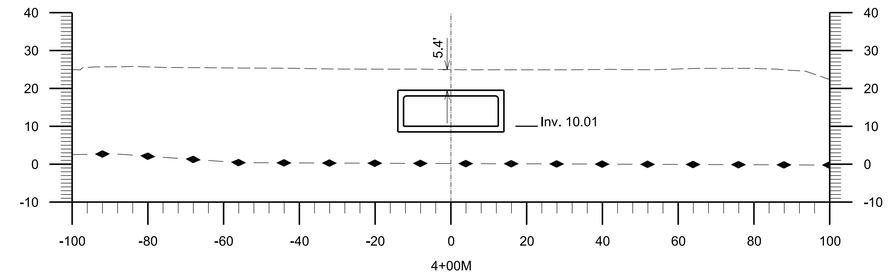
3+00M



5+00M



2+00M



4+00M

CROSS-SECTIONS

20 10 0 20 40FT

SCALE: 1"= 20'

Notes:

1. Bedrock profile is derived from geotechnical information in Appendix C of the General Design Memorandum dated January 1989. Elevation errors in the bedrock profile are undefined and cannot be fully quantified.

US Army Corps of Engineers®
New York District

MARK	DESCRIPTION	DATE	APPR.
MARK	DESCRIPTION	DATE	APPR.

U.S. ARMY CORPS OF ENGINEERS
NEW YORK DISTRICT
NEW YORK, NEW YORK

DESIGNED BY:
DWN BY: NAS
SUBMITTED BY: NAS
PLOT SCALE: 1" = 20'
SIZE: ANSI D

DATE: 23 SEP 2015
CKD BY:
ISSUE DATE: 23 SEP 2015
FILE NAME: MAMSHELFSC-CS01XXX.dgn

SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

MAMARONECK AND SHELDRAKE RIVER BASIN
FLOOD RISK MANAGEMENT
GENERAL RE-EVALUATION STUDY
VIL. OF MAMARONECK, WESTCHESTER COUNTY, NY

CULVERT SECTIONS

SHEET IDENTIFICATION
CU301

STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
WWW.DOS.NY.GOV

ANDREW M. CUOMO
GOVERNOR

ROSSANA ROSADO
ACTING SECRETARY OF STATE

February 12, 2016

Cindy Goldstein
Chair
Harbor & Coastal Zone Management Commission
Village of Mamaroneck

Re: F-2016-0092
U.S. Army Corps of Engineers New York District
Flood Risk Management
Channel modifications, retaining walls, bridge removal and replacement, a culvert under the railroad parking lot, trapezoidal cuts along the rivers, and nonstructural measures potentially applied to a maximum of eight residences and one non-residential building.
Mamaroneck and Sheldrake Rivers, Village of Mamaroneck, Westchester County
LWRP Coordination

Dear Ms. Goldstein,

Enclosed is a copy of the U.S. Army Corps of Engineers – NY District's consistency determination for the above-referenced project for your information and preliminary review. Please contact me, the Department of State reviewer assigned to this project, at REMendez_DS@svc.ny.gov or (518) 474-5290 to discuss applicable LWRP policies and concerns, and any additional information which may be necessary to assist you in reviewing this project. Any comments you may have will assist the Department in reaching a decision as to the consistency of the proposed action with the LWRP.

We would appreciate hearing from you on this proposed project within 30 days. Please note that a public notice regarding the Department's review will be published in the state register and on the DOS webpage on February 24, 2016.

Thank you,

Rosa E. Méndez
Consistency Review
Office of Planning and Development

Village of Mamaroneck, NY

Item Title: 422 East Boston Post Road - Site Plan

Item Summary: **422 EAST BOSTON POST ROAD - Site Plan (Preliminary Discussion) Preliminary Discussion of Site Plan for conversion of existing office building (former funeral home) to new 4-story, 13 unit apartment building with associated driveway and parking areas. Application is in a C-1 General Commercial district and will require site plan review and special permit for infill housing under 342-50 by the Planning Board.**

Fiscal Impact:

ATTACHMENTS:

Description	Upload Date	Type
Transmittal	11/24/2015	Cover Memo
Cover Drawing	11/24/2015	Cover Memo
Basement Floor Plan	11/24/2015	Cover Memo
South Elevation	11/24/2015	Cover Memo
First Floor Plan	11/24/2015	Cover Memo
Third Floor Plan	11/24/2015	Cover Memo
Fourth Floor Plan	11/24/2015	Cover Memo
Roof Plan	11/24/2015	Cover Memo
West Elevation	11/24/2015	Cover Memo
North Elevation	11/24/2015	Cover Memo
East Elevation	11/24/2015	Cover Memo
Building Sections	11/24/2015	Cover Memo
Architectural Site Signage	11/24/2015	Cover Memo
Landscape Plan	11/24/2015	Cover Memo
Survey	11/24/2015	Cover Memo
Flood Plain Letter	11/24/2015	Cover Memo
Long Form EAF (New)	1/20/2016	Cover Memo
422 East Boston Post road SWPPP	1/25/2016	Backup Material
422 East Boston Post Road Site plan	1/25/2016	Backup Material
Village Engineer Memo	1/25/2016	Cover Memo
01 25 2016 Traffic Impact Study	1/25/2016	Backup Material
01 25 2016 Dot Response to Circulation	1/26/2016	Cover Memo
03 14 2016 422EBostonPostRd HGreechanMemo	3/14/2016	Backup Material

Perkins Eastman

TRANSMITTAL

Date	11/20/2015	
Project Name	Elk Homes	
Project Number	62990.00	
Subject	Issue for Site Plan Approval – 11/20/2015	
From	Meredith Taubin	m.taubin@perkinsestman.com
	T: 203.251.7434	F: 203.251.7474
To	Paul Noto, Esq.	FedEx
	650 Halstead Avenue suite 105 Mamaroneck, New York 10543	
	T: (914)698-9331	F: (914)698-2148
	paulnoto@paulnotoesq.com	

Item	Description	Dated	Qty/Pages
1	Architectural Site Plan Submission (30x42)	11/20/2015	13 pages, 17 sets
2	Landscape Site Plan Submission (24x36)	11/20/2015	2 pages, 17 sets
3	Survey Site Plan Submission (18x24)	11/20/2015	1 page, 17 copies
4	Flood Zone Designation Letter	11/20/2015	1 page, 17 copies
5	Appendix B – Short Environmental Assessment Form	11/20/2015	4 pages, 17 copies
6	Coastal Assessment Form	11/20/2015	4 pages, 17 copies

Comments:

Paul,
Please see attached 17 collated copies including one of each of the above listed items. As previously arranged, the Civil drawings will be delivered directly to your office by Monday 11/23/2015. Please email me to confirm receipt.

cc: Gary Hirsch, Elk Homes
Joe Forte, Elk Homes
Stuart Lachs, Perkins Eastman

ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

Owner:	Construction Manager:	Civil / Site:	Landscape:	Structural:	Mechanical & Plumbing:	Electrical:	Lighting Consultant:	Food Service:	Planning / Zoning:	Envelope Consultant:	Code Consultant:	Acoustical Consultant:
ELK HOMES PARTNERS II, LP		BIBBO ASSOCIATES, LLP	DIDONA ASSOCIATES						STEPHEN HOPPE, LS			
411 THEODORE FREMD AVENUE RYE, NY 10580		MILL POND OFFICES, 293 RT 100, SUITE 203 SOMERS, NY 10589	70 NORTH STREET, SUITE 301 DANBURY, CT 06810						111 Route 303 Tappan, NY 10983			

DRAWING SCHEDULE

G000 COVER SHEET

A100 BASEMENT FLOOR PLAN
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A103 THIRD FLOOR PLAN
A104 FOURTH FLOOR PLAN
A105 ROOF PLAN

A201 EXTERIOR ELEVATION (SOUTH)
A202 EXTERIOR ELEVATION (WEST)
A203 EXTERIOR ELEVATION (NORTH)
A204 EXTERIOR ELEVATION (EAST)

A301 BUILDING SECTIONS
A302 BUILDING SECTIONS

AS101 ARCHITECTURAL SITE SIGNAGE PLAN

ELK HOMES - UNIT MATRIX

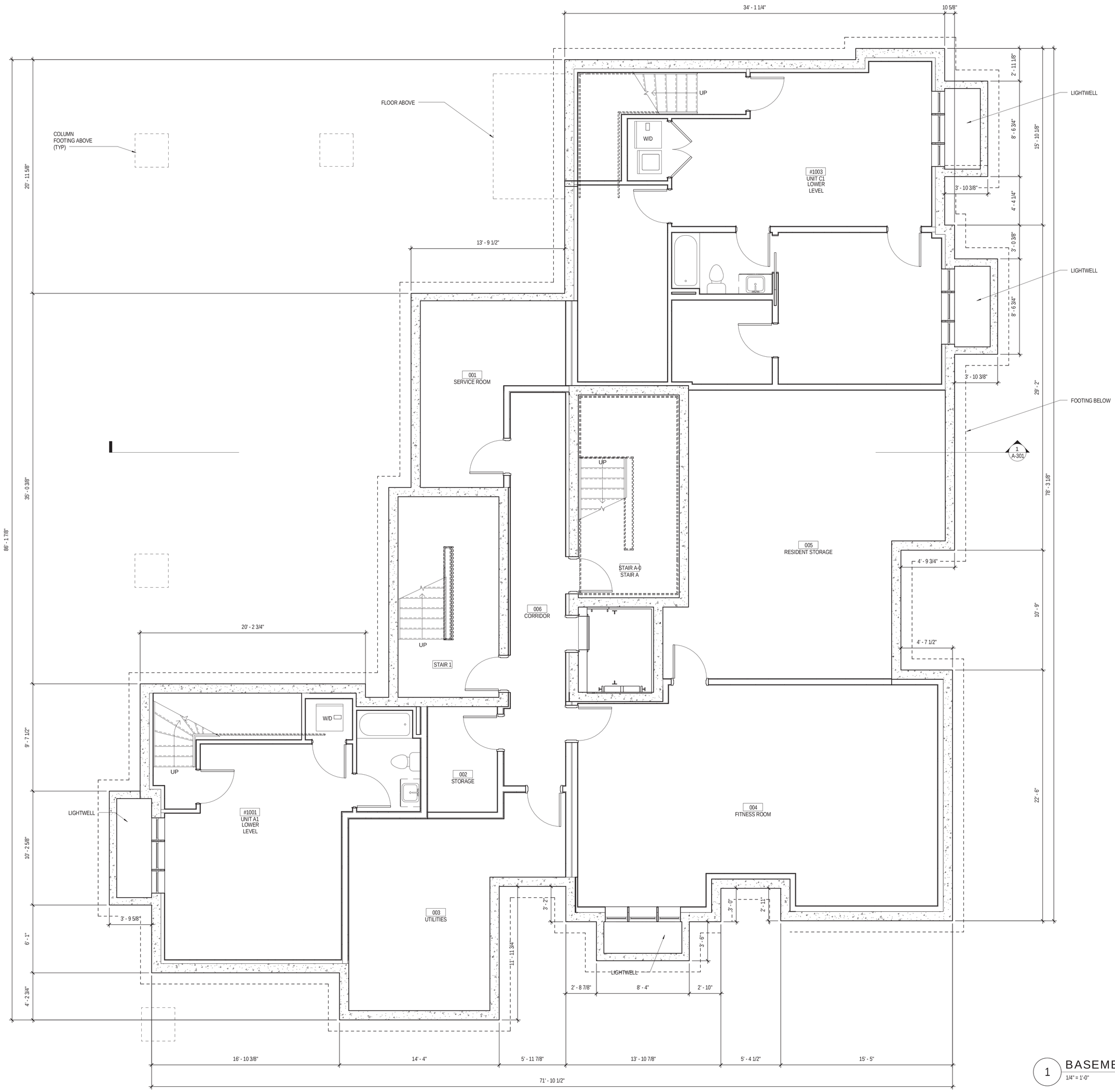
UNIT TYPE	AREA	MARKET RATE	LEVEL 1st	2nd	3rd	4th	Total	APT. MIX	BATHROOM	DEN	BALCONY
ONE BEDROOM											
UNIT A1	1,231 SF	YES	1				1	8%	2	YES	NO
UNIT A2	874 SF	YES			1		1	8%	1.5	YES	NO
ONE BEDROOM SUBTOTAL							2	16%			
TWO BEDROOM											
UNIT B1	861 SF	NO	1	1			2	15%	1	NO	NO
UNIT B2	1,173 SF	YES		1	1		2	15%	2	NO	YES
UNIT B3	1,185 SF	YES		1	1		2	15%	2	NO	YES
UNIT B4	1,158 SF	YES		1	1		2	15%	2.5	NO	YES
TWO BEDROOM SUBTOTAL							8	60%			
THREE BEDROOM											
UNIT C1	2,232 SF	YES	1				1	8%	3	NO	NO
UNIT C2	2,182 SF	YES				1	1	8%	2.5	NO	YES
UNIT C3	1,684 SF	YES				1	1	8%	2.5	NO	YES
THREE BEDROOM SUBTOTAL							3	24%			
TOTAL UNITS PER FLOOR			3	4	4	2	13	100%			



Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

ISSUE FOR SITE PLAN APPROVAL

PROJECT No. 62990.00
NOVEMBER 20, 2015



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

NO.	DATE	ISSUE

SEAL

KEY PLAN

Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

Owner:
ELK HOMES PARTNERS II, LP
411 THEODORE FREMD AVENUE
RYE, NY 10580

Civil / Site:
BIBBO ASSOCIATES, LLP
MILL POND OFFICES, 293 RT 100, SUITE 203
SOMERS, NY 10589

Landscape:
DIDONA ASSOCIATES
70 NORTH STREET, SUITE 301
DANBURY, CT 06810

Structural:

Mechanical & Plumbing:

Electrical:

Surveyor:
STEPHEN HOPPE, LS
111 Route 303
Tappan, NY 10983

PROJECT TITLE:
ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

PROJECT No: 62990.00

DRAWING TITLE:
BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

A-100

ISSUE FOR SITE PLAN APPROVAL

NOVEMBER 20, 2015



1 SOUTH ELEVATION (FRONT)
1/4" = 1'-0"

NO.	DATE	ISSUE

SEAL

KEY PLAN

Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

Owner:
ELK HOMES PARTNERS II, LP
411 THEODORE FREMD AVENUE
RYE, NY 10580

Civil / Site:
BIBBO ASSOCIATES, LLP
MILL POND OFFICES, 293 RT 100, SUITE 203
SOMERS, NY 10589

Landscape:
DIDONA ASSOCIATES
70 NORTH STREET, SUITE 301
DANBURY, CT 06810

Structural:

Mechanical & Plumbing:

Electrical:

Surveyor:
STEPHEN HOPPE, LS
111 Route 303
Tappan, NY 10983

PROJECT TITLE:

ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

PROJECT No: 62990.00

DRAWING TITLE:

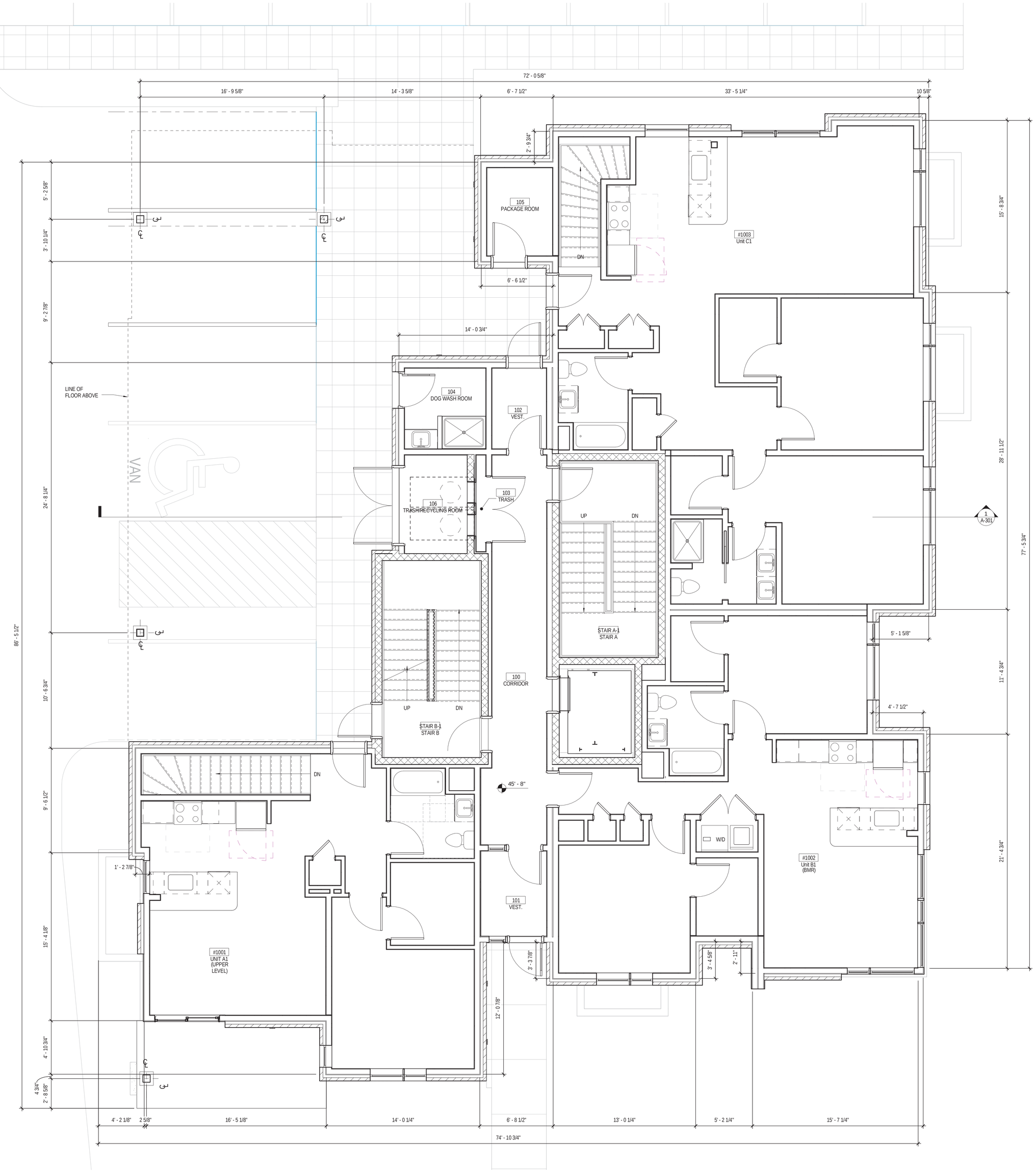
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

A-201

ISSUE FOR SITE PLAN APPROVAL

NOVEMBER 20, 2015



1 FIRST FLOOR PLAN
1/4" = 1'-0"

NO.	DATE	ISSUE

SEAL

KEY PLAN

Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

Owner:
ELK HOMES PARTNERS II, LP
411 THEODORE FREMD AVENUE
RYE, NY 10580

Civil / Site:
BIBBO ASSOCIATES, LLP
MILL POND OFFICES, 293 RT 100, SUITE 203
SOMERS, NY 10589

Landscape:
DIDONA ASSOCIATES
70 NORTH STREET, SUITE 301
DANBURY, CT 06810

Structural:

Mechanical & Plumbing:

Electrical:

Surveyor:
STEPHEN HOPPE, LS
111 Route 303
Tappan, NY 10983

PROJECT TITLE:

ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

PROJECT No: 62990.00

DRAWING TITLE:

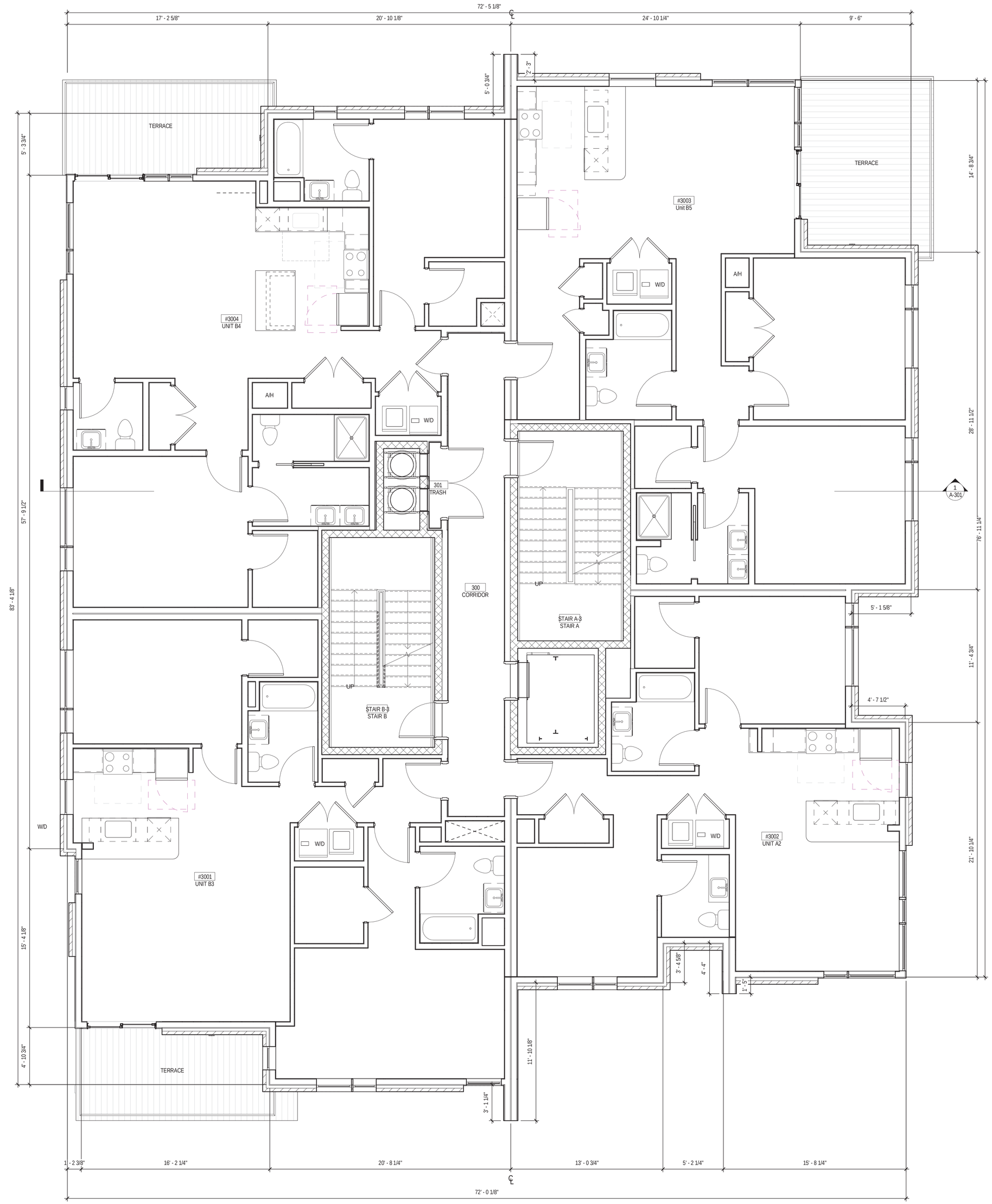
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

A-101

ISSUE FOR SITE PLAN APPROVAL

NOVEMBER 20, 2015



1 THIRD FLOOR PLAN
1/4" = 1'-0"

NO.	DATE	ISSUE

SEAL

KEY PLAN

Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

Owner:
ELK HOMES PARTNERS II, LP
411 THEODORE FREMD AVENUE
RYE, NY 10580

Civil / Site:
BIBBO ASSOCIATES, LLP
MILL POND OFFICES, 293 RT 100, SUITE 203
SOMERS, NY 10589

Landscape:
DIDONA ASSOCIATES
70 NORTH STREET, SUITE 301
DANBURY, CT 06810

Structural:

Mechanical & Plumbing:

Electrical:

Surveyor:
STEPHEN HOPPE, LS
111 Route 303
Tappan, NY 10983

PROJECT TITLE:

ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

PROJECT No: 62990.00

DRAWING TITLE:

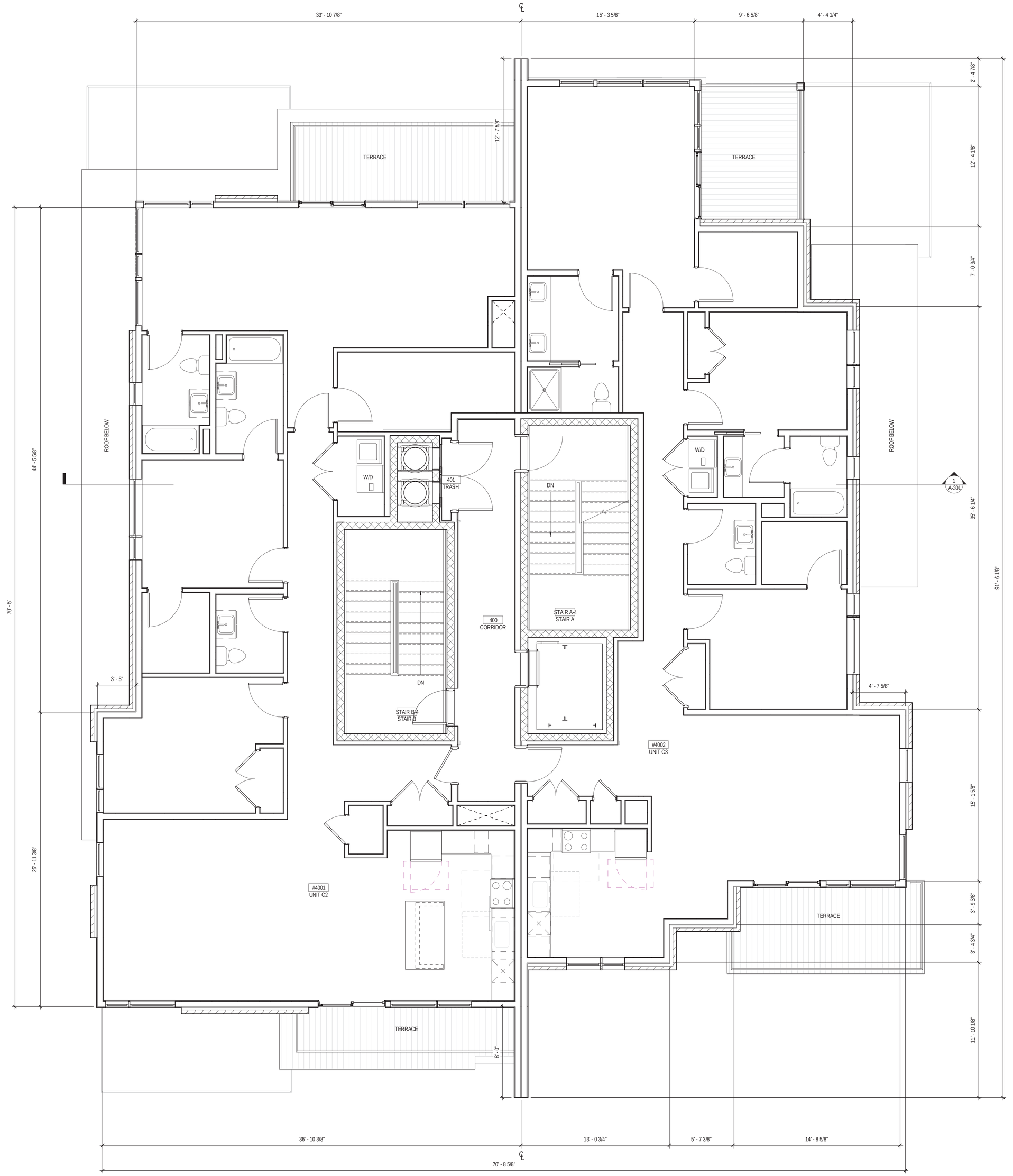
THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

A-103

ISSUE FOR SITE PLAN APPROVAL

NOVEMBER 20, 2015



1 FOURTH FLOOR PLAN
1/4" = 1'-0"

NO.	DATE	ISSUE

SEAL

KEY PLAN

Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

Owner:
ELK HOMES PARTNERS II, LP
411 THEODORE FREMD AVENUE
RYE, NY 10580

Civil / Site:
BIBBO ASSOCIATES, LLP
MILL POND OFFICES, 293 RT 100, SUITE 203
SOMERS, NY 10589

Landscape:
DIDONA ASSOCIATES
70 NORTH STREET, SUITE 301
DANBURY, CT 06810

Structural:

Mechanical & Plumbing:

Electrical:

Surveyor:
STEPHEN HOPPE, LS
111 Route 303
Tappan, NY 10983

PROJECT TITLE:

ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

PROJECT No: 62990.00

DRAWING TITLE:

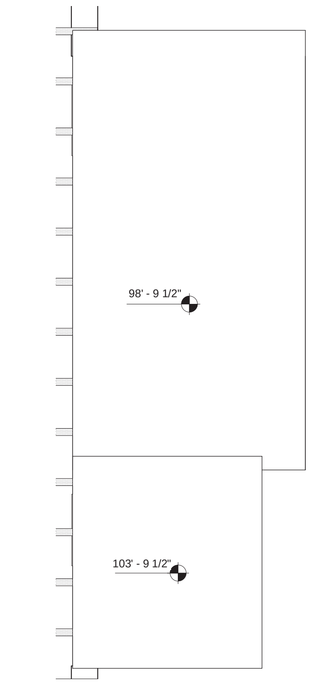
FOURTH FLOOR PLAN

SCALE: 1/4" = 1'-0"

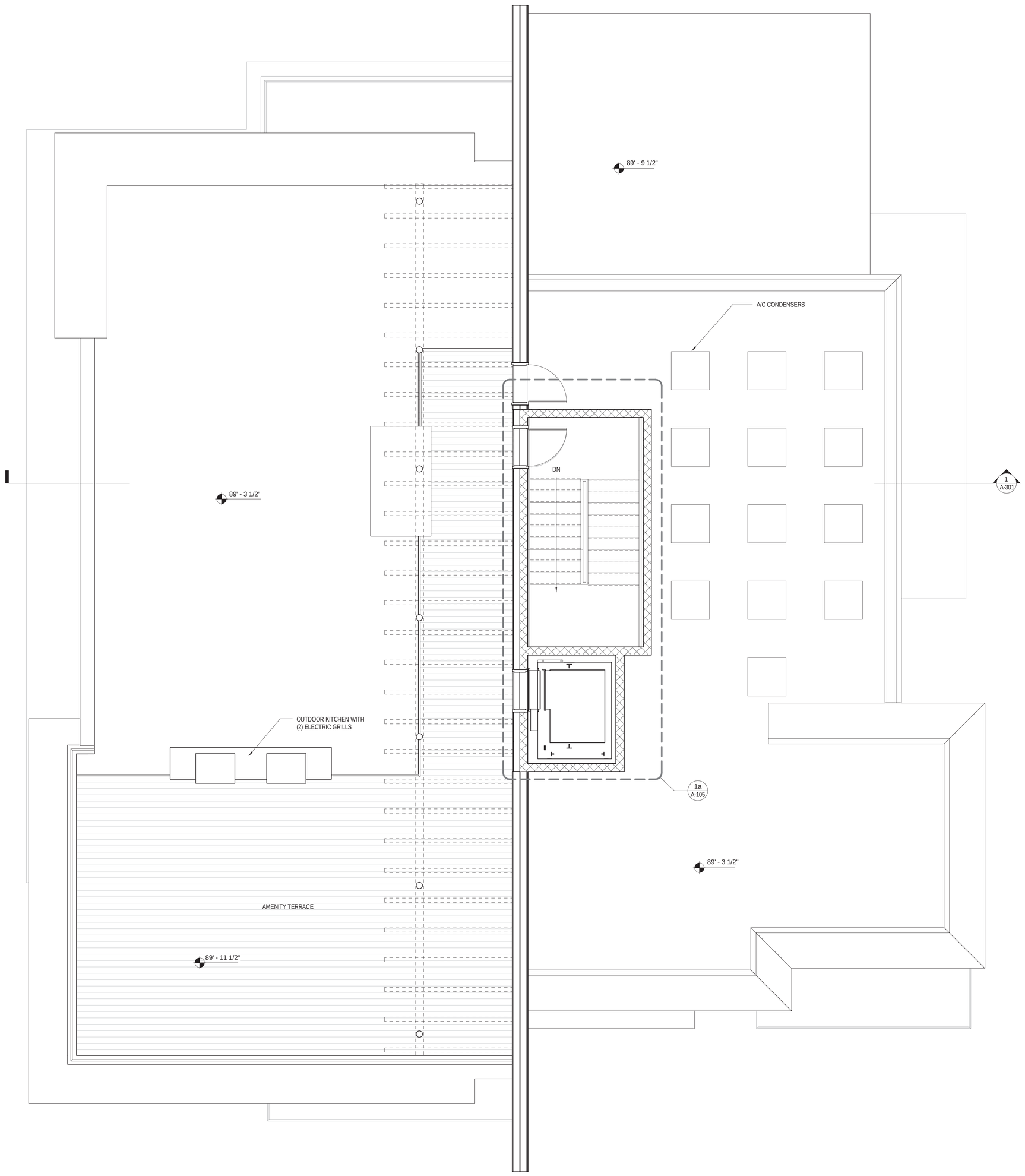
A-104

ISSUE FOR SITE PLAN APPROVAL

NOVEMBER 20, 2015



1a BULKHEAD ROOF PLAN
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

NO.	DATE	ISSUE

SEAL

KEY PLAN

Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

Owner:
ELK HOMES PARTNERS II, LP
411 THEODORE FREMD AVENUE
RYE, NY 10580

Civil / Site:
BIBBO ASSOCIATES, LLP
MILL POND OFFICES, 293 RT 100, SUITE 203
SOMERS, NY 10589

Landscape:
DIDONA ASSOCIATES
70 NORTH STREET, SUITE 301
DANBURY, CT 06810

Structural:

Mechanical & Plumbing:

Electrical:

Surveyor:
STEPHEN HOPPE, LS
111 Route 303
Tappan, NY 10983

PROJECT TITLE:
ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

PROJECT No: 62990.00

DRAWING TITLE:
ROOF PLAN

SCALE: 1/4" = 1'-0"

A-105

ISSUE FOR SITE PLAN APPROVAL

NOVEMBER 20, 2015



1 WEST ELEVATION (LEFT SIDE)
1/4" = 1'-0"

NO.	DATE	ISSUE

REGISTERED ARCHITECT
STUART ANDREW LEVINE
028332
STATE OF NEW YORK

SEAL

KEY PLAN

Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

Owner:
ELK HOMES PARTNERS II, LP
411 THEODORE FREMD AVENUE
RYE, NY 10580

Civil / Site:
BIBBO ASSOCIATES, LLP
MILL POND OFFICES, 293 RT 100, SUITE 203
SOMERS, NY 10589

Landscape:
DIDONA ASSOCIATES
70 NORTH STREET, SUITE 301
DANBURY, CT 06810

Structural:

Mechanical & Plumbing:

Electrical:

Surveyor:
STEPHEN HOPPE, LS
111 Route 303
Tappan, NY 10983

PROJECT TITLE:

ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

PROJECT No: 62990.00

DRAWING TITLE:

WEST ELEVATION

SCALE: 1/4" = 1'-0"

A-202

ISSUE FOR SITE PLAN APPROVAL

NOVEMBER 20, 2015



1 NORTH ELEVATION (REAR)
1/4" = 1'-0"

NO.	DATE	ISSUE

SEAL

KEY PLAN

Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

Owner:
ELK HOMES PARTNERS II, LP
411 THEODORE FREMD AVENUE
RYE, NY 10580

Civil / Site:
BIBBO ASSOCIATES, LLP
MILL POND OFFICES, 293 RT 100, SUITE 203
SOMERS, NY 10589

Landscape:
DIDONA ASSOCIATES
70 NORTH STREET, SUITE 301
DANBURY, CT 06810

Structural:

Mechanical & Plumbing:

Electrical:

Surveyor:
STEPHEN HOPPE, LS
111 Route 303
Tappan, NY 10983

PROJECT TITLE:

ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

PROJECT No: 62990.00

DRAWING TITLE:

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

A-203

ISSUE FOR SITE PLAN APPROVAL

NOVEMBER 20, 2015



1 EAST ELEVATION (RIGHT SIDE)
1/4" = 1'-0"

NO.	DATE	ISSUE

SEAL

KEY PLAN

Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

Owner:
ELK HOMES PARTNERS II, LP
411 THEODORE FREMD AVENUE
RYE, NY 10580

Civil / Site:
BIBBO ASSOCIATES, LLP
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SOMERS, NY 10589

Landscape:
DIDONA ASSOCIATES
70 NORTH STREET, SUITE 301
DANBURY, CT 06810

Structural:

Mechanical & Plumbing:

Electrical:

Surveyor:
STEPHEN HOPPE, LS
111 Route 303
Tappan, NY 10983

PROJECT TITLE:
ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

PROJECT No: 62990.00

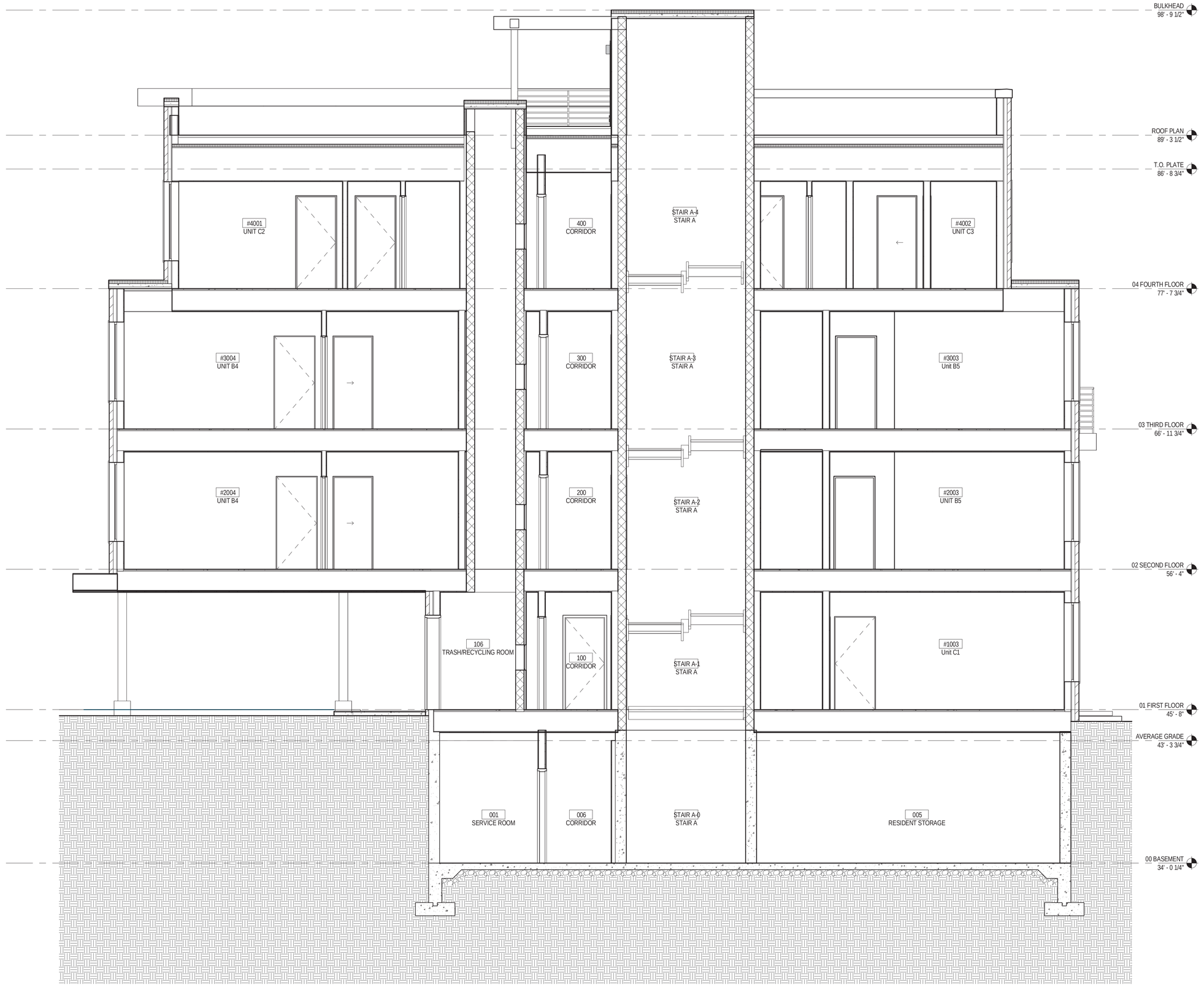
DRAWING TITLE:
EAST ELEVATION

SCALE: 1/4" = 1'-0"

A-204

ISSUE FOR SITE PLAN APPROVAL

NOVEMBER 20, 2015



1 NORTH UNITS
1/4" = 1'-0"

NO.	DATE	ISSUE

SEAL

KEY PLAN

Perkins Eastman
422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
F. 203.251.7474

Owner:
ELK HOMES PARTNERS II, LP
411 THEODORE FREMD AVENUE
RYE, NY 10580

Civil / Site:
BIBBO ASSOCIATES, LLP
MILL POND OFFICES, 293 RT 100, SUITE 203
SOMERS, NY 10589

Landscape:
DIDONA ASSOCIATES
70 NORTH STREET, SUITE 301
DANBURY, CT 06810

Structural:

Mechanical & Plumbing:

Electrical:

Surveyor:
STEPHEN HOPPE, LS
111 Route 303
Tappan, NY 10983

PROJECT TITLE:

ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

PROJECT No: 62990.00

DRAWING TITLE:

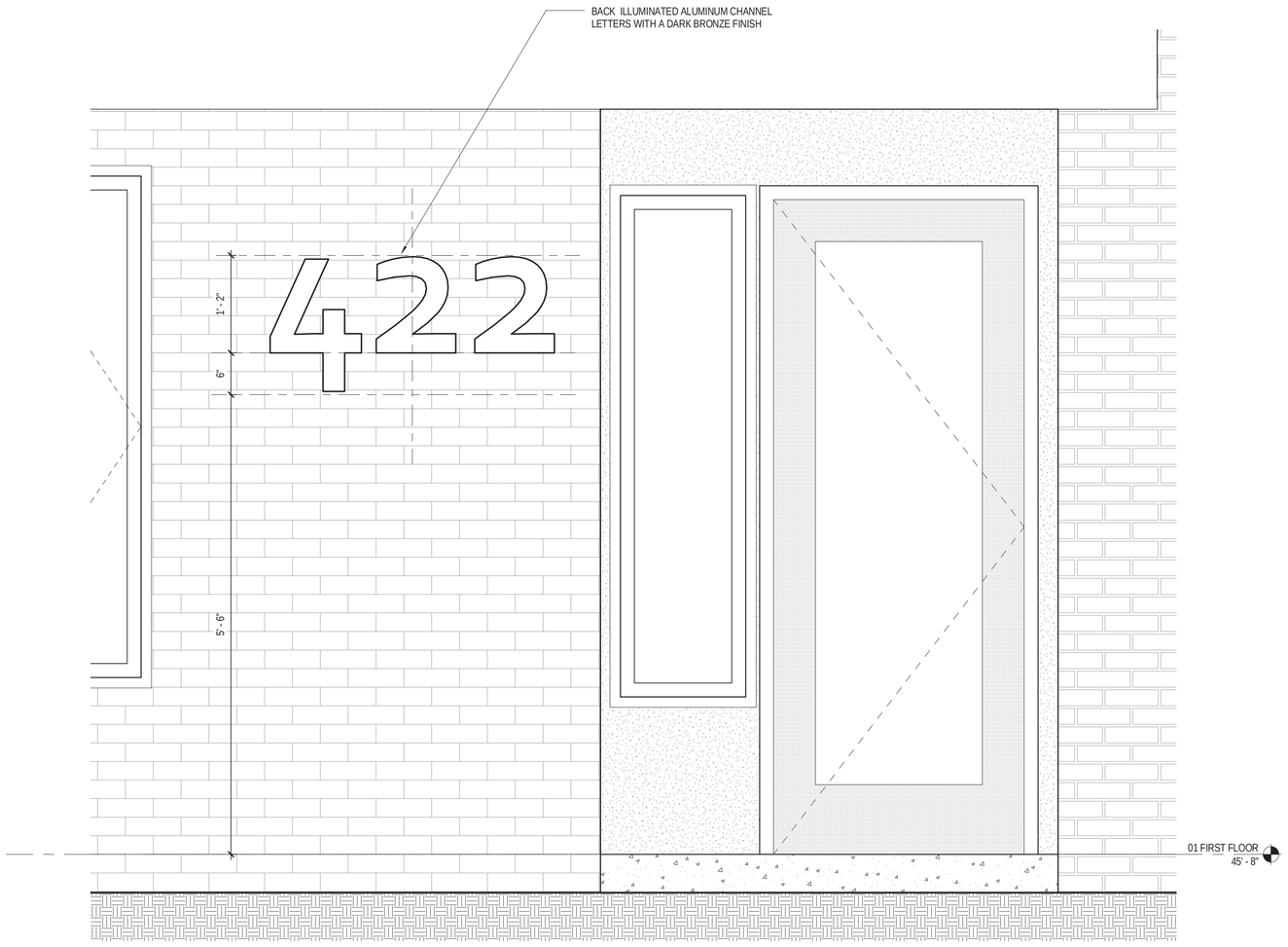
BUILDING SECTIONS

SCALE: 1/4" = 1'-0"

A-301

ISSUE FOR SITE PLAN APPROVAL

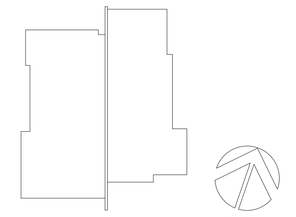
NOVEMBER 20, 2015



1 ENTRY SIGNAGE DETAIL
1" = 1'-0"

NO.	DATE	ISSUE

SEAL



KEY PLAN

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422 SUMMER STREET
STAMFORD, CT 06901
T. 203.251.7400
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70 NORTH STREET, SUITE 301
DANBURY, CT 06810

Structural:

Mechanical & Plumbing:

Electrical:

Surveyor:
STEPHEN HOPPE, LS
111 Route 303
Tappan, NY 10983

PROJECT TITLE:

ELK HOMES

422 EAST BOSTON POST ROAD
MAMARONECK, NY

PROJECT No: 62990.00

DRAWING TITLE:

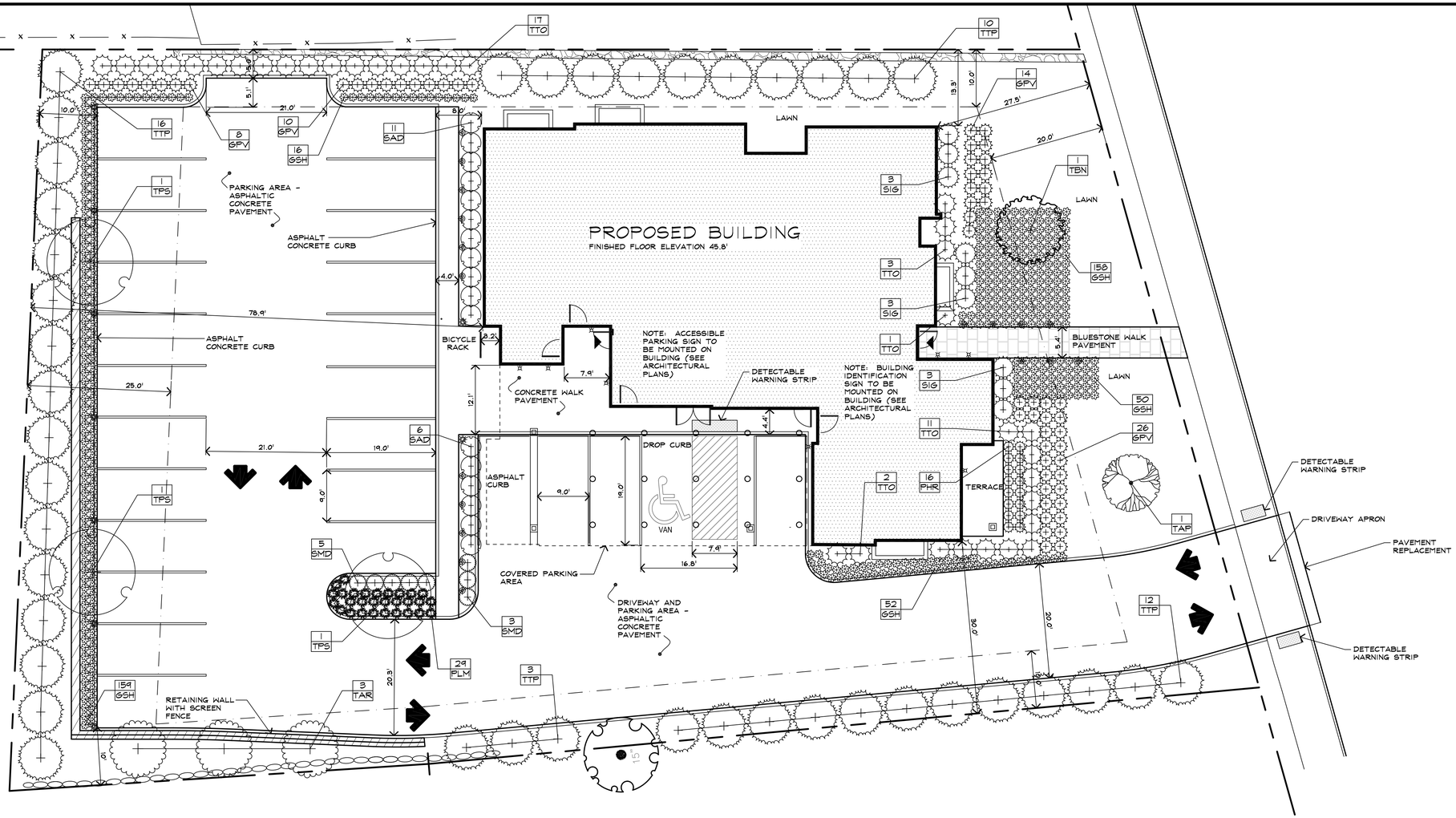
ARCHITECTURAL SITE SIGNAGE

SCALE: 1" = 1'-0"

AS-101

ISSUE FOR SITE PLAN APPROVAL

NOVEMBER 20, 2015



GENERAL NOTES

1. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION WAS TAKEN FROM A PLAN TITLED SURVEY OF PROPERTY #422 E. BOSTON POST ROAD LOT 66, BLOCK 1, SECTION 154.50 MAMARONECK, WESTCHESTER CO., NY TOPOGRAPHIC MAP PREPARED BY STEPHEN F. HOPPE, L.S. LICENSED PROFESSIONAL LAND SURVEYOR 111 ROUTE 303 - TAPPAN, NY 10983 NY LIC. NO. 50539. CONTRACTOR WILL VERIFY ALL ELEVATIONS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY.

2. EXISTING UTILITY INFORMATION IS BASED ON AVAILABLE INFORMATION AND ALL UTILITIES MAY NOT BE SHOWN. CONTRACTOR WILL DIAL 811 "DIG SAFELY NEW YORK" AND HAVE ALL UTILITIES MARKED ON THE GROUND PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.

PLANT NOTES

1. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. THIS WILL APPLY TO SUBSTITUTIONS OF SPECIES, SIZE AND/OR QUANTITY.

2. ALL TREES AND SHRUBS WILL BE OF HEALTHY VIGOROUS STOCK, GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND THE STANDARDS OF AMERICAN ASSOCIATION OF NURSERYMEN; FREE OF DISEASE AND DEFECTS.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING CURB TO REMAIN
- EXISTING STONE WALL TO REMAIN
- EXISTING TREE TO REMAIN (15")
- PROPOSED CURB
- PROPOSED STONE WALL WITH FENCE

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	BEGA DRIVEOVER IN GROUND LUMINAIRE 8673 LED 180 OR APPROVED EQUAL	18	
	BEGA BOLLARD 8659LED OR APPROVED EQUAL	9	
O	BEGA RECESSED CEILING LIGHT	15	
	BEGA WALL LIGHTS OR APPROVED EQUAL (SEE ARCHITECTURAL PLANS)	8	

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
TAP	ACER PALMATUM / JAPANESE MAPLE	B & B		3-4' HT	1
TAR	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B & B	2.5 -3" CAL		3
TBN	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	B & B		8'-10' HT	1
TPS	PRUNUS SARGENTII / SARGENT CHERRY	B & B	2.5"CAL		3
TTO	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B		4-5' HT	34
TTP	THUJA PLICATA 'GREEN GIANT' / WESTERN RED CEDAR	B & B		6'-8' HT	41

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SIZE	QTY
SAD	AZALEA X 'DELAWARE VALLEY WHITE' / VALLEY WHITE AZALEA	5 GAL		2 1/2'-3' HT	17
SIG	ILEX GLABRA 'GREEN MAGIC' / GREEN MAGIC INKBERRY HOLLY	5 GAL	2'-2.5'HT		9
SMD	MICROBIOTA DECUSSATA 'CELTIC PRIDE' TM / SIBERIAN CARPET CYPRESS	5 GAL	15-18" SPD		8

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SIZE	QTY
PHR	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL			16
PLM	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL			29

GRASSES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SIZE	QTY
GPV	PANICUM VIRGATUM 'SHENENDOAH' / BURGUNDY SWITCH GRASS	2 GAL			58
GSH	SPOROBOLUS HETEROLEPIS 'TARA' / PRAIRIE DROPSEED	1 GAL			435

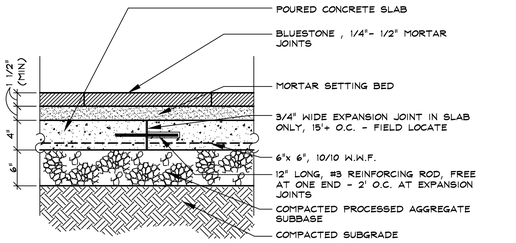
DATE:	REVISION

dala
DONOVAN ASSOCIATES
LANDSCAPE ARCHITECTS, LLC
70 North Street Suite 301
Danbury, Connecticut 06810
Phone: 203-778-1840
Fax: 203-744-8334
e-mail: info@donovanassociates.com
www.didonovanassociates.com

LANDSCAPE PLAN

ELK HOMES PARTNERS II LP.
422 EAST BOSTON POST ROAD
MAMARONECK, NEW YORK

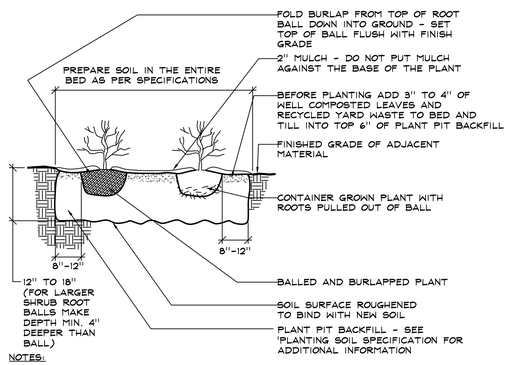
DATE: 11/20/15
SCALE: 1"=10'
DRAWN BY: DC
CHECKED BY: JLD
SHEET NO.: **L1.0**



7 L-2.0 BLUESTONE WALK PAVEMENT

NOT TO SCALE

D-PA-BLU-14



NOTES:

1. FOR CONTAINER GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

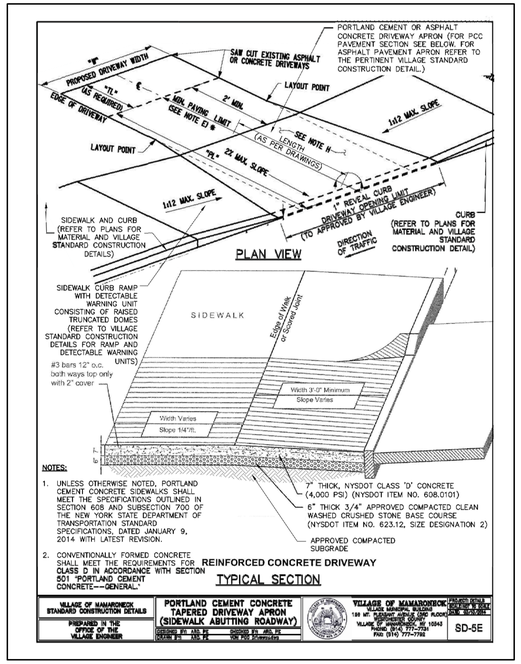
2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES INTO THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.

3. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

5 L-2.0 SHRUB PLANTING

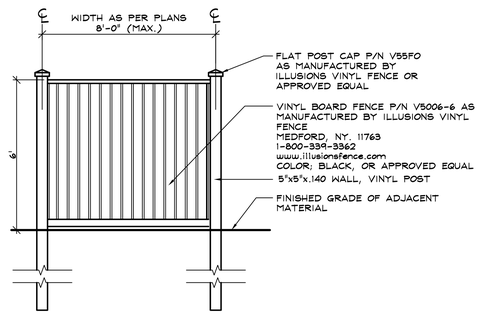
NOT TO SCALE

P_DALA-CO-EBPR-03



2 L-2.0

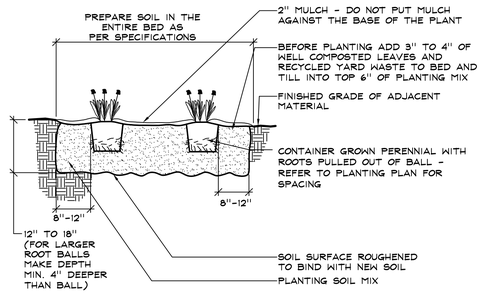
P_DALA-CO-EBPR-05



9 L-2.0 VINYL SCREEN FENCE

NOT TO SCALE

P_DALA-CO-EBPR-21



NOTES:

1. USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER

2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER

4 L-2.0 PERENNIAL PLANTING

NOT TO SCALE

P_DALA-CO-EBPR-04

NOTES:

1. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER

2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER

3. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

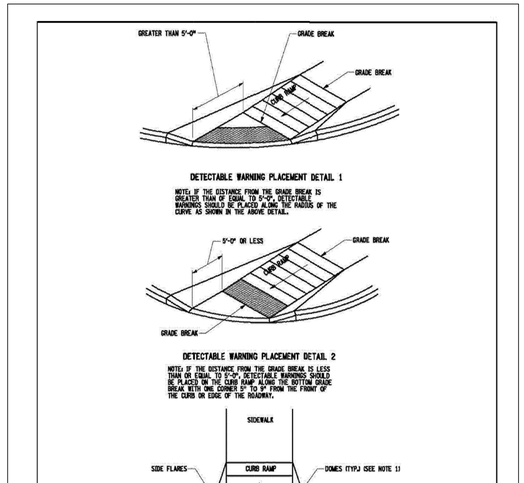
4. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

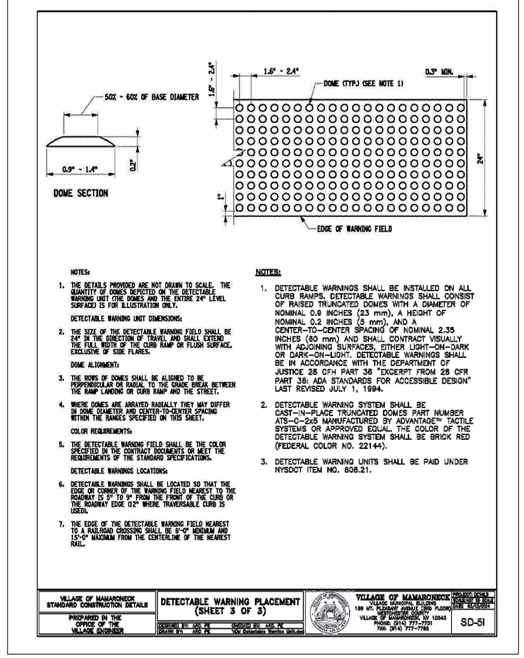
5. PLANTED TREES DO NOT TYPICALLY REQUIRE STAKING HOWEVER IN AREAS OF HIGH WINDS THE CONTRACTOR WILL STAKE TREES TO SUFFICIENTLY MAINTAIN THE UPRIGHT PLANTED POSITION. AT COMPLETION OF ONE YEAR MAINTENANCE PERIOD THE CONTRACTOR WILL REMOVE ALL TREE STAKING INCLUDING STAKES, WIRE, BANDS AND ANY OTHER MATERIAL USED TO STAKE TREES.

6 L-2.0 TREE PLANTING (BALLED AND BURLAPPED PLANTS)

NOT TO SCALE

P_DALA-CO-EBPR-01





1 L-2.0 DETECTABLE WARNING PLACEMENT

NOT TO SCALE

P_DALA-CO-EBPR-10

DATE:	REVISION

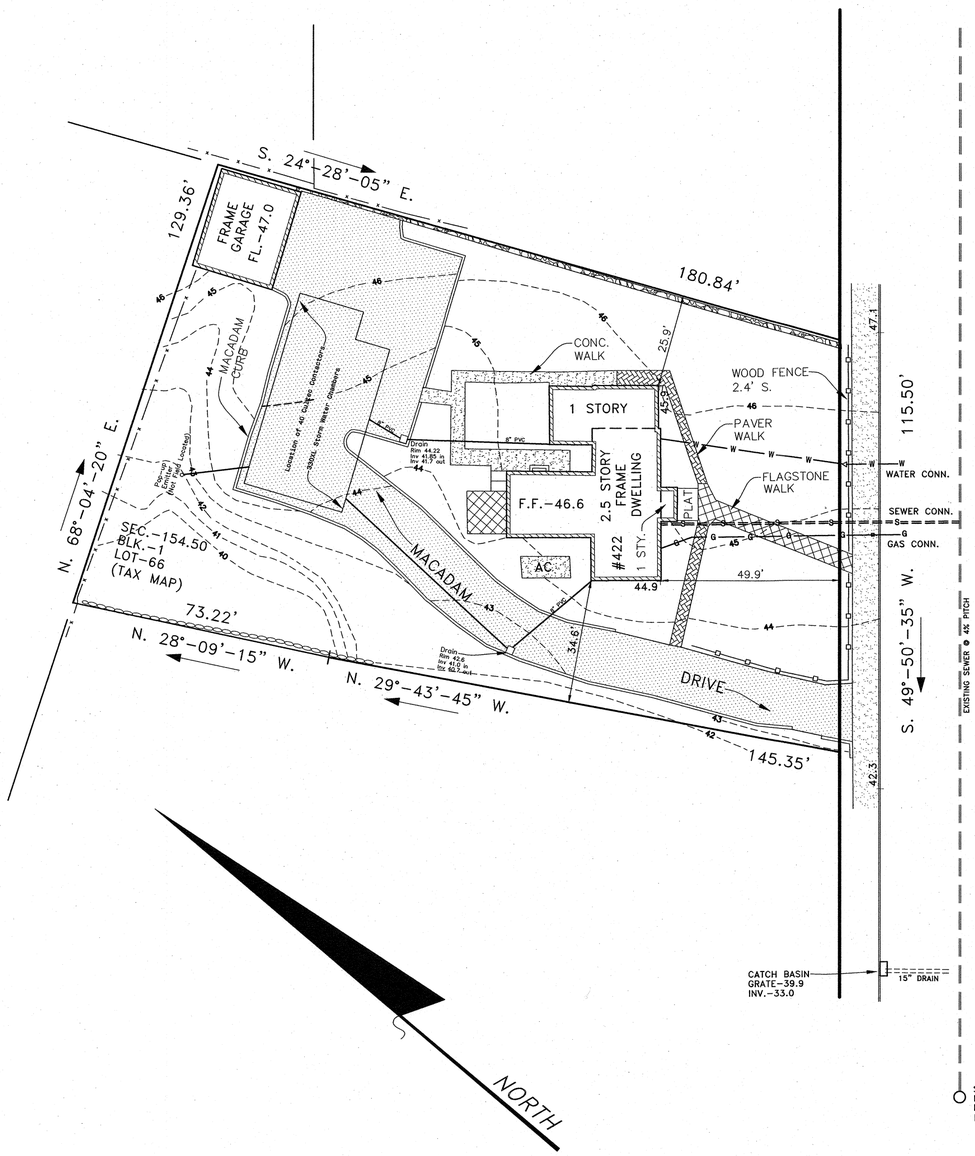
dala
DANIEL ALTSCHULER LANDSCAPE ARCHITECTS, LLC
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Danbury, Connecticut 06810
Phone: 203-778-1840
Fax: 203-744-8334
e-mail: dala@danielaltschuler.com
www.danielaltschuler.com

LANDSCAPE DETAILS

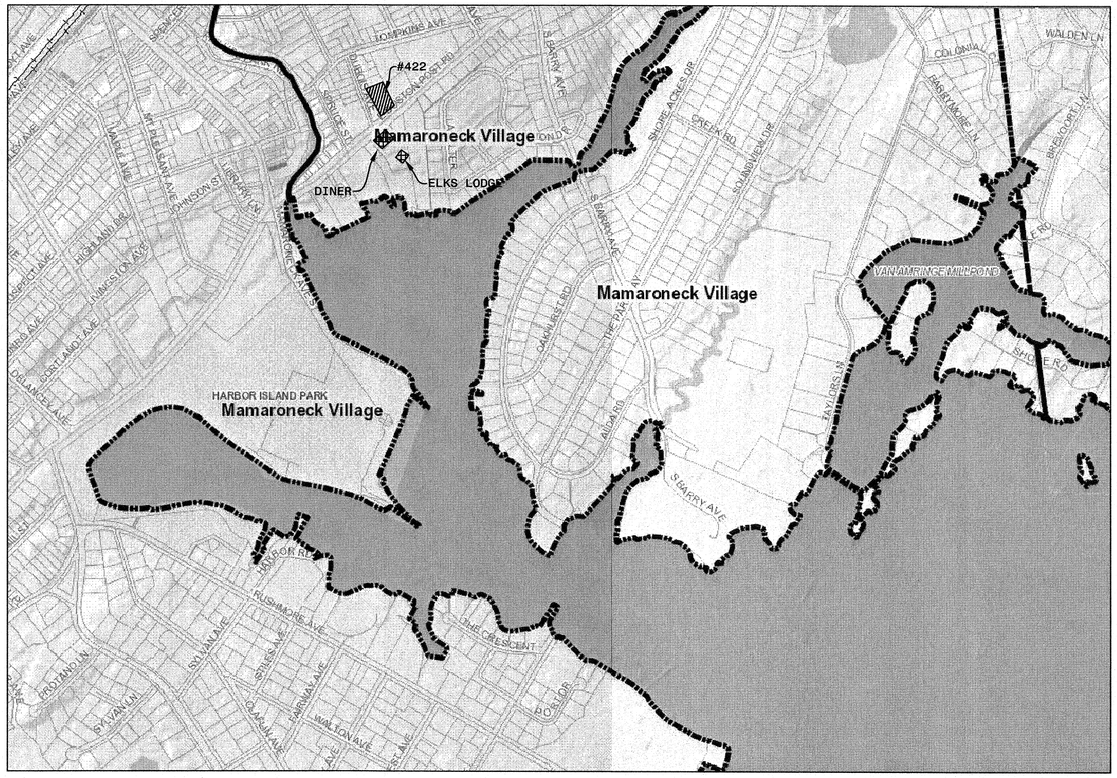
ELK HOMES PARTNERS II LP.
422 EAST BOSTON POST ROAD
MAMARONECK, NEW YORK

DATE: 11/20/15
SCALE: AS SHOWN
DRAWN BY: DC
CHECKED BY: JLD
SHEET NO.: L-2.0

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

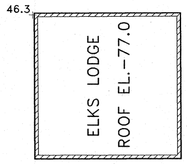


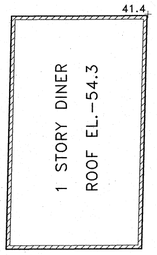
E. BOSTON POST ROAD



AREA MAP

(NOT TO SCALE)





NOTE: ENTIRE PROPERTY LOCATED IN ZONE "X" AS SHOWN ON "FIRM" MAP FOR WESTCHESTER COUNTY, NEW YORK VILLAGE OF MAMARONECK PANEL 353 OF 426 MAP #36119C0353F (LAST REVISED SEPTEMBER 28, 2007)

SURVEY OF PROPERTY

#422 E. BOSTON POST ROAD
LOT 66, BLOCK 1, SECTION 154.50
MAMARONECK, WESTCHESTER CO., NY

STEPHEN R. LOPPE, L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
111 ROUTE 304 - TAPPAN, N.Y. 10983

L.S.

SCALE: 1" = 30'	
DATE: MAY 15, 2015	
FILE NO: 3299-15	
TITLE NO:	

Hoppe Land Surveying, P.C.

Surveying and Mapping
111 Route 303 ♦ Tappan, NY 10983
Phone 1(845) 359-5050
Fax 1(845) 230-6610

November 20 2015

Elk Homes Partners LP
Attn: Joe Forte
411 Theodore Fremd Avenue
Rye, NY 10580

Re: Flood Zone designation
422 East Boston Post Road
Tax Lot 66 in Block 1, Section 154.50
Mamaroneck, NY

Dear Joe,

I have reviewed the FEMA Flood Insurance Rate Map #36119C0353F (Panel 353 of 426, Village of Mamaroneck, last revised September 28th 2007) and have determined that the parcel referenced above lies entirely in Zone "X" and ***NOT*** in the Flood Hazard Area.

Sincerely,

Stephen Hoppe, L.S.

RECEIVED
JAN – 4 2016
BUILDING DEPT.

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: Elk Homes Partners II L.P.		
Project Location (describe, and attach a general location map): 422 East Boston Post Road		
Brief Description of Proposed Action (include purpose or need): Construction of a new 4-story apartment building with associated driveway and parking areas. Project also includes installation of drainage improvements to treat runoff from the development, utility connections, and landscape plantings.		
Name of Applicant/Sponsor: Timothy S. Allen, P.E.	Telephone: 914-277-5805 E-Mail: tallen@bibboassociates.com	
Address: 293 Route 100 Suite 203		
City/PO: Somers	State: New York	Zip Code: 10589
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): Elk Homes Partners II L.P. c/o Gary Hirsch	Telephone: 914-921-9400 E-Mail: gdhirsch@elkhomes.com	
Address: 411 Theodore Fremd Avenue		
City/PO: Rye	State: New York	Zip Code: 10580

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 ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Village Planning Board Site Plan Approval	December 2015
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	HCZMC, ARB, Stormwater Management & Erosion Control Permit	December 2015
e. County agencies ☑Yes ☐No	Westchester County Department of Health	December 2015
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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 I

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?
C-1 Commercial

b. Is the use permitted or allowed by a special or conditional use permit? ☑ 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? Mamaroneck Union Free School District

b. What police or other public protection forces serve the project site?
Village of Mamaroneck Police Department

c. Which fire protection and emergency medical services serve the project site?
Village of Mamaroneck Fire Department

d. What parks serve the project site?
Columbus Park & Harbor Island Park

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)? Residential

b. a. Total acreage of the site of the proposed action? 0.56 acres
b. Total acreage to be physically disturbed? 0.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.56 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: 12 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? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases	13			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ 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? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

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? ☐ Yes ☐ 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? ☐ Yes ☐ 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? ☐ Yes ☑ 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: 3,000 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: Westchester Joint Water Works - Village of Mamaroneck
- 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: 3,000 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):
Sanitary wastewater

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: Mamaroneck Sanitary Sewer 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

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

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? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

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? ☐Yes ☑No

If Yes:

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) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

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? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☐ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing 12 Proposed 26 Net increase/decrease + 14

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: As permitted by Village Code
- Saturday: As permitted by Village Code
- Sunday: n/a
- Holidays: n/a

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise increases can be expected from construction machinery, but no noise increase will occur after site work is completed.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Parking and walkway lighting will be provided for safety and security. All exterior lighting will be down lighting.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 0.25 tons per month (unit of time)
- Operation : 1.0 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: On-site container hauled by permitted facility
- Operation: On-site container hauled by permitted facility

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.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.22	0.40	+ 0.18
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.34	0.16	- 0.18
• 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: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

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? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

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? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

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? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

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? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- 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? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? > 8' feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Uf - Urban Land	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: > 8' feet

e. Drainage status of project site soils:

☐ Well Drained:	% of site
☐ Moderately Well Drained:	% of site
☑ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ 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)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, 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? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- 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? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
None

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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? ☐Yes ☑No

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? ☐Yes ☑No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

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? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ 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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ 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? ☐ Yes ☑ 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? ☐ Yes ☐ 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 Timothy S. Allen, P.E. Date December 23, 2015

Signature _____ Title Partner - Bibbo Associates, LLP

PRINT FORM

Stormwater Pollution Prevention Plan

Elk Homes Partners II L.P.

422 East Boston Post Road
Village of Mamaroneck

Prepared By:



Timothy S. Allen, P.E.
N.Y.S. License #: 073434

Rev:
Date: November 20, 2015

Project Information:

Project Title:	Elk Homes Partners II LP.
Project Address:	422 E. Boston Post Road, Mamaroneck, NY 10543
Tax Map Number:	Section 154.5, Block 1, Lot 66
Project Area:	0.56 Acres

Certifying Engineer Information:

Engineer:	Timothy S. Allen, P.E.
Engineering Firm:	Bibbo Associates, LLP
Engineering Firm Address:	293 Rt. 100, Suite 203 Somers, N.Y. 10589
Engineering Firm Phone:	914-277-5805
Engineering Firm Fax:	914-277-8210
Engineering Firm Email:	tsallen@optonline.net

Short-Term Responsible Party for SWPPP Implementation:

Short-term responsible parties for SWPPP Implementation will be the General Contractor.

Long-Term Responsible Party for SWPPP Implementation:

Long-term responsible parties for SWPPP Implementation will be the Owner.

Potential Party Responsible for Inspections as Required Under SPDES Permit:

Timothy S. Allen, P.E.
Bibbo Associates, LLP
293 Rt. 100, Suite 203
Somers, N.Y. 10589
Tel: 914-277-5805
Fax: 914-277-8210
tallen@bibboassociates.com

Table of Contents:

1.0 Introduction ***Page 3***

1.1 Project Description Page 3

1.2 Existing Conditions Page 4

2.0 Stormwater Management ***Page 4***

2.1 Village of Mamaroneck Requirements

2.1.1 Water Quality Volume Page 5

2.1.2 Overbank & Extreme Flood Control Page 6

3.0 Erosion & Sediment Control ***Page 7***

3.1 Temporary Erosion & Sediment Control Practices Page 7

3.2 Permanent Erosion & Sediment Control Practices Page 8

4.0 Maintenance & Inspection Requirements ***Page 9***

4.1 Short Term Maintenance & Inspection Requirements Page 10

4.2 Long Term Maintenance & Inspection Requirements Page 10

5.0 Outstanding Violations Or Enforcement Actions ***Page 11***

6.0 Conclusion ***Page 11***

Appendix A: Infiltrator Sizing & Stormwater Analysis

Appendix B: New York State Stormwater Management Design Manual Checklist

Appendix C: Soil Map

Appendix D: Map of Historic Places in Vicinity of the Project

Appendix E: Contractor Certification Document

Figure 1: Pre Development Drainage Map

Figure 2: Post Development Drainage Map

1.0 Introduction:

Elk Homes is proposing to construction a new residential building located on East Boston Post Road in the Village of Mamaroneck.

1.1 Project Description:

The Elk Homes Property contains 0.56 acres located on the west side of East Boston Post Road. The owners are proposing to build a new 4-story apartment building. The new buildings will be served by a public sewer system and public water supply. A new paved parking area will be constructed adjacent to the proposed building and will be accessed from East Boston Post Road. The existing structures located onsite shall be removed. The proposed area of disturbance is 0.50 acres and the project is located within the Long Island Sound Watershed. Drainage systems designed in accordance with New York State Department of Environmental Conservation (NYSDEC) regulations are proposed to treat stormwater runoff generated by the project.

The project will not affect any property listed on the State or National Register of Historic Places. A map showing historic places in the vicinity of the project can be found in Appendix "D".

Assuming a timely permitting process construction is anticipated to begin in the spring of 2016. Ultimate build out will take will take approximately one year.

The following is a list permits that must be obtained prior to receiving a building permit:

- Village of Mamaroneck Stormwater Management and Erosion and Sedimentation Control Approval
- Village of Mamaroneck Planning Board Site Plan Approval

The proposed sequence of construction is as follows:

1. Cordon off construction area with orange construction fencing and install silt fencing as shown on the plans.
2. Remove existing pavement and structures from the site.

3. Rough grade site and begin excavation for building supports and foundation. See architectural plans for building construction details.
4. Install infiltration system, drainage structures, and stormwater piping. Do not bring infiltration system online until site is stabilized.
5. Install site utilities as shown on the plans.
6. Continue construction of building.
7. Final grade parking area, walkway, and sidewalks. Pave underground parking area and paint all required markings. Install plantings as shown on the landscape plan.
8. Remove erosion control measures once final stabilization is achieved.

1.2 Existing Site Conditions:

The 0.56 acre site is currently developed with a 2.5 story building and a detached garage. The site also contains an existing paved driveway and parking area. The remainder of the site is maintained as a grassed lawn. An existing infiltration system is located beneath the existing parking area and treats stormwater runoff from the existing impervious surfaces. Slopes are mild onsite and the property generally slopes to the southwest, towards the Long Island Sound.

NRCS soil boundaries identified onsite and within the boundaries of the analysis consist of Urban Land which does not have a Hydrologic Group Rating. For the purposes of this report, Hydrologic Soil Group C was used for the entire site. A soil map for the site can be found in Appendix "C" of this report.

2.0 *Stormwater Management:*

The Elk Homes Property is governed by the Village of Mamaroneck stormwater management requirements, as set forth in Chapter 294 of the Village Code. Additionally, the post construction stormwater management practices have been designed in accordance with the standards and specifications of the New York State Stormwater Management Design Manual (NYSSMDM).

The proposed stormwater management practices for this site will be an underground infiltration system (Design I-4). The underground infiltration system will consist of sixty (60) Cultec Recharger 330XL infiltration chambers situated in a gravel bed. The existing infiltration system contains forty (40)

Cultec Recharger 330XL chambers. Twenty (20) additional chambers will be added to the existing system and a new overflow outlet pipe will be installed as per the Site Plan. The additional infiltrator chambers are required for the site to treat the increase in impervious surfaces created by the new development. All proposed stormwater conveyance piping shall be high density polyethylene pipe (HDPE). The HyrdoCAD output reports for the infiltration system design can be found in the Appendix "A".

The stormwater systems are proposed for the qualitative and quantitative management of stormwater runoff from the site. Although the site does not fall under the requirements to provide post construction stormwater practices of the State SPDES program, all stormwater facilities employed for this site have been designed to meet Village of Mamaroneck requirements for water quality volume and quantity controls.

2.1 *Village of Mamaroneck Requirements:*

2.1.1 Water Quality Volume:

In order to improve water quality each best management practice employed has been sized using a 25 year-design storm volume of 6.4 inches of rain. The subsurface infiltration system has been sized to store the entire 25 year storm event onsite with a "zero" release at the overflow pipe of the stormwater practice.

The subsurface infiltration system must be able to fully capture and dewater the WQv through the bottom of the practice within 48 hours. The proposed infiltration system is capable of achieving this goal, and meets the minimum infiltration rate as specified in the New York State Stormwater Management Design Manual (NYSSMDM).

The water quality volume was generated in HydroCAD and represents the runoff volume from the 25 year storm event as specified in the Village Code. A summary table illustrating the required water quality volume versus provided water quality volume for the stormwater practice has been provided on the following page. Please note that the volumes provided in the table below include the volume which has been discarded from the infiltrator system by way of

exfiltration. The HydroCAD output reports for the water quality volume can be found in the Appendix "A" of this report.

Summary of Water Quality Volume For Each Best Management Practice

Infiltration System #1	
Required (cf)	Provided (cf)
10,242	10,242

2.1.2 Overbank & Extreme Flood Control:

A stormwater peak flow analysis has been performed for the site. The peak flow analysis consists of two requirements, Overbank Flood Control and Extreme Flood Control.

Overbank Flood Control is intended to mitigate the frequency and magnitude of out-of-bank flooding due to new development. Overbank Flood Control is achieved though the attenuation of the post-development 24-hour peak discharge from the 10-year storm to predevelopment rates.

Extreme Flood Control is achieved through the attenuation of the post-development 24-hour peak discharge from the 100-year storm to predevelopment rates. The purpose of Extreme Flood Control is to prevent the risk of flood damage from large storm events, maintain the predevelopment 100-year flood plain boundary, and to physically protect the stormwater management practices at the site.

Overbank Flood Control and Extreme Flood Control have been achieved for the site. The infiltration system will serve to reduce runoff volumes by recharging stormwater into the subsoil onsite, which will result in reduced peak flows from the project site under the post-construction conditions. A summary of the 10-year and 100-year pre-development and post-development peak flows can be found in the table provided on the following page. See Appendix "A" for the HydroCAD output reports for each design storm.

Pre Development vs. Post Development Peak Flow Comparison						
	10 year storm event			100 year storm event		
	Pre (cfs)	Post (cfs)	% Change	Pre (cfs)	Post (cfs)	% Change
Design Line	1.08	0.16	-85.2%	2.13	0.63	-70.4%

3.0 Erosion & Sediment Control:

The plans provide for specific erosion and sediment controls to be employed during construction. It is the intent to provide effective erosion control by minimizing land disturbance at one given time, containing sediment from disturbed areas, treating runoff where possible, and stabilizing disturbed soils as soon as possible. The directives specified on the plans and in this report serve as a minimum for erosion and sediment control. Further practices and measures may be required pursuant to onsite inspections in conformance with the requirements of the SPDES GP-0-15-002 permit. Inspections are to be performed by a "Qualified Inspector" on a weekly basis, consistent with the SPDES General Permit. All erosion and sediment control practices specified for this site shall be in conformance with the New York Standards & Specifications for Erosion & Sediment Control.

3.1 Temporary Erosion & Sediment Control Practices:

Listed below are the Temporary Erosion & Sediment Control Practices specified on the Erosion Control Plan. All practices shall be installed and maintained in conformance with the New York Standards & Specifications for Erosion & Sediment Control:

- Silt Fence
- Drop Inlet Protection
- Soil Stockpile
- Stabilized Construction Entrance

Silt fence for the site will consist of a geotextile fabric installed at the parameter of the site, downhill of all disturbed slopes, and parallel to the contours. The silt fence is intended to reduce runoff velocity, and intercept sediment-laden

runoff. Construction details specifying the proposed installation and type of permissible silt fence can be found on the plans.

Drop inlet protect for the site will consist of silt fencing surrounding the catch basins. The purpose of the staked silt fence is to prevent water with large amounts of sediment to enter the drainage system through the inlets.

Soil stockpiles are to be stabilized with vegetation and surrounded with silt fencing. This will ensure the topsoil that is stripped from the site during construction will be protected for use during final grading and that no sediment from the stockpiles will be deposited downstream.

A stabilized construction entrance should be installed at the driveway entrance. The construction entrance is designed to prevent outgoing trucks from tracking soil onto the road. Construction details specifying installation requirements can be found on the plan.

3.2 Permanent Erosion & Sediment Control Practices:

The intent of the permanent erosion and sediment control practices is to permanently stabilize the ground surface via vegetative and structural practices, while controlling and reducing runoff velocities.

The following permanent erosion & sediment control practices are proposed for the site:

- Rock Outlet Protection
- Land Grading
- Vegetative Cover

A level spreader is proposed at the outfall of the stormwater treatment practice. The purpose of the level spreader is to convert a concentrated flow and disperse it uniformly across a slope. Details of the level spreader have been provided on the plans.

Land grading is the reshaping of the existing land surface in accordance with the grading plan. Proper land grading is an essential component of the erosion control plan, as well as the stormwater pollution prevention plan. Proper grading will ensure the intended drainage areas are directed to the stormwater management practices.

Vegetation will be provided on all disturbed soils not covered by the proposed building, driveway, or parking area. Permanent vegetation will reduce runoff velocities, filter stormwater runoff, and minimize soil erosion. Optimum times for planting are the early spring and fall; however, plantings can be started in the summer provided adequate mulch and moisture is supplied.

4.0 Maintenance & Inspection Requirements:

Maintenance and inspections are required in order to ensure the stormwater and erosion & sediment control practices are acting as designed. Inspections are to be performed by a "Qualified Inspector" on a weekly basis. Upon completion of construction and the subsequent filing of the Notice of Termination, maintenance and inspections are expected to be minimal. Temporary and permanent maintenance and inspection requirements are further discussed below. Proper maintenance and inspections will ensure the longevity and effectiveness of the stormwater pollution prevention plan, and erosion and sediment control plan.

The Village of Mamaroneck Stormwater Management Officer may require inspections as necessary to determine compliance with Chapter 294 of the Mamaroneck Village Code and may either approve that portion of the work completed or notify the applicant wherein the work fails to comply with the requirements of Chapter 294 and the stormwater pollution prevention plan (SWPPP) as approved. To obtain inspections, the applicant shall notify the Town of Bedford enforcement official at least 48 hours before any of the following as required by the Stormwater Management Officer;

1) Start of Construction
2) Installation of sediment and erosion control measures
3) Completion of site clearing
4) Completion of rough grading
5) Completion of final grading
6) Close of construction season
7) Completion of final landscaping
8) Successful establishment of landscaping in public areas.

4.1 *Short Term Maintenance and Inspection Requirements:*

Inspections preformed during construction should verify all practices are functioning properly, correctly maintained, and accumulated sediment is removed from all control structures. The inspector must also examine the site for any evidence of soil erosion, the potential for pollutants to enter the storm drain system, turbid discharge at all outfalls, and the potential for soil and mud to be transported on the public roadway at the site entrance. In addition to these general guidelines, the project plans will provide more specific erosion control guidelines, as well as a construction sequence to guide the contractor through the construction process.

Once construction is completed and the site has been stabilized limited maintenance requirements are anticipated.

4.2 *Long Term Maintenance and Inspection Requirements:*

Once final stabilization is achieved, and construction complete maintenance and inspections will be limited to the two infiltration systems. A copy of the Maintenance & Inspection Checklist from Appendix G of the New York State Stormwater Management Design Manual has been included in the Appendix of this report to serve as a guide for maintaining and inspecting the infiltration systems.

Inspections of the following items should be performed at a minimum annually and following significant rainstorm events:

Infiltrators:

- Inspection of the infiltrator units to ensure accumulated water is infiltrating into the soil, and debris has not entered the infiltration units. Any debris should be removed. Once debris is removed, if stormwater is still not infiltrating contact a professional engineer licensed in the State of New York to examine the system.
- Inspection of the outlet of the overflow pipe to ensure it is not plugged or clogged.

Catch Basins:

- Inspect monthly and after heavy rainstorms > ½" in 24 hours for sediment accumulation in sumps. Accumulated sediment should be removed immediately.

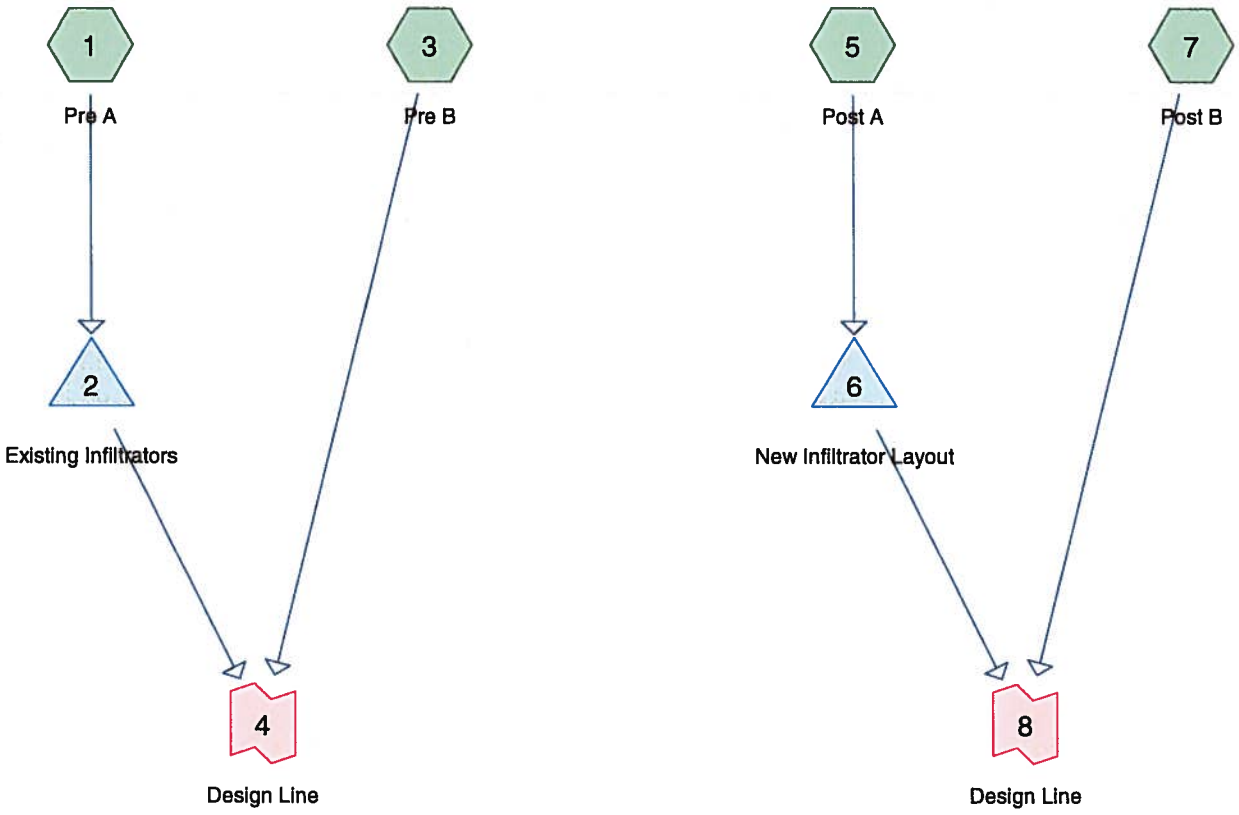
5.0 Outstanding Violations or Enforcement Actions:

There are no known outstanding violations or enforcement actions against this property, the owner or the applicant.

6.0 Conclusion:

Elk Homes is proposing to build a new apartment building on a 0.56 acre lot. The proposed area of disturbance is 0.50 acres. As part of the construction, a stormwater management system will be installed to treat the runoff from the impervious surfaces. The stormwater management system was designed in accordance with the New York State Stormwater Management Design Manual, and shall result in improved stormwater quality and with a properly implemented maintenance program will effectively mitigate any potential adverse impact of stormwater runoff from this project.

Appendix A:
Infiltrator Sizing & Stormwater Analysis
(HydroCAD Output)



Subcat Reach Pond Link

Routing Diagram for 422 E Boston Post Rd - Drainage Analysis
Prepared by Bibbo Associates, LLP, Printed 11/19/2015
HydroCAD® 10.00-14 s/n 02226 © 2015 HydroCAD Software Solutions LLC

Time span=0.00-360.00 hrs, dt=0.01 hrs, 36001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1: Pre A Runoff Area=11,267 sf 68.41% Impervious Runoff Depth=4.36"
Tc=6.0 min CN=90 Runoff=1.27 cfs 4,094 cf

Pond 2: Existing Infiltrators Peak Elev=40.50' Storage=945 cf Inflow=1.27 cfs 4,094 cf
Discarded=0.27 cfs 4,096 cf Primary=0.00 cfs 0 cf Outflow=0.27 cfs 4,096 cf

Subcatchment 3: Pre B Runoff Area=12,738 sf 15.18% Impervious Runoff Depth=3.14"
Tc=6.0 min CN=78 Runoff=1.08 cfs 3,334 cf

Link 4: Design Line Inflow=1.08 cfs 3,334 cf
Primary=1.08 cfs 3,334 cf

Subcatchment 5: Post A Runoff Area=22,036 sf 79.36% Impervious Runoff Depth=4.69"
Tc=6.0 min CN=93 Runoff=2.60 cfs 8,612 cf

Pond 6: New Infiltrator Layout Peak Elev=41.12' Storage=2,480 cf Inflow=2.60 cfs 8,612 cf
Discarded=0.38 cfs 8,613 cf Primary=0.00 cfs 0 cf Outflow=0.38 cfs 8,613 cf

Subcatchment 7: Post B Runoff Area=2,125 sf 0.00% Impervious Runoff Depth=2.77"
Tc=6.0 min CN=74 Runoff=0.16 cfs 490 cf

Link 8: Design Line Inflow=0.16 cfs 490 cf
Primary=0.16 cfs 490 cf

Total Runoff Area = 48,166 sf Runoff Volume = 16,530 cf Average Runoff Depth = 4.12"
43.68% Pervious = 21,037 sf 56.32% Impervious = 27,129 sf

Summary for Subcatchment 1: Pre A

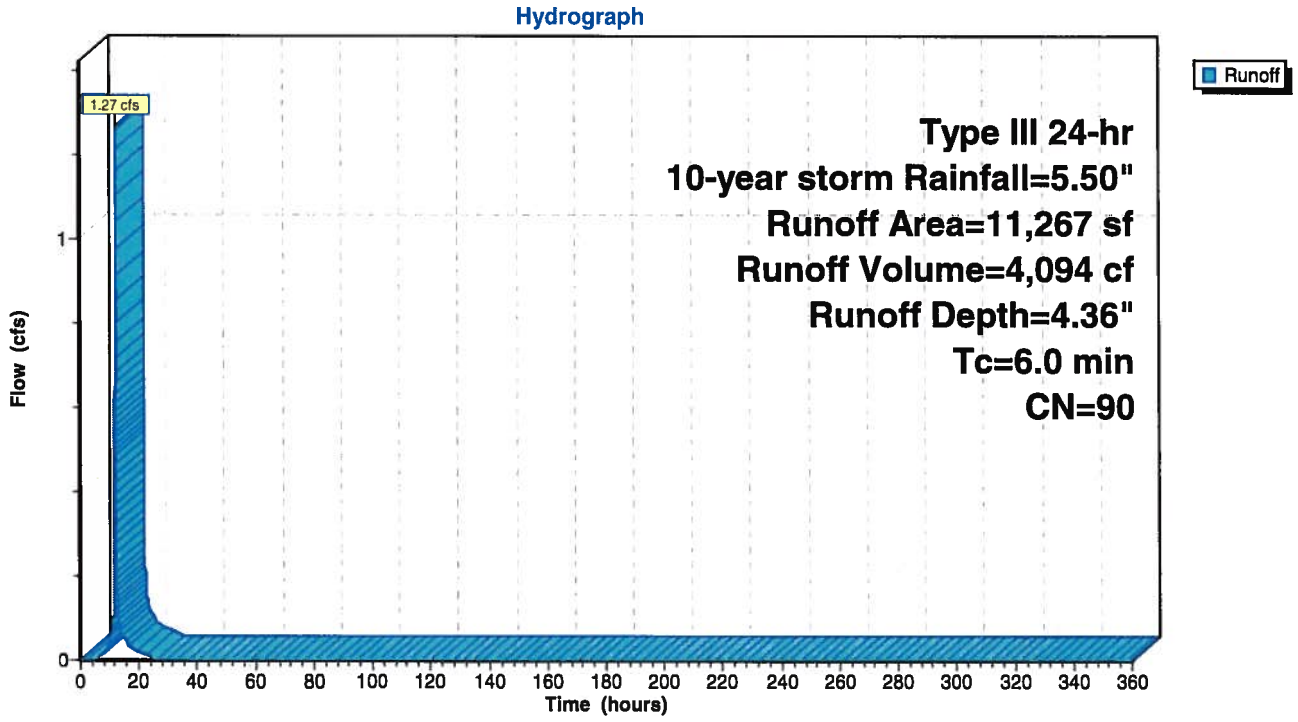
Runoff = 1.27 cfs @ 12.08 hrs, Volume= 4,094 cf, Depth= 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year storm Rainfall=5.50"

Area (sf)	CN	Description
7,708	98	Paved parking & roofs
3,559	74	>75% Grass cover, Good, HSG C
11,267	90	Weighted Average
3,559		31.59% Pervious Area
7,708		68.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 1: Pre A



Summary for Pond 2: Existing Infiltrators

Inflow Area = 11,267 sf, 68.41% Impervious, Inflow Depth = 4.36" for 10-year storm event
Inflow = 1.27 cfs @ 12.08 hrs, Volume= 4,094 cf
Outflow = 0.27 cfs @ 11.83 hrs, Volume= 4,096 cf, Atten= 79%, Lag= 0.0 min
Discarded = 0.27 cfs @ 11.83 hrs, Volume= 4,096 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Peak Elev= 40.50' @ 12.50 hrs Surf.Area= 1,545 sf Storage= 945 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 18.1 min (805.7 - 787.5)

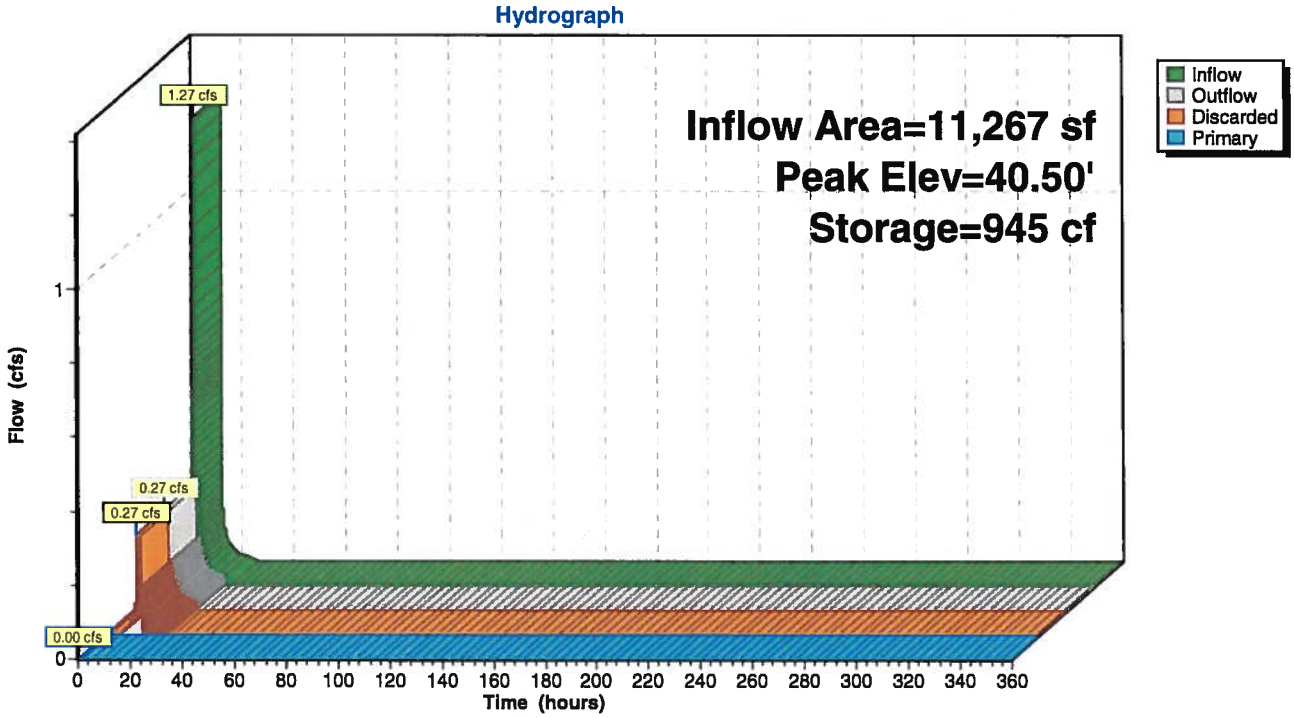
Volume	Invert	Avail.Storage	Storage Description
#1	39.50'	1,329 cf	**30.30'W x 51.00'L x 3.50'H Prismatoid** 5,409 cf Overall - 2,086 cf Embedded = 3,322 cf x 40.0% Voids
#2	40.00'	2,086 cf	**Cultec R-330XLHD** x 40 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
		3,415 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	39.50'	**7.500 in/hr Exfiltration over Horizontal area**
#2	Primary	42.50'	**8.0" Round Culvert** L= 18.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 42.50' / 42.00' S= 0.0278 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

Discarded OutFlow Max=0.27 cfs @ 11.83 hrs HW=39.54' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.27 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=39.50' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Controls 0.00 cfs)

Pond 2: Existing Infiltrators



Summary for Subcatchment 3: Pre B

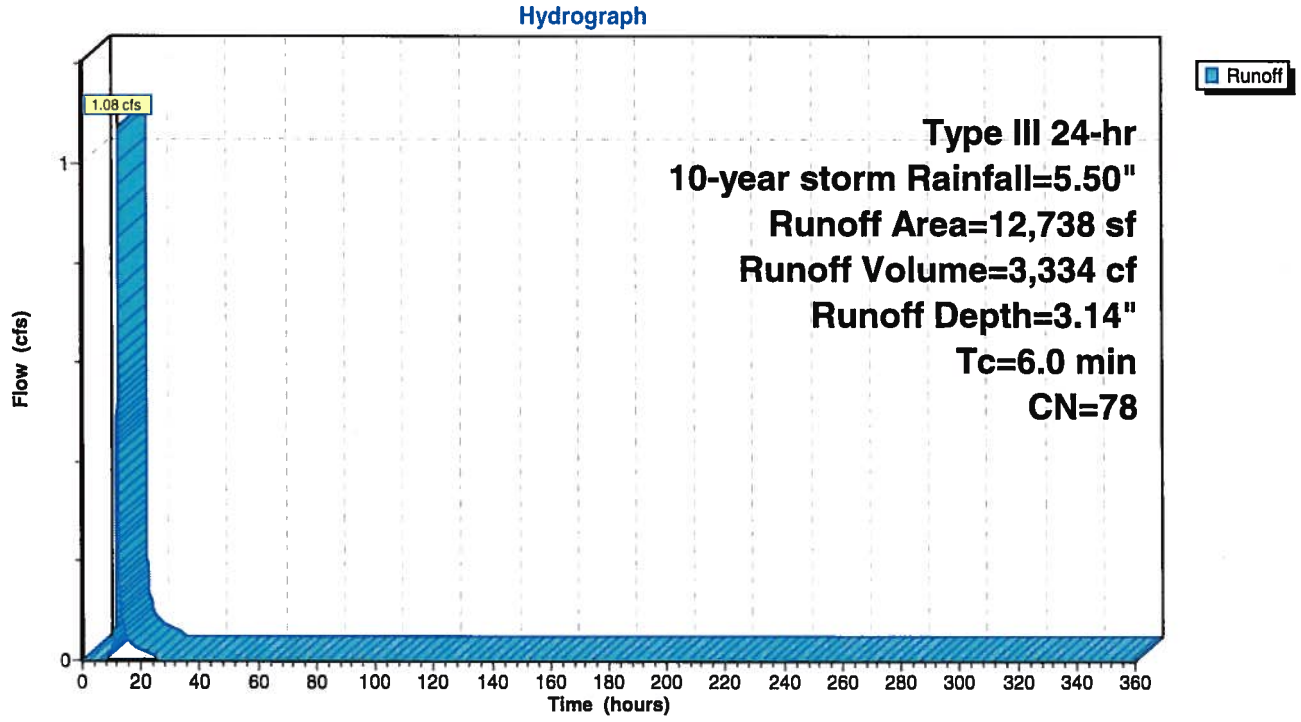
Runoff = 1.08 cfs @ 12.09 hrs, Volume= 3,334 cf, Depth= 3.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year storm Rainfall=5.50"

Area (sf)	CN	Description
1,934	98	Paved parking, HSG C
10,804	74	>75% Grass cover, Good, HSG C
12,738	78	Weighted Average
10,804		84.82% Pervious Area
1,934		15.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 3: Pre B

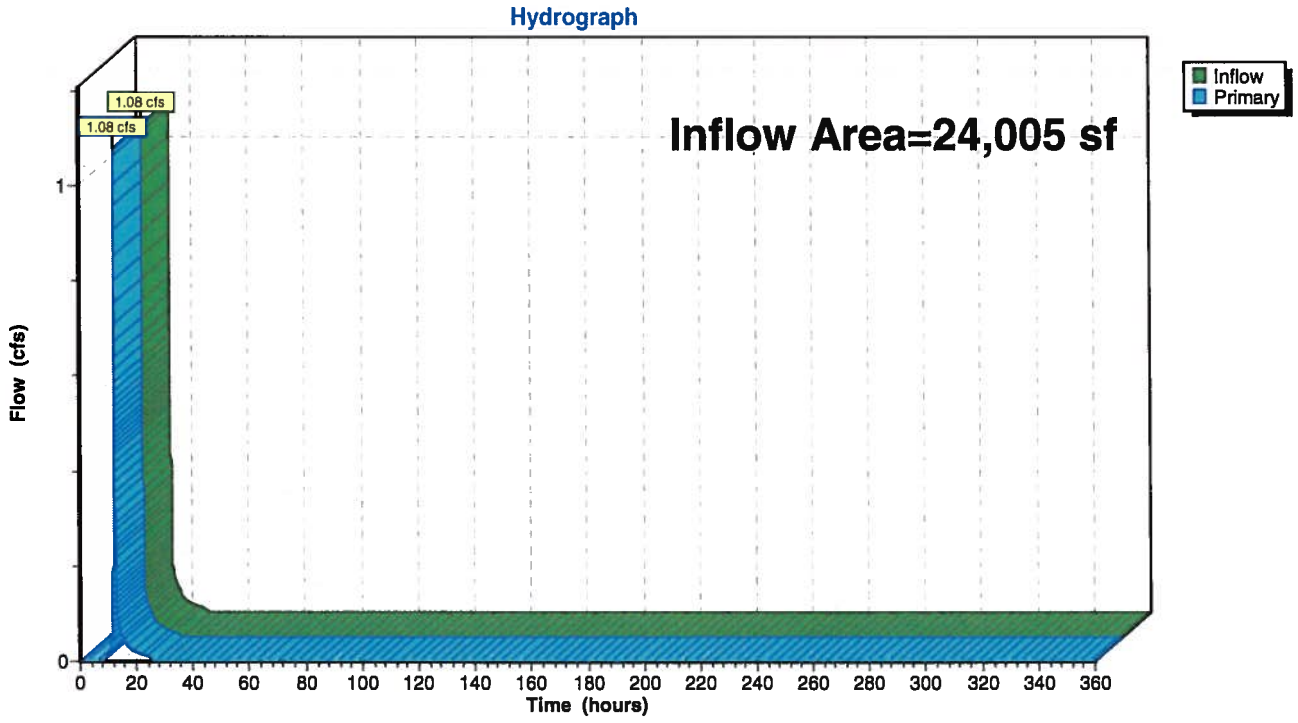


Summary for Link 4: Design Line

Inflow Area = 24,005 sf, 40.17% Impervious, Inflow Depth = 1.67" for 10-year storm event
Inflow = 1.08 cfs @ 12.09 hrs, Volume= 3,334 cf
Primary = 1.08 cfs @ 12.09 hrs, Volume= 3,334 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs

Link 4: Design Line



Summary for Subcatchment 5: Post A

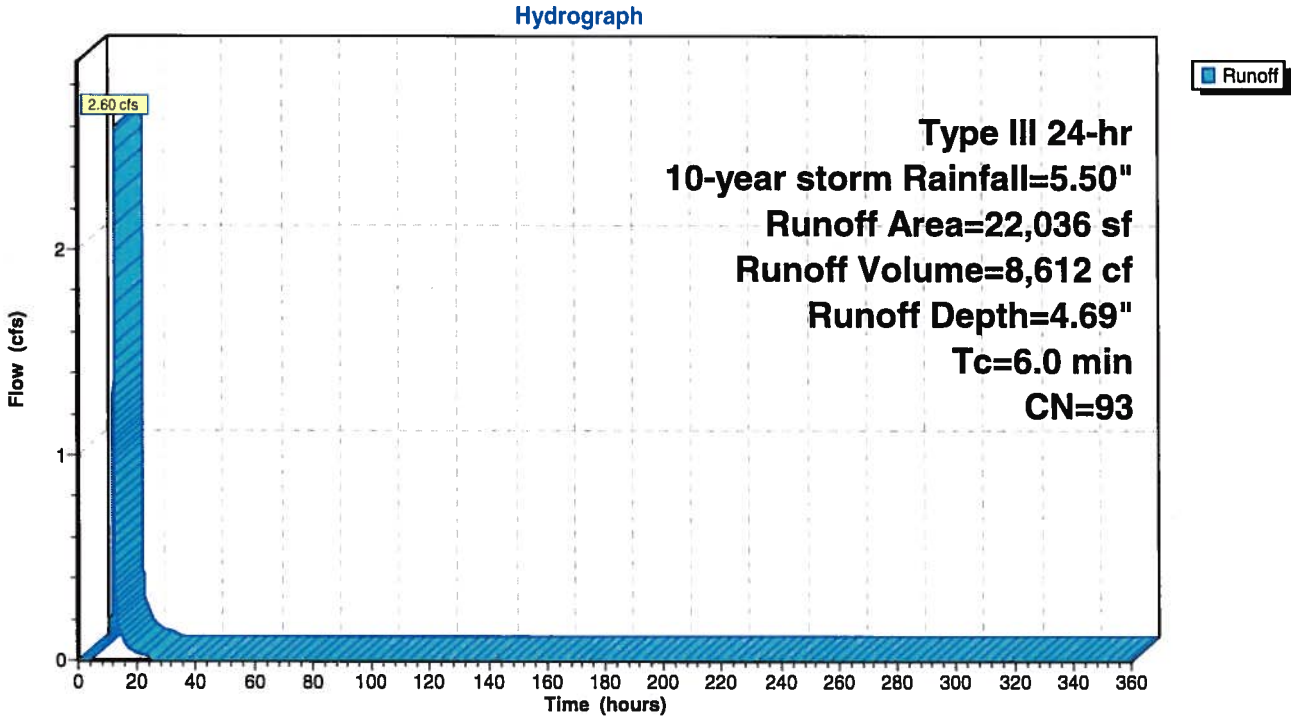
Runoff = 2.60 cfs @ 12.08 hrs, Volume= 8,612 cf, Depth= 4.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year storm Rainfall=5.50"

Area (sf)	CN	Description
17,487	98	Paved parking & roofs
4,549	74	>75% Grass cover, Good, HSG C
22,036	93	Weighted Average
4,549		20.64% Pervious Area
17,487		79.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 5: Post A



Summary for Pond 6: New Infiltrator Layout

Inflow Area = 22,036 sf, 79.36% Impervious, Inflow Depth = 4.69" for 10-year storm event
Inflow = 2.60 cfs @ 12.08 hrs, Volume= 8,612 cf
Outflow = 0.38 cfs @ 11.72 hrs, Volume= 8,613 cf, Atten= 85%, Lag= 0.0 min
Discarded = 0.38 cfs @ 11.72 hrs, Volume= 8,613 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Peak Elev= 41.12' @ 12.58 hrs Surf.Area= 2,182 sf Storage= 2,480 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 38.8 min (814.3 - 775.5)

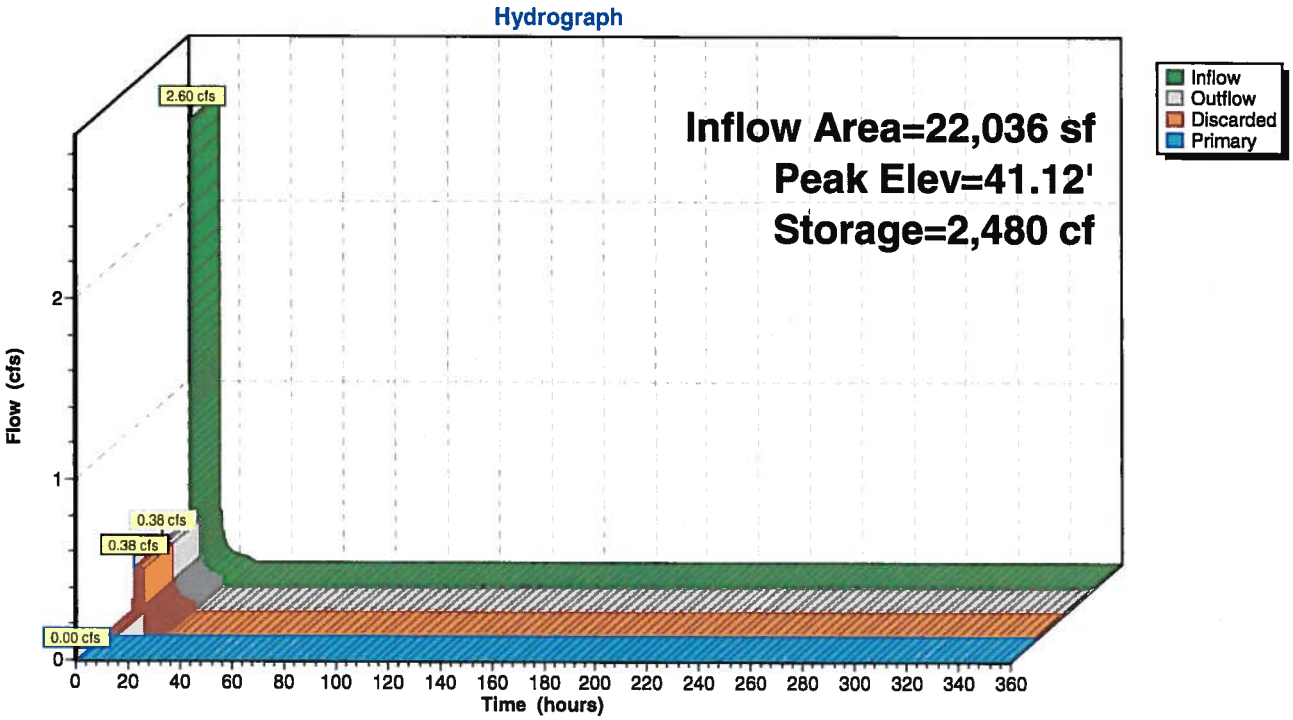
Volume	Invert	Avail.Storage	Storage Description
#1	39.50'	1,802 cf	**30.30'W x 72.00'L x 3.50'H Prismatoid** 7,636 cf Overall - 3,129 cf Embedded = 4,506 cf x 40.0% Voids
#2	40.00'	3,129 cf	**Cultec R-330XLHD** x 60 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
		4,932 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	39.50'	**7.500 in/hr Exfiltration over Surface area**
#2	Primary	42.50'	**8.0" Round Culvert** L= 18.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 42.50' / 42.00' S= 0.0278 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

Discarded OutFlow Max=0.38 cfs @ 11.72 hrs HW=39.54' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.38 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=39.50' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Controls 0.00 cfs)

Pond 6: New Infiltrator Layout



Summary for Subcatchment 7: Post B

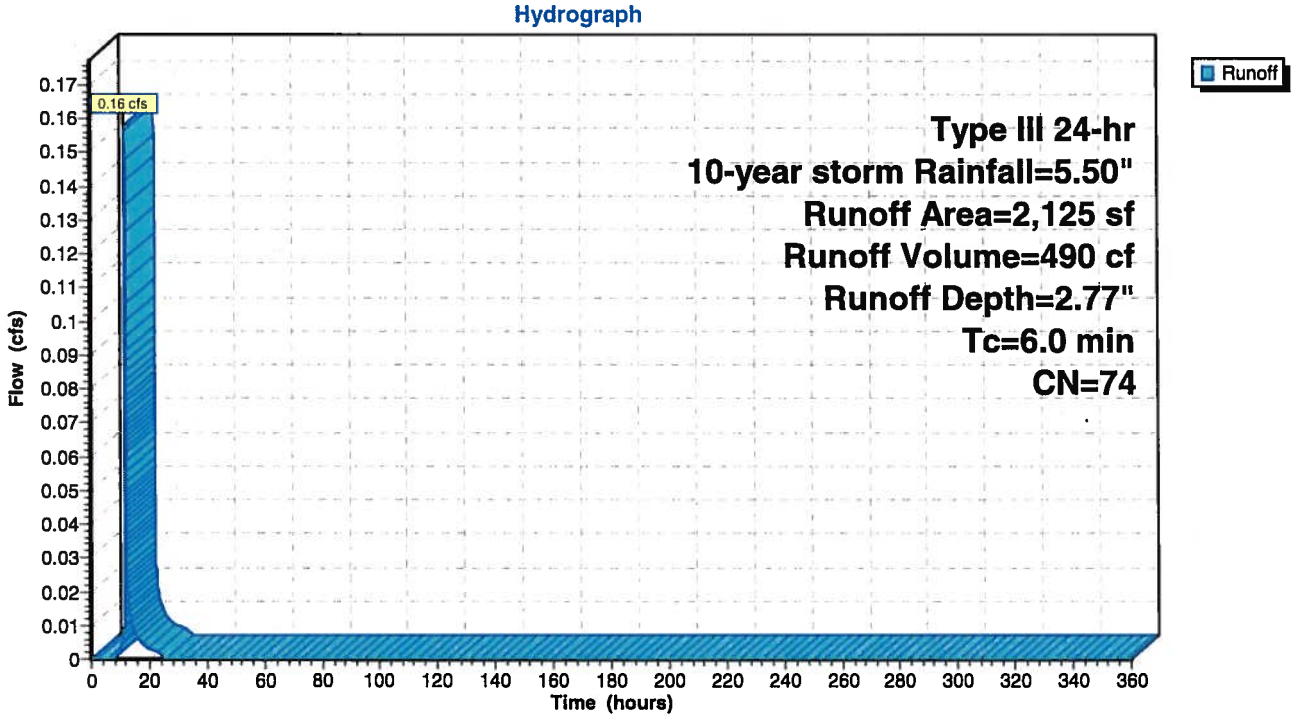
Runoff = 0.16 cfs @ 12.09 hrs, Volume= 490 cf, Depth= 2.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year storm Rainfall=5.50"

Area (sf)	CN	Description
2,125	74	>75% Grass cover, Good, HSG C
2,125		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 7: Post B

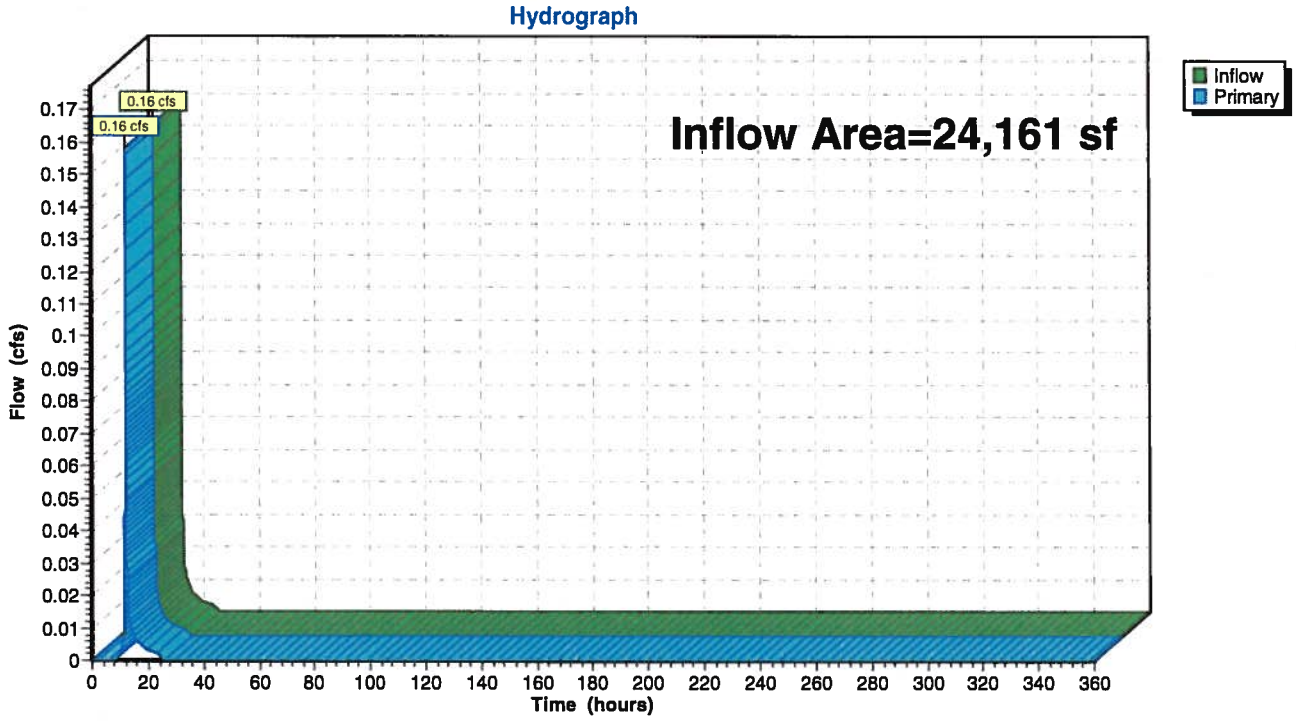


Summary for Link 8: Design Line

Inflow Area = 24,161 sf, 72.38% Impervious, Inflow Depth = 0.24" for 10-year storm event
Inflow = 0.16 cfs @ 12.09 hrs, Volume= 490 cf
Primary = 0.16 cfs @ 12.09 hrs, Volume= 490 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs

Link 8: Design Line



Time span=0.00-360.00 hrs, dt=0.01 hrs, 36001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1: Pre A Runoff Area=11,267 sf 68.41% Impervious Runoff Depth=5.24"
Tc=6.0 min CN=90 Runoff=1.51 cfs 4,916 cf

Pond 2: Existing Infiltrators Peak Elev=40.76' Storage=1,276 cf Inflow=1.51 cfs 4,916 cf
Discarded=0.27 cfs 4,920 cf Primary=0.00 cfs 0 cf Outflow=0.27 cfs 4,920 cf

Subcatchment 3: Pre B Runoff Area=12,738 sf 15.18% Impervious Runoff Depth=3.93"
Tc=6.0 min CN=78 Runoff=1.35 cfs 4,176 cf

Link 4: Design Line Inflow=1.35 cfs 4,176 cf
Primary=1.35 cfs 4,176 cf

Subcatchment 5: Post A Runoff Area=22,036 sf 79.36% Impervious Runoff Depth=5.58"
Tc=6.0 min CN=93 Runoff=3.06 cfs 10,242 cf

Pond 6: New Infiltrator Layout Peak Elev=41.52' Storage=3,167 cf Inflow=3.06 cfs 10,242 cf
Discarded=0.38 cfs 10,246 cf Primary=0.00 cfs 0 cf Outflow=0.38 cfs 10,246 cf

Subcatchment 7: Post B Runoff Area=2,125 sf 0.00% Impervious Runoff Depth=3.52"
Tc=6.0 min CN=74 Runoff=0.20 cfs 624 cf

Link 8: Design Line Inflow=0.20 cfs 624 cf
Primary=0.20 cfs 624 cf

Total Runoff Area = 48,166 sf Runoff Volume = 19,959 cf Average Runoff Depth = 4.97"
43.68% Pervious = 21,037 sf 56.32% Impervious = 27,129 sf

Summary for Subcatchment 1: Pre A

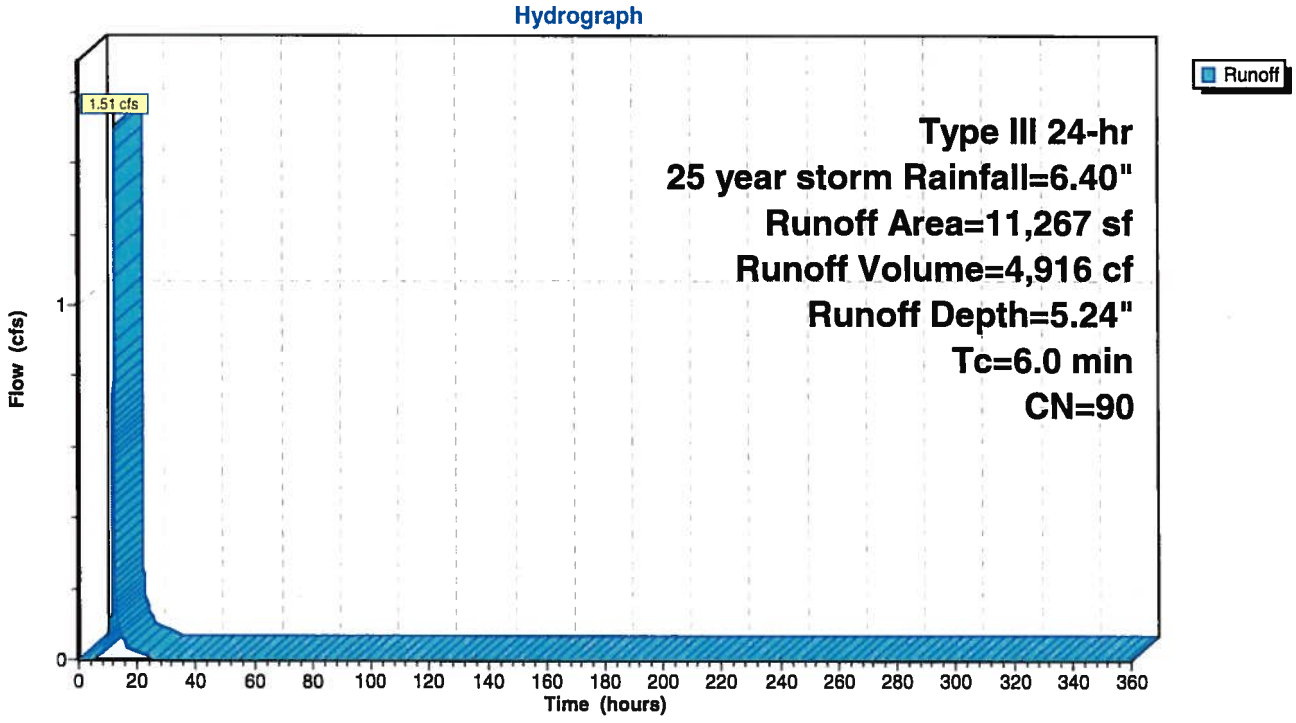
Runoff = 1.51 cfs @ 12.08 hrs, Volume= 4,916 cf, Depth= 5.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 year storm Rainfall=6.40"

Area (sf)	CN	Description
7,708	98	Paved parking & roofs
3,559	74	>75% Grass cover, Good, HSG C
11,267	90	Weighted Average
3,559		31.59% Pervious Area
7,708		68.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 1: Pre A



Summary for Pond 2: Existing Infiltrators

Inflow Area = 11,267 sf, 68.41% Impervious, Inflow Depth = 5.24" for 25 year storm event
Inflow = 1.51 cfs @ 12.08 hrs, Volume= 4,916 cf
Outflow = 0.27 cfs @ 11.77 hrs, Volume= 4,920 cf, Atten= 82%, Lag= 0.0 min
Discarded = 0.27 cfs @ 11.77 hrs, Volume= 4,920 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Peak Elev= 40.76' @ 12.54 hrs Surf.Area= 1,545 sf Storage= 1,276 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 26.2 min (808.8 - 782.7)

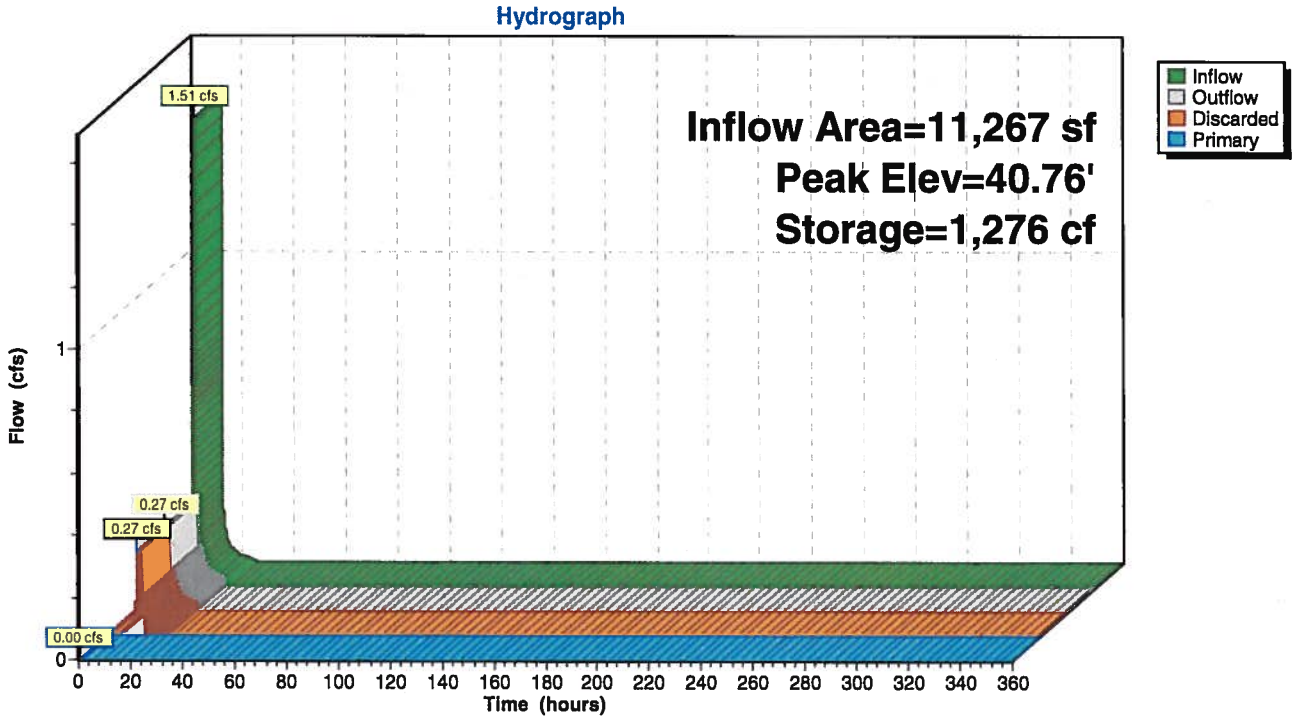
Volume	Invert	Avail.Storage	Storage Description
#1	39.50'	1,329 cf	**30.30'W x 51.00'L x 3.50'H Prismatoid** 5,409 cf Overall - 2,086 cf Embedded = 3,322 cf x 40.0% Voids
#2	40.00'	2,086 cf	**Cultec R-330XLHD** x 40 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
		3,415 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	39.50'	**7.500 in/hr Exfiltration over Horizontal area**
#2	Primary	42.50'	**8.0" Round Culvert** L= 18.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 42.50' / 42.00' S= 0.0278 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

Discarded OutFlow Max=0.27 cfs @ 11.77 hrs HW=39.54' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.27 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=39.50' TW=0.00' (Dynamic Tailwater)
↑**2=Culvert** (Controls 0.00 cfs)

Pond 2: Existing Infiltrators



Summary for Subcatchment 3: Pre B

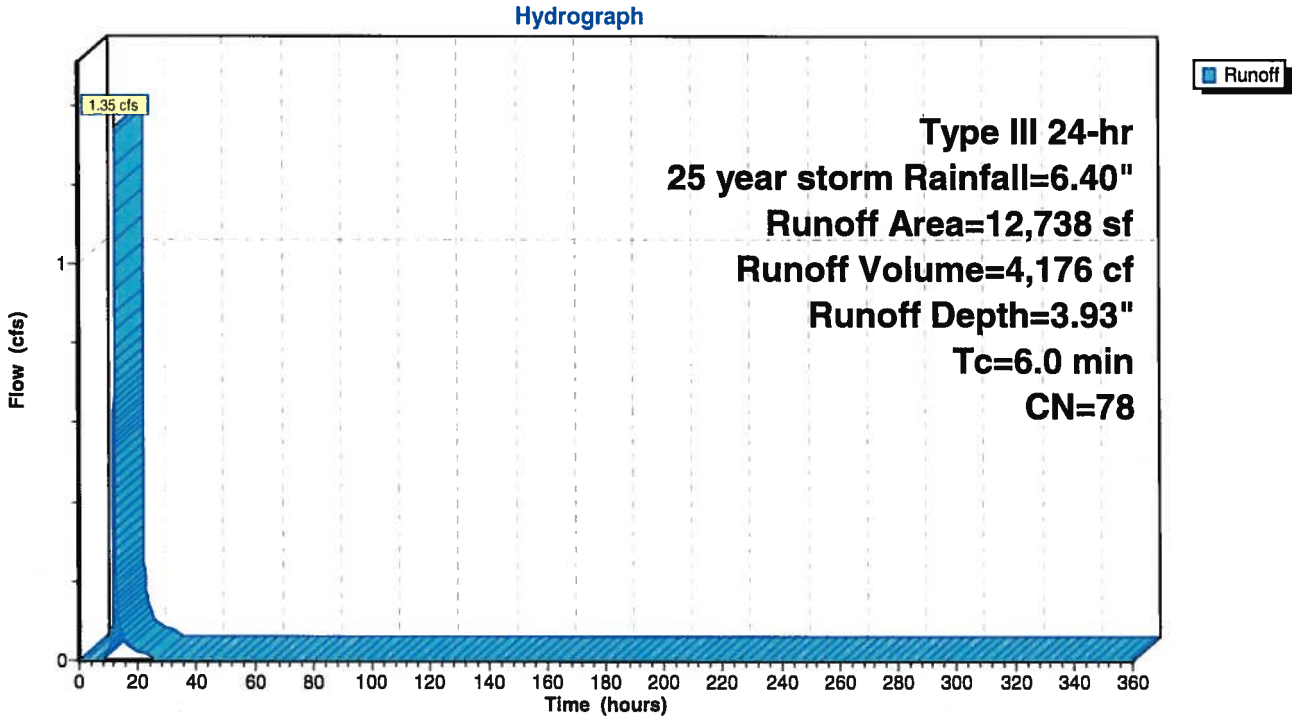
Runoff = 1.35 cfs @ 12.09 hrs, Volume= 4,176 cf, Depth= 3.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 year storm Rainfall=6.40"

Area (sf)	CN	Description
1,934	98	Paved parking, HSG C
10,804	74	>75% Grass cover, Good, HSG C
12,738	78	Weighted Average
10,804		84.82% Pervious Area
1,934		15.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 3: Pre B

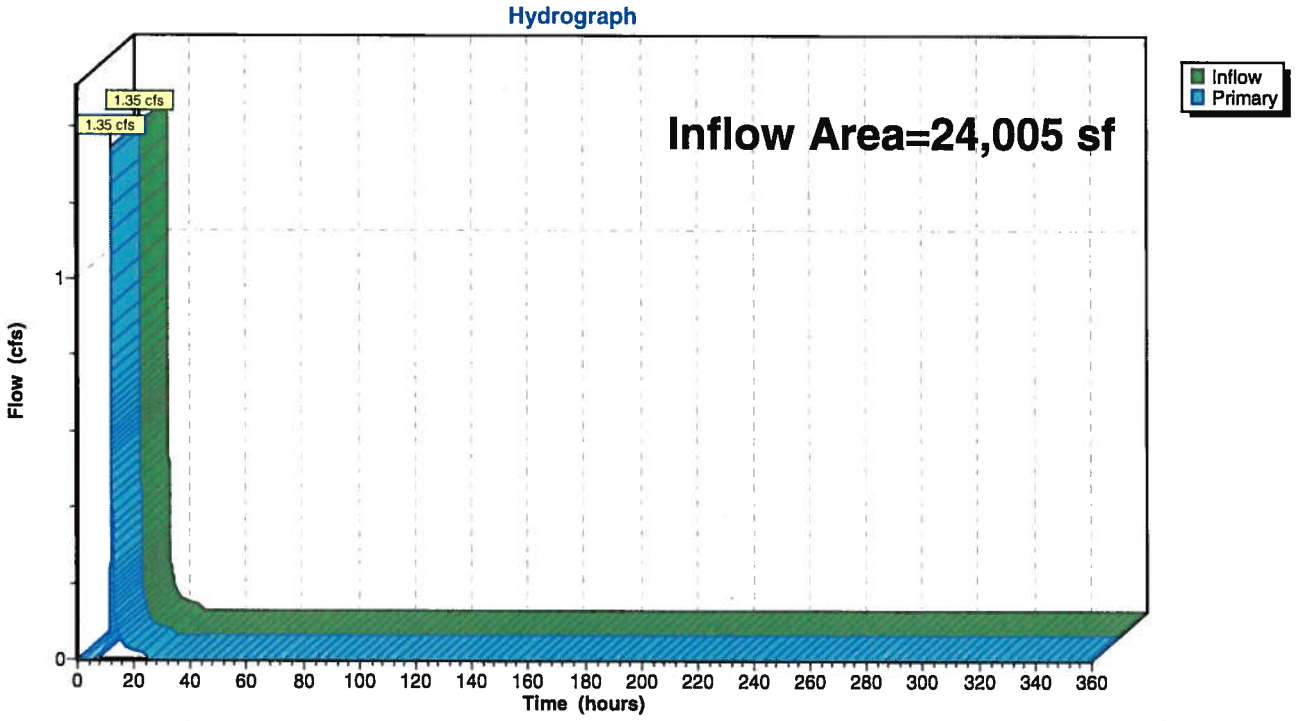


Summary for Link 4: Design Line

Inflow Area = 24,005 sf, 40.17% Impervious, Inflow Depth = 2.09" for 25 year storm event
Inflow = 1.35 cfs @ 12.09 hrs, Volume= 4,176 cf
Primary = 1.35 cfs @ 12.09 hrs, Volume= 4,176 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs

Link 4: Design Line



Summary for Subcatchment 5: Post A

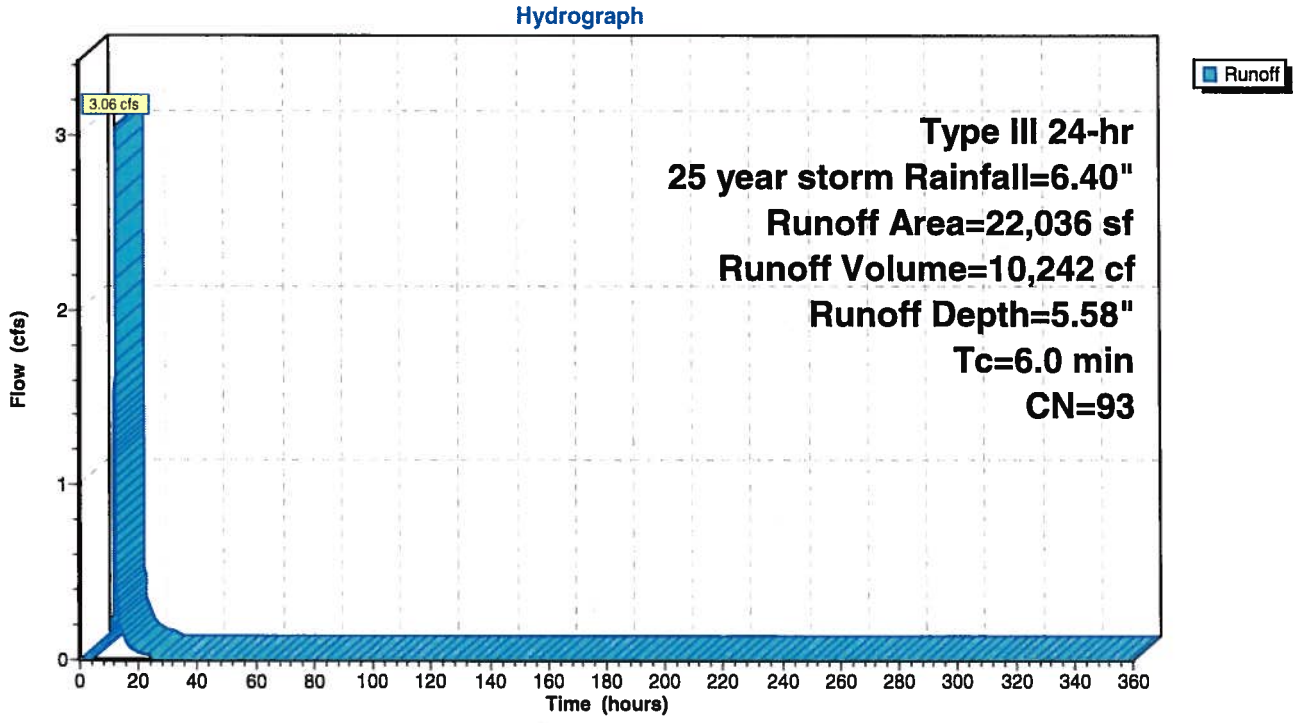
Runoff = 3.06 cfs @ 12.08 hrs, Volume= 10,242 cf, Depth= 5.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 year storm Rainfall=6.40"

Area (sf)	CN	Description
17,487	98	Paved parking & roofs
4,549	74	>75% Grass cover, Good, HSG C
22,036	93	Weighted Average
4,549		20.64% Pervious Area
17,487		79.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 5: Post A



Summary for Pond 6: New Infiltrator Layout

Inflow Area = 22,036 sf, 79.36% Impervious, Inflow Depth = 5.58" for 25 year storm event
Inflow = 3.06 cfs @ 12.08 hrs, Volume= 10,242 cf
Outflow = 0.38 cfs @ 11.68 hrs, Volume= 10,246 cf, Atten= 88%, Lag= 0.0 min
Discarded = 0.38 cfs @ 11.68 hrs, Volume= 10,246 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Peak Elev= 41.52' @ 12.64 hrs Surf.Area= 2,182 sf Storage= 3,167 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 52.7 min (823.9 - 771.2)

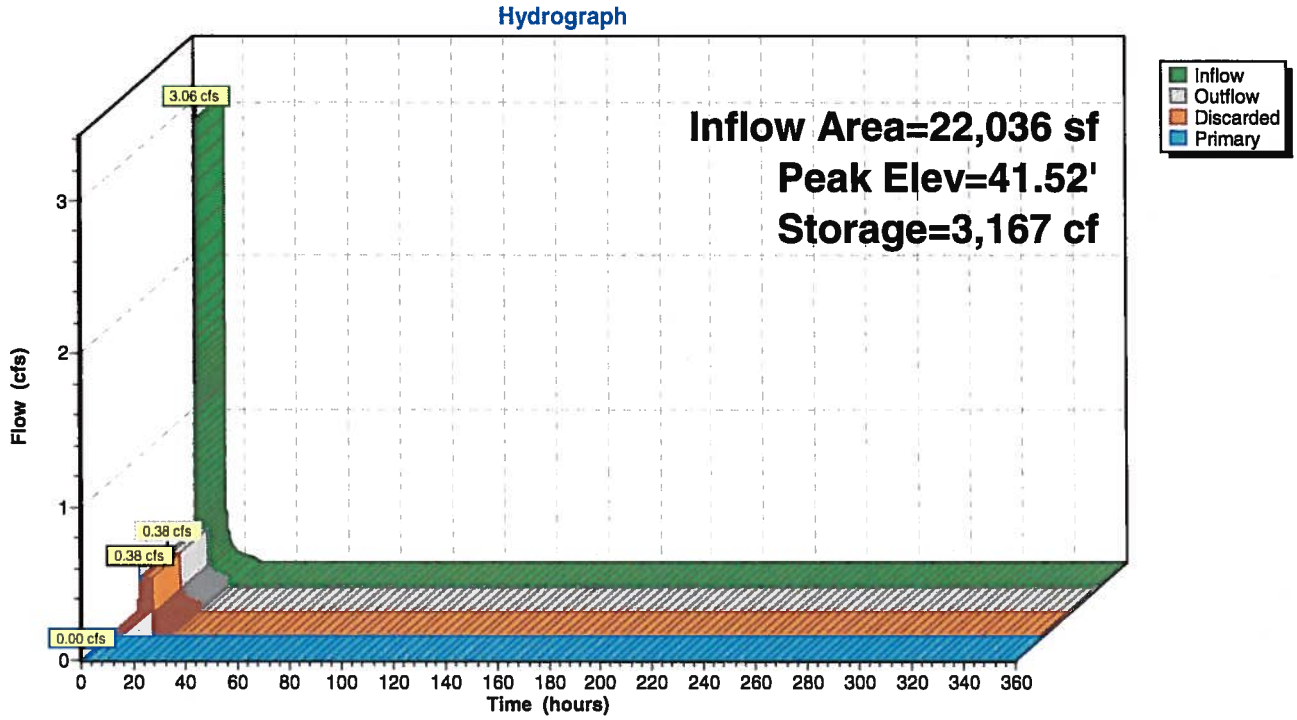
Volume	Invert	Avail.Storage	Storage Description
#1	39.50'	1,802 cf	**30.30'W x 72.00'L x 3.50'H Prismatoid** 7,636 cf Overall - 3,129 cf Embedded = 4,506 cf x 40.0% Voids
#2	40.00'	3,129 cf	**Cultec R-330XLHD** x 60 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
		4,932 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	39.50'	**7.500 in/hr Exfiltration over Surface area**
#2	Primary	42.50'	**8.0" Round Culvert** L= 18.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 42.50' / 42.00' S= 0.0278 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

Discarded OutFlow Max=0.38 cfs @ 11.68 hrs HW=39.54' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.38 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=39.50' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Controls 0.00 cfs)

Pond 6: New Infiltrator Layout



Summary for Subcatchment 7: Post B

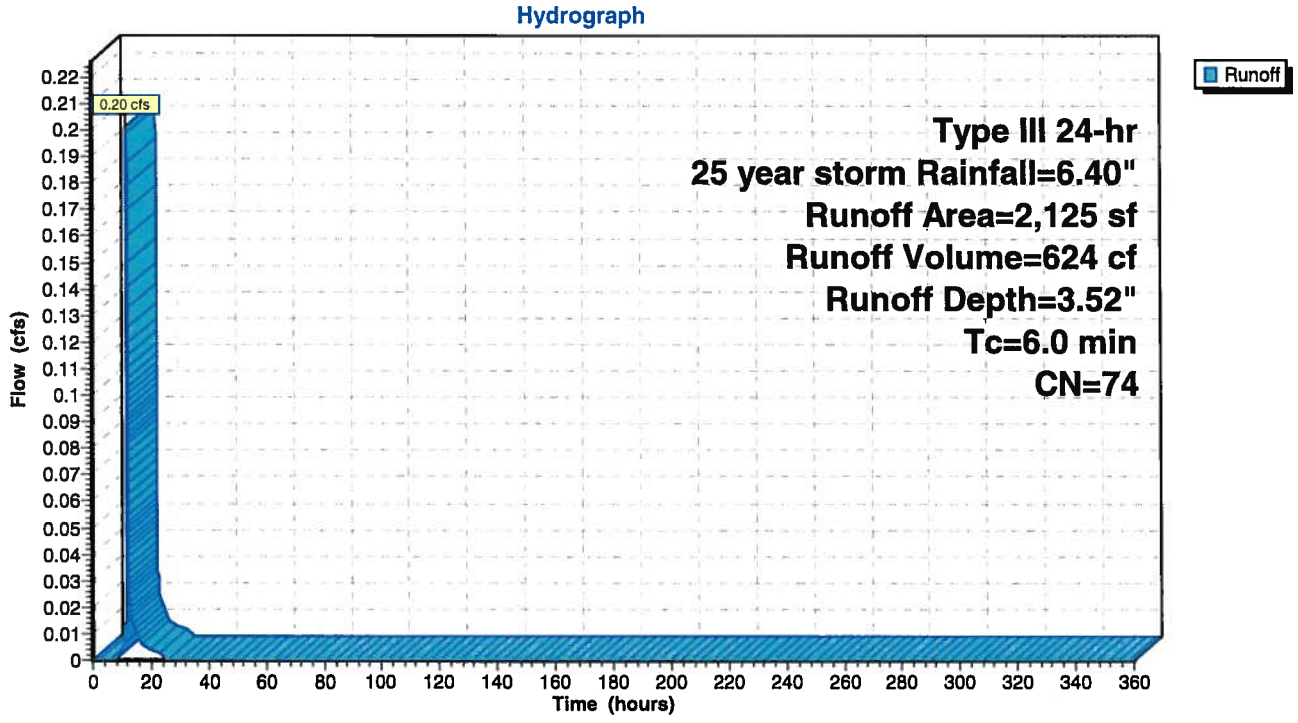
Runoff = 0.20 cfs @ 12.09 hrs, Volume= 624 cf, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 year storm Rainfall=6.40"

Area (sf)	CN	Description
2,125	74	>75% Grass cover, Good, HSG C
2,125		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 7: Post B

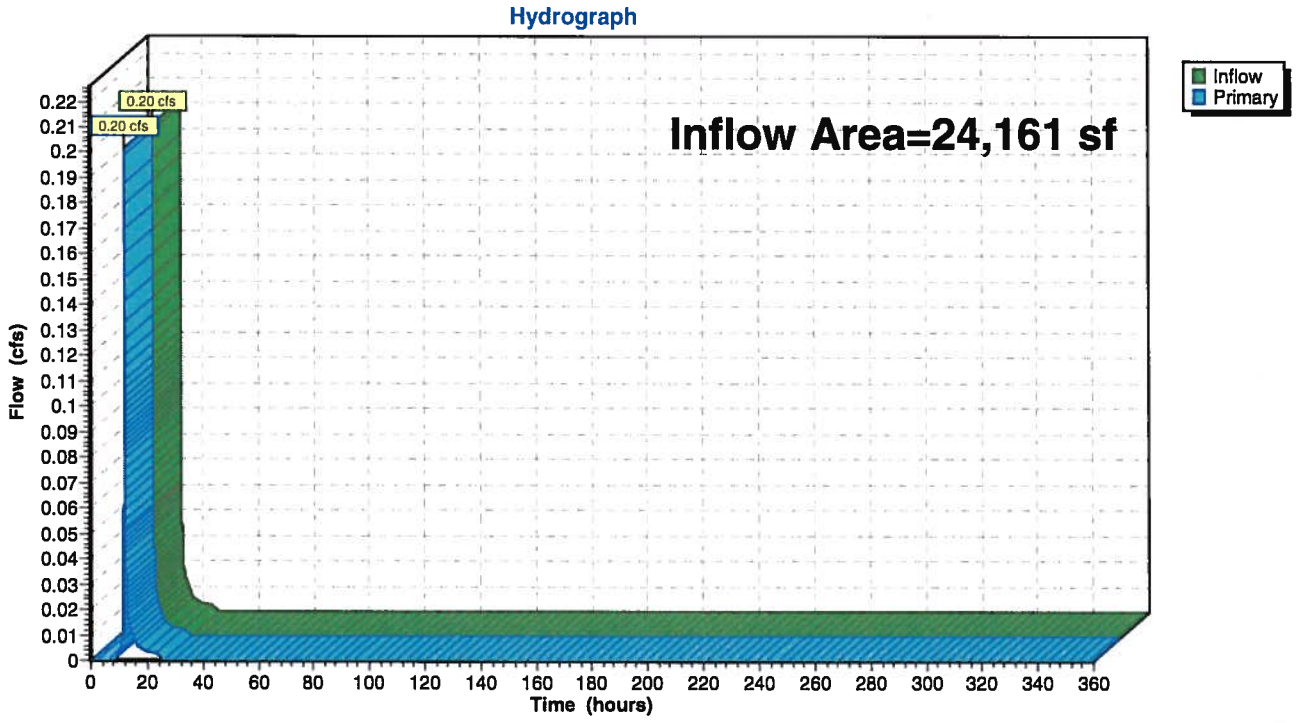


Summary for Link 8: Design Line

Inflow Area = 24,161 sf, 72.38% Impervious, Inflow Depth = 0.31" for 25 year storm event
Inflow = 0.20 cfs @ 12.09 hrs, Volume= 624 cf
Primary = 0.20 cfs @ 12.09 hrs, Volume= 624 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs

Link 8: Design Line



Time span=0.00-360.00 hrs, dt=0.01 hrs, 36001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1: Pre A Runoff Area=11,267 sf 68.41% Impervious Runoff Depth=7.79"
Tc=6.0 min CN=90 Runoff=2.19 cfs 7,316 cf

Pond 2: Existing Infiltrators Peak Elev=41.61' Storage=2,280 cf Inflow=2.19 cfs 7,316 cf
Discarded=0.27 cfs 7,317 cf Primary=0.00 cfs 0 cf Outflow=0.27 cfs 7,317 cf

Subcatchment 3: Pre B Runoff Area=12,738 sf 15.18% Impervious Runoff Depth=6.32"
Tc=6.0 min CN=78 Runoff=2.13 cfs 6,711 cf

Link 4: Design Line Inflow=2.13 cfs 6,711 cf
Primary=2.13 cfs 6,711 cf

Subcatchment 5: Post A Runoff Area=22,036 sf 79.36% Impervious Runoff Depth=8.16"
Tc=6.0 min CN=93 Runoff=4.38 cfs 14,977 cf

Pond 6: New Infiltrator Layout Peak Elev=42.94' Storage=4,878 cf Inflow=4.38 cfs 14,977 cf
Discarded=0.38 cfs 14,227 cf Primary=0.55 cfs 751 cf Outflow=0.93 cfs 14,978 cf

Subcatchment 7: Post B Runoff Area=2,125 sf 0.00% Impervious Runoff Depth=5.83"
Tc=6.0 min CN=74 Runoff=0.33 cfs 1,032 cf

Link 8: Design Line Inflow=0.63 cfs 1,783 cf
Primary=0.63 cfs 1,783 cf

Total Runoff Area = 48,166 sf Runoff Volume = 30,035 cf Average Runoff Depth = 7.48"
43.68% Pervious = 21,037 sf 56.32% Impervious = 27,129 sf

Summary for Subcatchment 1: Pre A

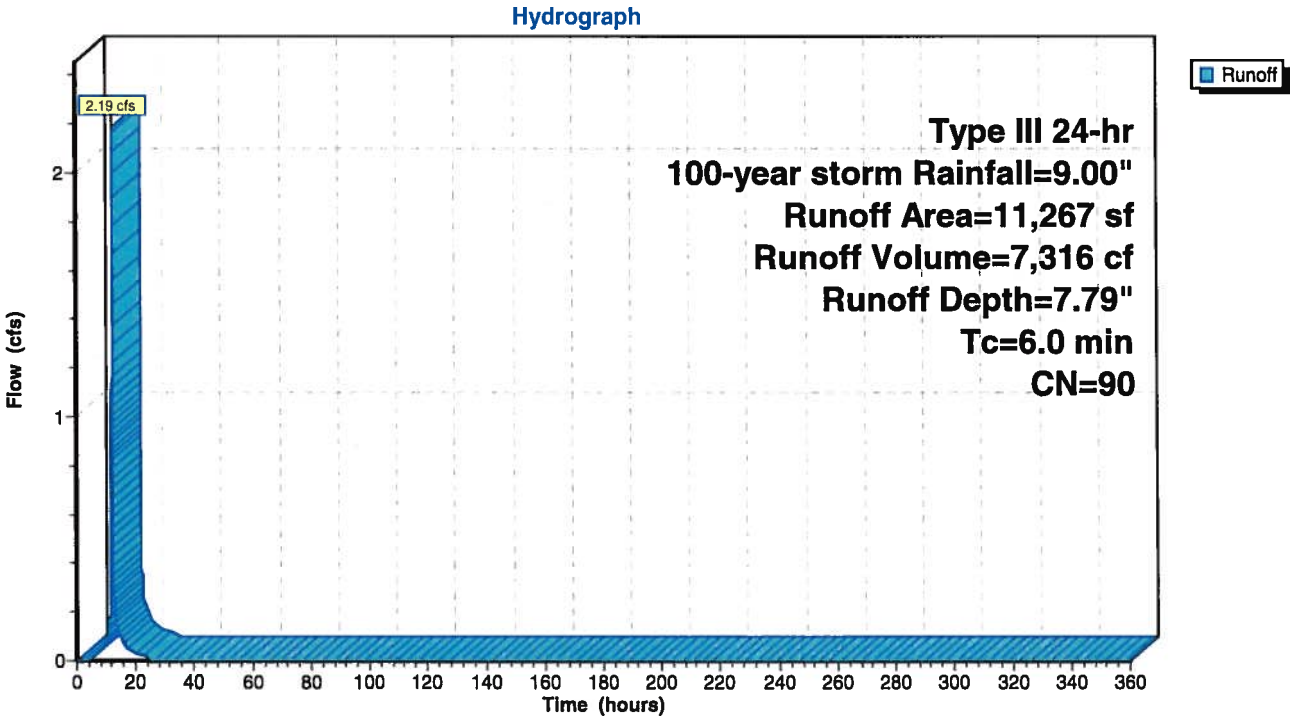
Runoff = 2.19 cfs @ 12.08 hrs, Volume= 7,316 cf, Depth= 7.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-year storm Rainfall=9.00"

Area (sf)	CN	Description
7,708	98	Paved parking & roofs
3,559	74	>75% Grass cover, Good, HSG C
11,267	90	Weighted Average
3,559		31.59% Pervious Area
7,708		68.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 1: Pre A



Summary for Pond 2: Existing Infiltrators

Inflow Area = 11,267 sf, 68.41% Impervious, Inflow Depth = 7.79" for 100-year storm event
Inflow = 2.19 cfs @ 12.08 hrs, Volume= 7,316 cf
Outflow = 0.27 cfs @ 11.68 hrs, Volume= 7,317 cf, Atten= 88%, Lag= 0.0 min
Discarded = 0.27 cfs @ 11.68 hrs, Volume= 7,317 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Peak Elev= 41.61' @ 12.65 hrs Surf.Area= 1,545 sf Storage= 2,280 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 54.0 min (826.6 - 772.5)

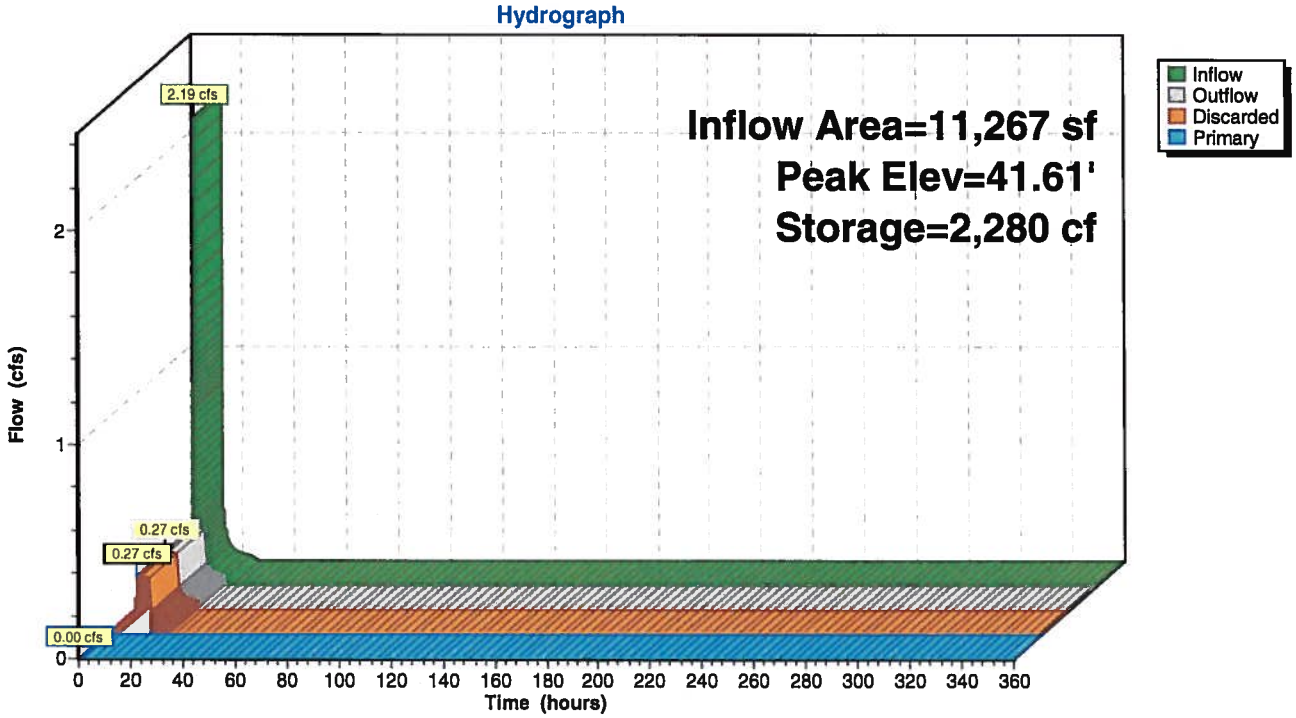
Volume	Invert	Avail.Storage	Storage Description
#1	39.50'	1,329 cf	**30.30'W x 51.00'L x 3.50'H Prismatoid** 5,409 cf Overall - 2,086 cf Embedded = 3,322 cf x 40.0% Voids
#2	40.00'	2,086 cf	**Cultec R-330XLHD** x 40 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
		3,415 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	39.50'	**7.500 in/hr Exfiltration over Horizontal area**
#2	Primary	42.50'	**8.0" Round Culvert** L= 18.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 42.50' / 42.00' S= 0.0278 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

Discarded OutFlow Max=0.27 cfs @ 11.68 hrs HW=39.54' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.27 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=39.50' TW=0.00' (Dynamic Tailwater)
↑**2=Culvert** (Controls 0.00 cfs)

Pond 2: Existing Infiltrators



Summary for Subcatchment 3: Pre B

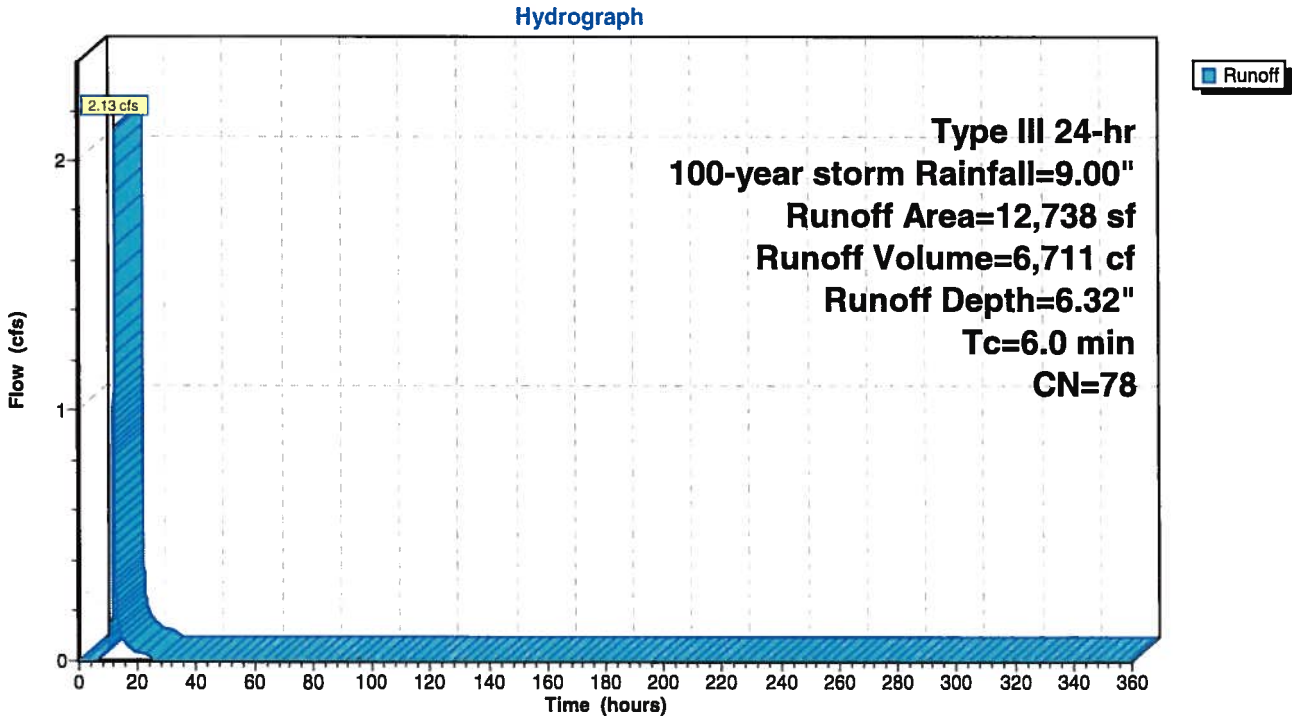
Runoff = 2.13 cfs @ 12.09 hrs, Volume= 6,711 cf, Depth= 6.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-year storm Rainfall=9.00"

Area (sf)	CN	Description
1,934	98	Paved parking, HSG C
10,804	74	>75% Grass cover, Good, HSG C
12,738	78	Weighted Average
10,804		84.82% Pervious Area
1,934		15.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 3: Pre B

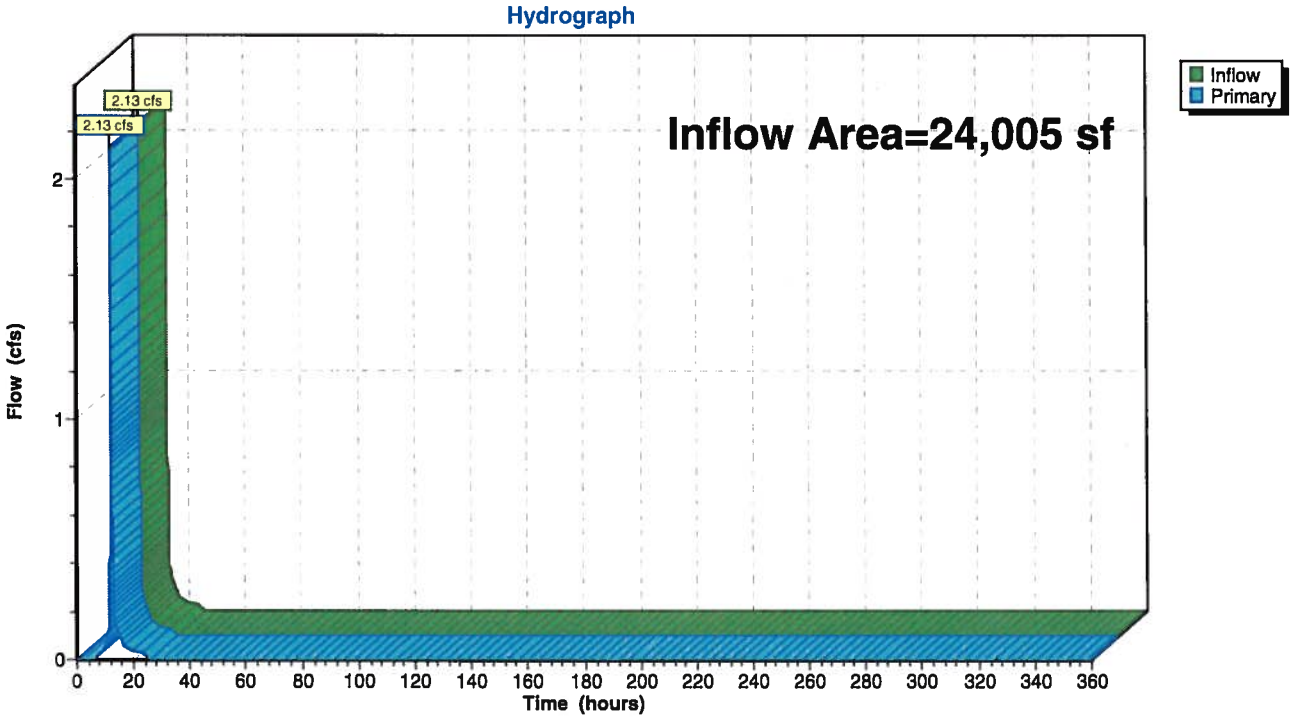


Summary for Link 4: Design Line

Inflow Area = 24,005 sf, 40.17% Impervious, Inflow Depth = 3.35" for 100-year storm event
Inflow = 2.13 cfs @ 12.09 hrs, Volume= 6,711 cf
Primary = 2.13 cfs @ 12.09 hrs, Volume= 6,711 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs

Link 4: Design Line



Summary for Subcatchment 5: Post A

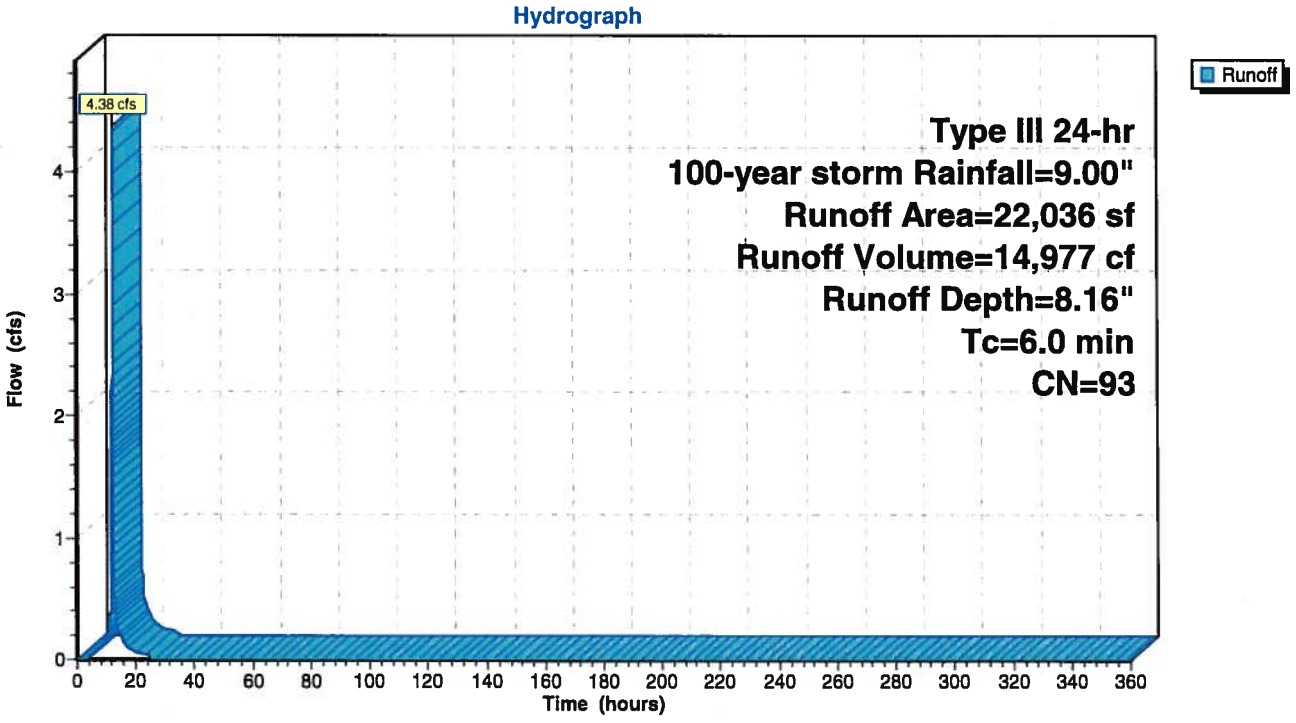
Runoff = 4.38 cfs @ 12.08 hrs, Volume= 14,977 cf, Depth= 8.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-year storm Rainfall=9.00"

Area (sf)	CN	Description
17,487	98	Paved parking & roofs
4,549	74	>75% Grass cover, Good, HSG C
22,036	93	Weighted Average
4,549		20.64% Pervious Area
17,487		79.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 5: Post A



Summary for Pond 6: New Infiltrator Layout

Inflow Area = 22,036 sf, 79.36% Impervious, Inflow Depth = 8.16" for 100-year storm event
Inflow = 4.38 cfs @ 12.08 hrs, Volume= 14,977 cf
Outflow = 0.93 cfs @ 12.50 hrs, Volume= 14,978 cf, Atten= 79%, Lag= 24.7 min
Discarded = 0.38 cfs @ 11.47 hrs, Volume= 14,227 cf
Primary = 0.55 cfs @ 12.50 hrs, Volume= 751 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Peak Elev= 42.94' @ 12.50 hrs Surf.Area= 2,182 sf Storage= 4,878 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 80.6 min (843.1 - 762.5)

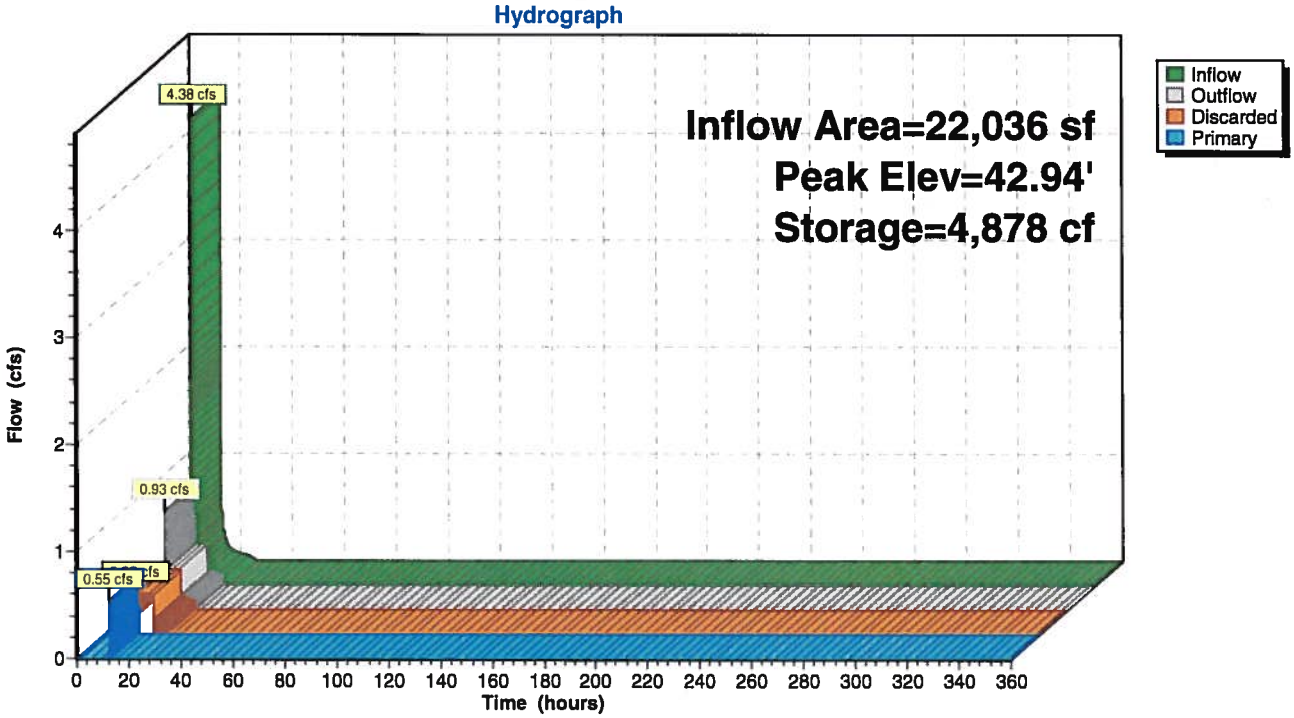
Volume	Invert	Avail.Storage	Storage Description
#1	39.50'	1,802 cf	**30.30'W x 72.00'L x 3.50'H Prismatoid** 7,636 cf Overall - 3,129 cf Embedded = 4,506 cf x 40.0% Voids
#2	40.00'	3,129 cf	**Cultec R-330XLHD** x 60 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
		4,932 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	39.50'	**7.500 in/hr Exfiltration over Surface area**
#2	Primary	42.50'	**8.0" Round Culvert** L= 18.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 42.50' / 42.00' S= 0.0278 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

Discarded OutFlow Max=0.38 cfs @ 11.47 hrs HW=39.54' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.38 cfs)

Primary OutFlow Max=0.55 cfs @ 12.50 hrs HW=42.94' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Inlet Controls 0.55 cfs @ 2.25 fps)

Pond 6: New Infiltrator Layout



Summary for Subcatchment 7: Post B

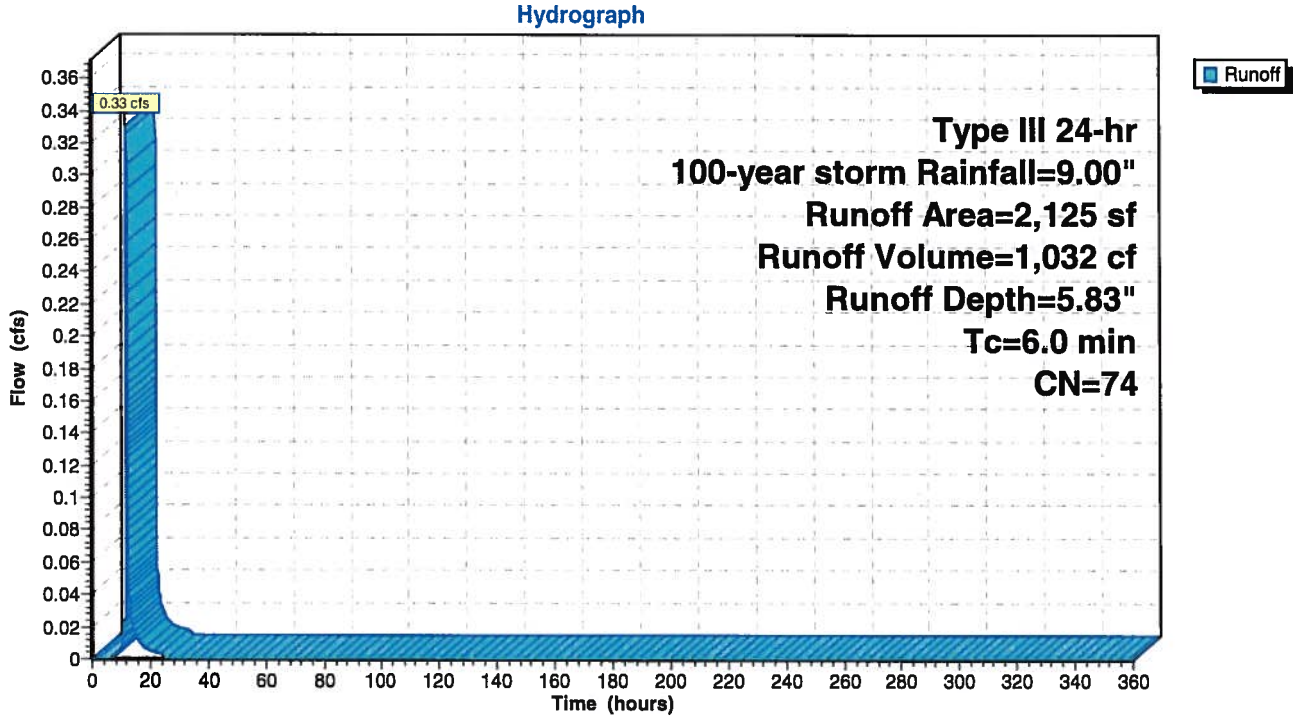
Runoff = 0.33 cfs @ 12.09 hrs, Volume= 1,032 cf, Depth= 5.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-year storm Rainfall=9.00"

Area (sf)	CN	Description
2,125	74	>75% Grass cover, Good, HSG C
2,125		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, NYSDEC Min Tc**

Subcatchment 7: Post B

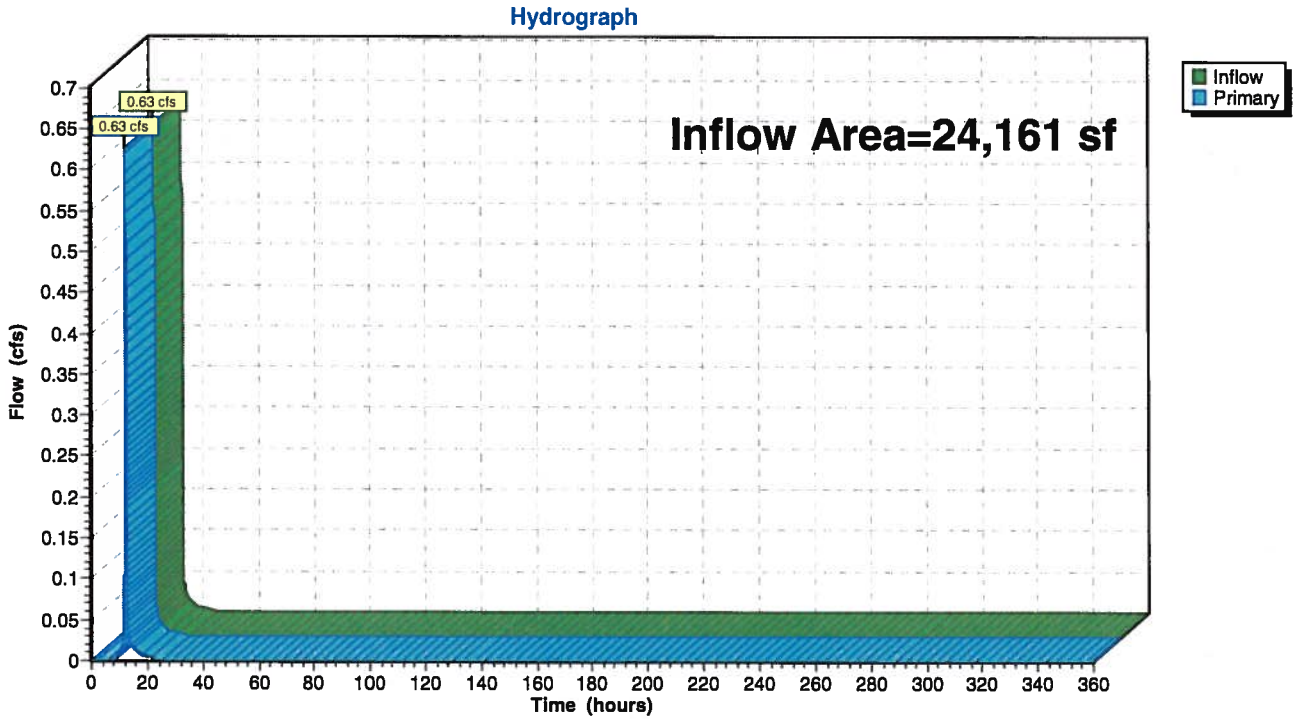


Summary for Link 8: Design Line

Inflow Area = 24,161 sf, 72.38% Impervious, Inflow Depth = 0.89" for 100-year storm event
Inflow = 0.63 cfs @ 12.49 hrs, Volume= 1,783 cf
Primary = 0.63 cfs @ 12.49 hrs, Volume= 1,783 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs

Link 8: Design Line



Appendix B:
New York State Stormwater Management Design Manual
Maintenance & Inspection Checklist

Infiltration Trench Operation, Maintenance, and Management Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. Debris Cleanout (Monthly)		
Trench surface clear of debris		
Inflow pipes clear of debris		
Overflow spillway clear of debris		
Inlet area clear of debris		
2. Sediment Traps or Forebays (Annual)		
Obviously trapping sediment		
Greater than 50% of storage volume remaining		
3. Dewatering (Monthly)		
Trench dewaters between storms		
4. Sediment Cleanout of Trench (Annual)		
No evidence of sedimentation in trench		
Sediment accumulation doesn't yet require cleanout		
5. Inlets (Annual)		

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
Good condition		
No evidence of erosion		
6. Outlet/Overflow Spillway (Annual)		
Good condition, no need for repair		
No evidence of erosion		
7. Aggregate Repairs (Annual)		
Surface of aggregate clean		
Top layer of stone does not need replacement		
Trench does not need rehabilitation		

Comments:

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Actions to be Taken:

_____

_____

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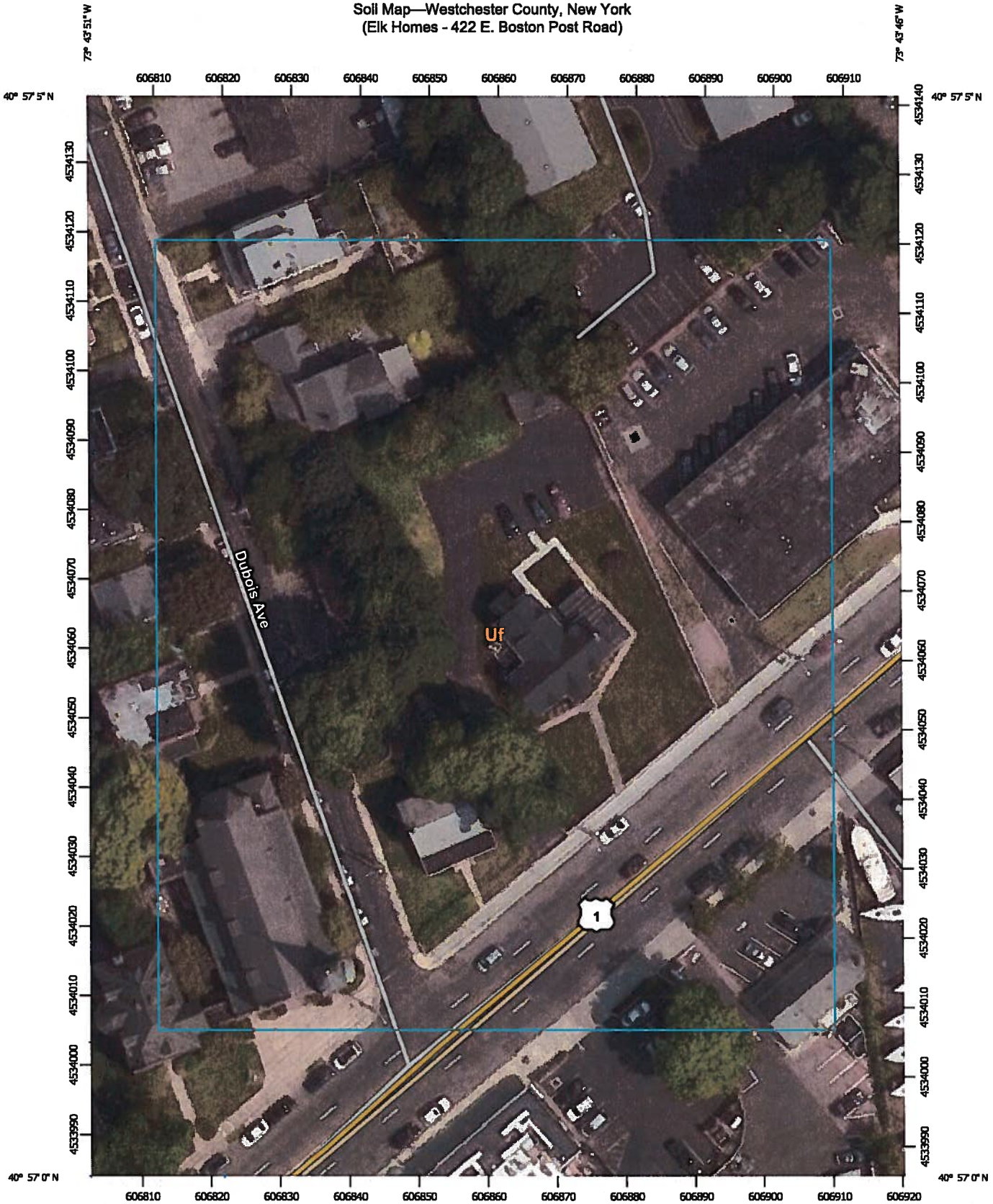
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Appendix C:
Soil Map

Soil Map—Westchester County, New York
(Elk Homes - 422 E. Boston Post Road)



Map Scale: 1:758 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 11, Sep 25, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

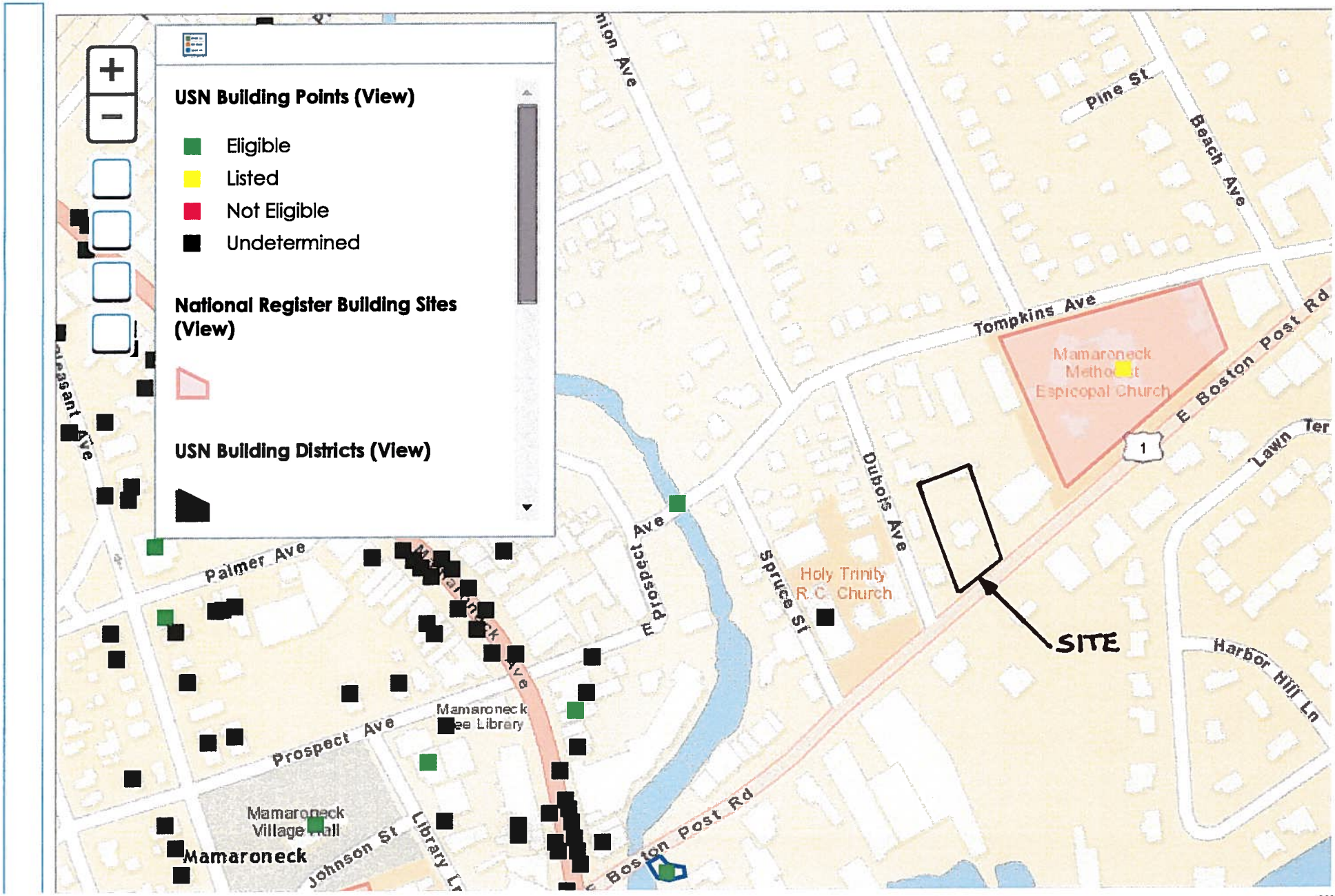
Map Unit Legend

Westchester County, New York (NY119)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
Uf	Urban land	2.8	100.0%
Totals for Area of Interest		**2.8**	**100.0%**

Appendix D:
Map of Historic Places in Vicinity of the Project

CRIS NYS
Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE



Appendix E:
Contractor's Certification Document

BIBBO ASSOCIATES, LLP
Consulting Engineers - Planners

CONTRACTOR'S CERTIFICATION

PROJECT NAME: **ELK HOMES**

PROJECT ADDRESS: **422 E. BOSTON POST ROAD, MAMARONECK, NY**

I hereby certify that I understand and agree to comply with the terms and conditions of the S.W.P.P.P. and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("S.P.D.E.S.") general permit for stormwater discharges from construction activities, and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Name: _____

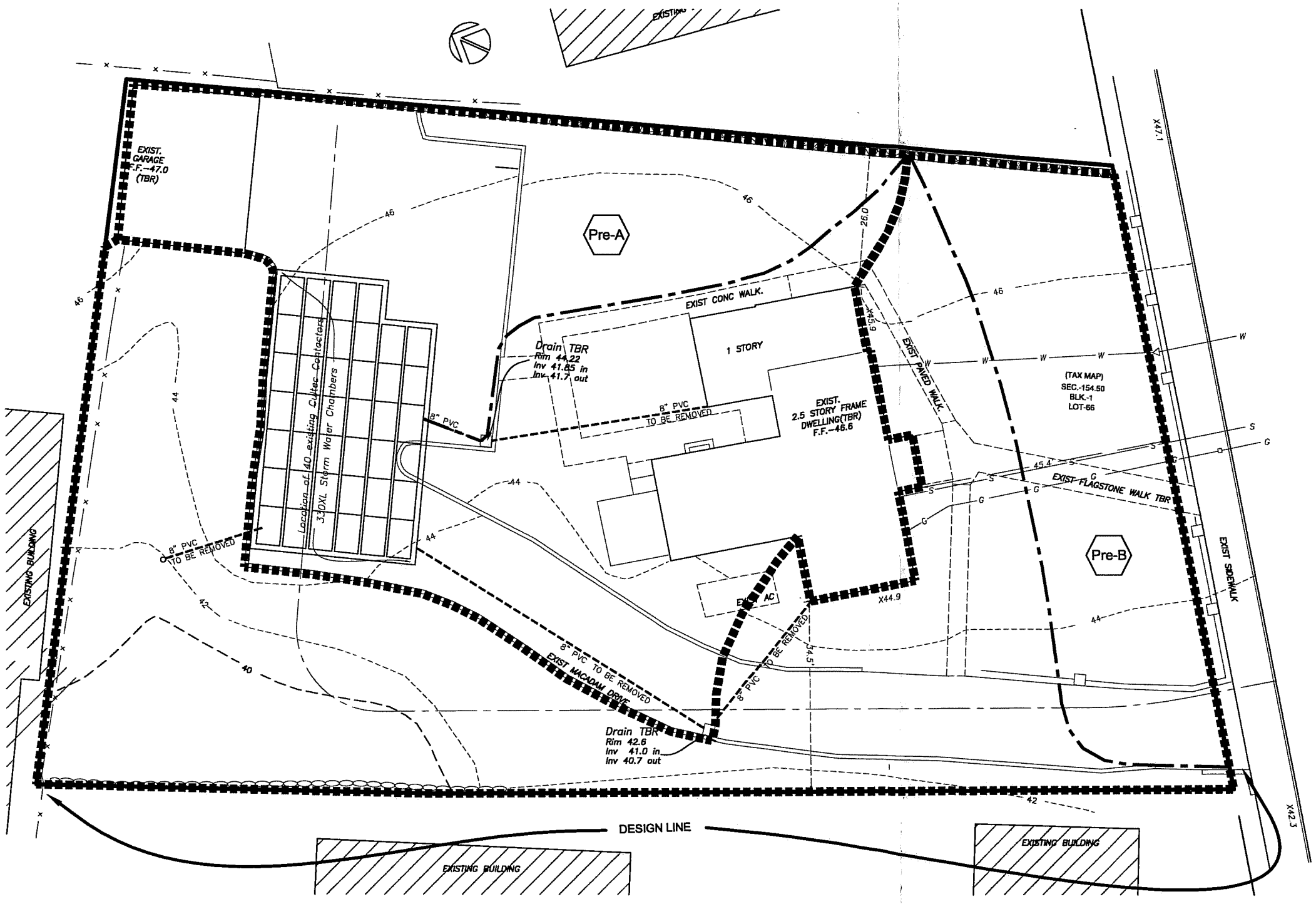
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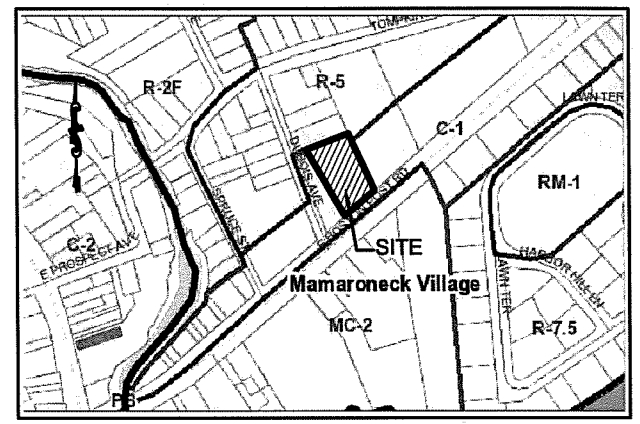
Address: _____

Phone: _____

_____ _____
Contractor Signature Date

_____ _____
Trained Contractor Signature Date





LOCATION MAP
NTS

LEGEND

- PROPERTY LINE
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING ELECTRIC LINE TO REMAIN
- EXISTING STORM LINE TO REMAIN
- EXISTING CATCH BASIN TO REMAIN
- EXISTING STONE WALL TO REMAIN
- EXISTING CONTOUR
- WATERSHED BOUNDARY LINE
- WATERSHED IDENTIFICATION
- Tc PATH

PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

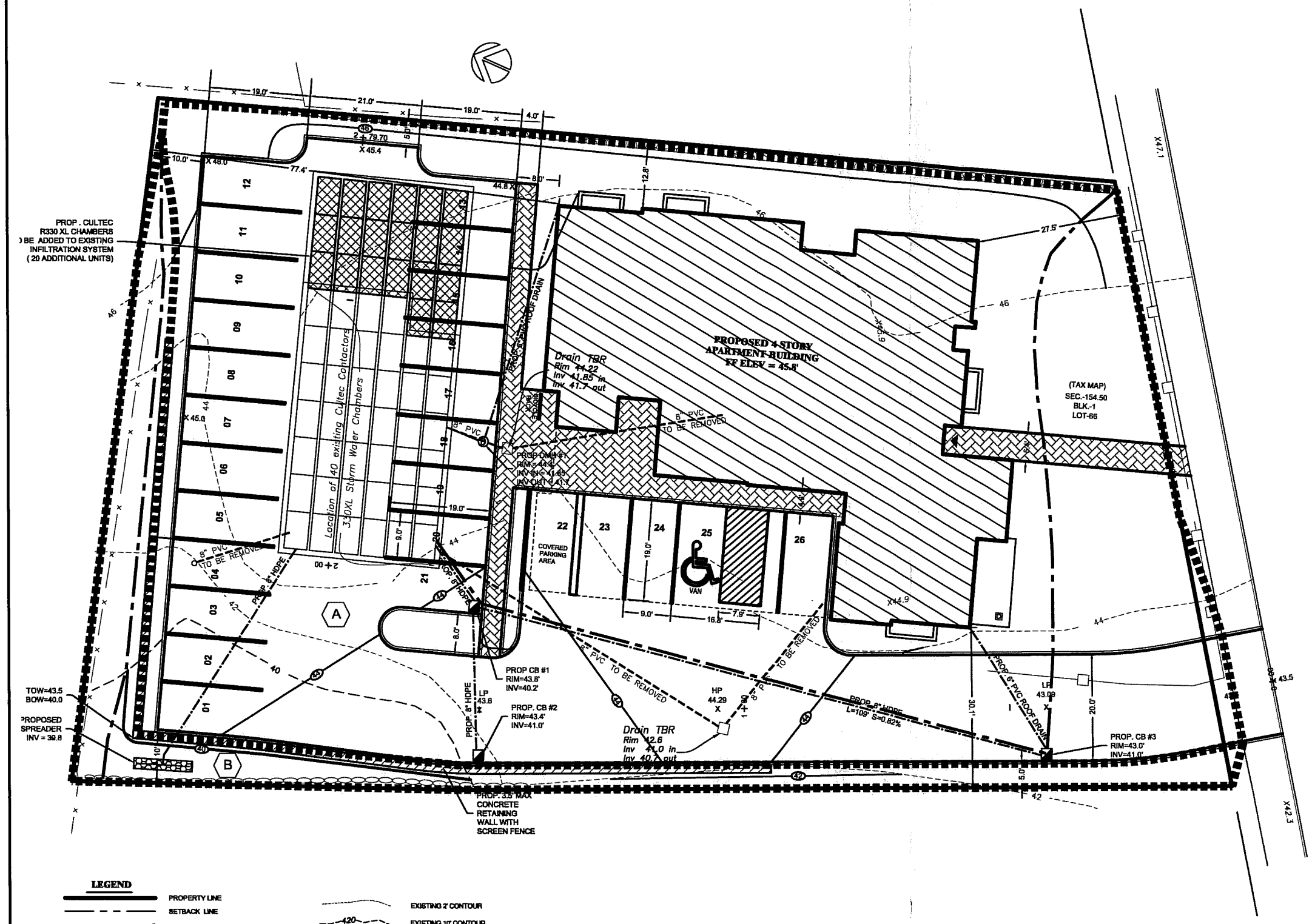
REVISIONS:					
DATE:	DESCRIPTION	BY/CK	DATE:	DESCRIPTION	BY/CK

PRE DEVELOPMENT

ELK HOMES
422 EAST BOBTON POST ROAD
VILLAGE OF MAMARONECK, WESTCHESTER COUNTY , NY

BIBBO ASSOCIATES, LLP
283 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE:	11-20-15
SCALE:	1" = 10'
FILE:	1JJ
DSGN / CHK:	TBA
DRN. BY:	NT
SHT NO.	FIGURE 1
DWG NO.	**PRE**



LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING ELECTRIC LINE TO REMAIN
- EXISTING CB & STORM LINE TO REMAIN
- EXISTING STONE WALL TO REMAIN
- EXIST WATER LINE
- EXIST SEWER LINE
- EXIST GAS LINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROP. BUILDING
- WATERSHED BOUNDARY LINE
- WATERSHED IDENTIFICATION
- Tc PATH

PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

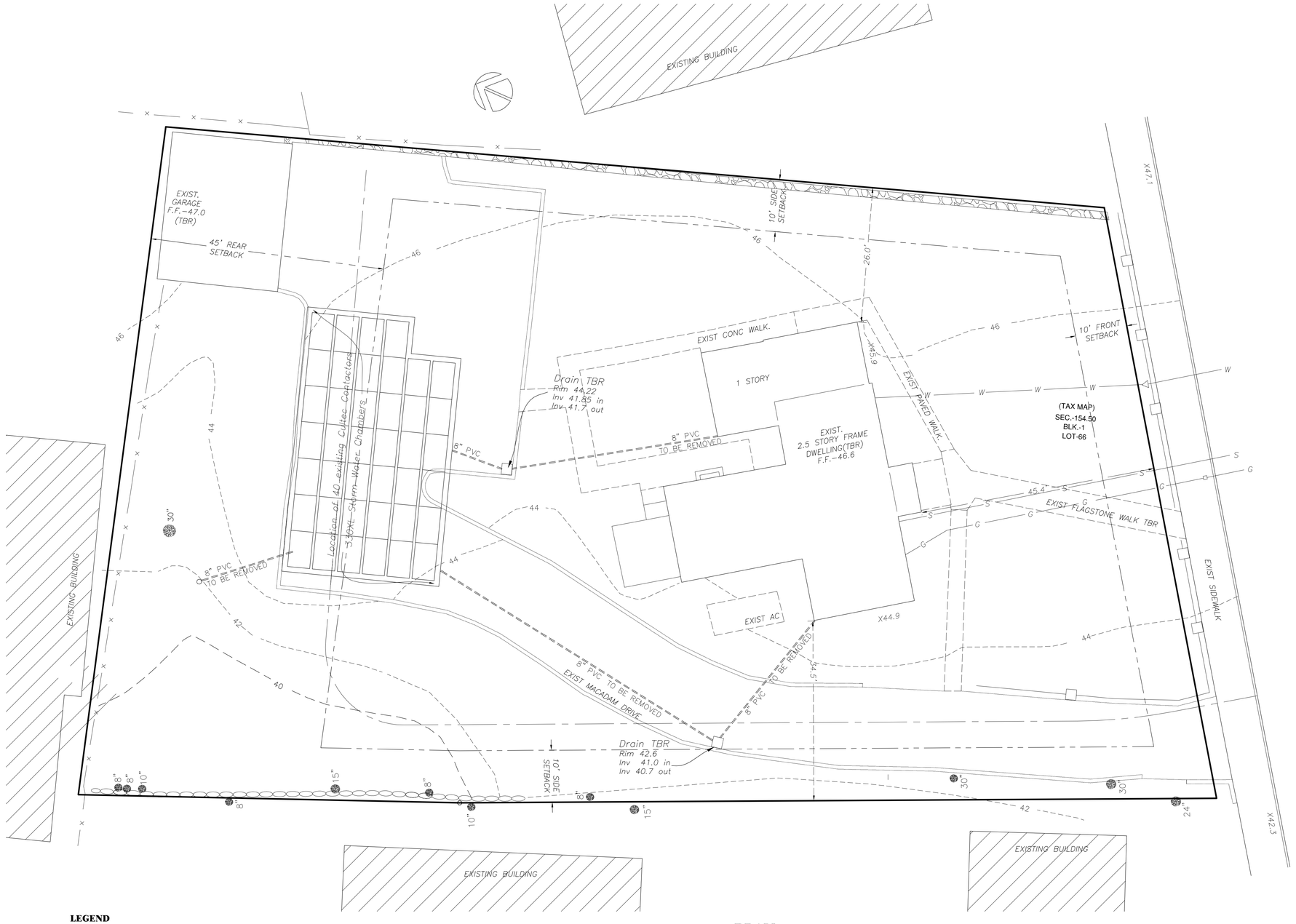
REVISIONS					
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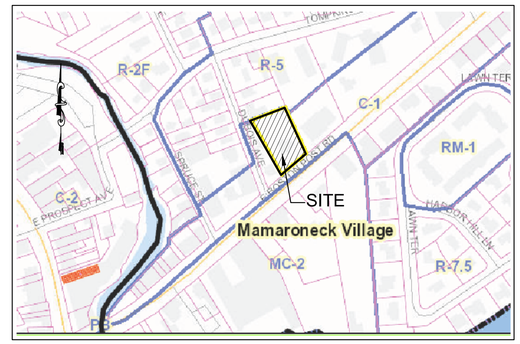
POST DEVELOPMENT

ELK HOMES
422 EAST BOSTON POST ROAD
VILLAGE OF MAMARONECK, WESTCHESTER COUNTY , NY

DATE:	11-20-15
SCALE:	1" = 10'
FILE:	1 JJ
DSGN / CHK:	TSA
DRN. BY:	NT
SHT NO.	FIGURE 2
DWG NO.	POST

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5905





LOCATION MAP
NTS

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPERTY LINE
- SETBACK LINE
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING CB & STORM LINE TO REMAIN
- EXISTING STONE WALL TO REMAIN
- EXIST WATER LINE
- EXIST SEWER LINE
- EXIST GAS LINE

PLAN

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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SHEET INDEX		
1OF 7	EXISTING CONDITIONS	EX
2 OF 7	SITE PLAN	SP
3 OF 7	EROSION CONTROL PLAN	EC
4 OF 7	EROSION CONTROL DETAILS	ED
5 OF 7	DRIVEWAY PROFILE & DETAILS	DP
6 OF 7	DRAINAGE DETAILS	D-1
7 OF 7	UTILITIES DETAILS	UD

SITE DATA

1.TOTAL AREA OF PARCEL: 0.56 Ac ±

2. OWNER/APPLICANT:
ELK HOMES PARTNERS II L.P.
411 THEODORE FREMD AVE
RYE , NY 10580

3. ZONING DISTRICT: C-1

4. TAX I.D. #: SHEET 154.5, BLOCK 1, LOT 66

5. SURVEYOR:
STEPHEN F. HOPPE, L.C
111 ROUTE 303
TAPPAN , NY,10983

REVISIONS:					
DATE:	DESCRIPTION	BY/CK	DATE:	DESCRIPTION	BY/CK

STATE OF NEW YORK · TIMOTHY S. ALLEN · 078434 · LICENSED PROFESSIONAL ENGINEER

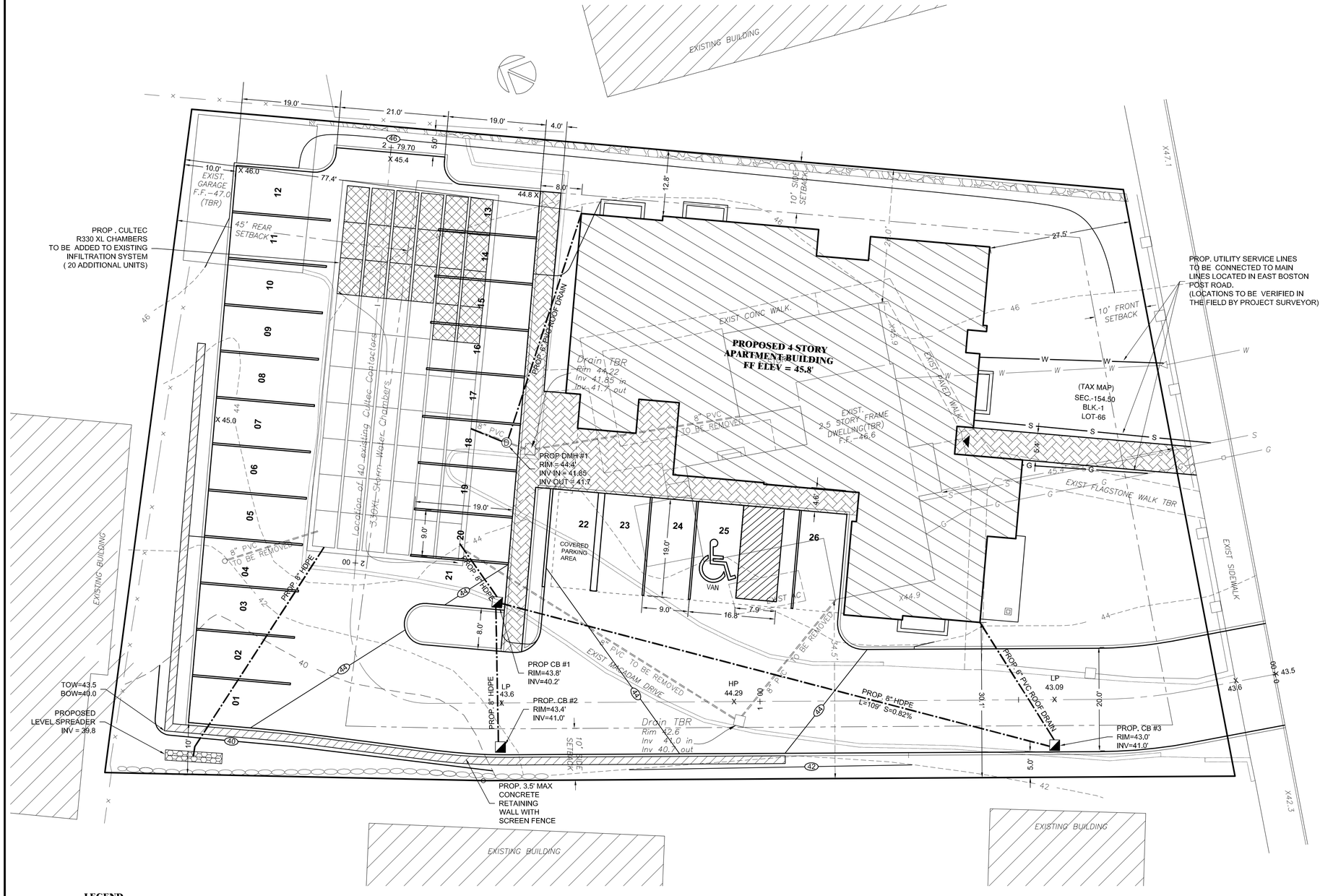
TIMOTHY S. ALLEN, P.E.

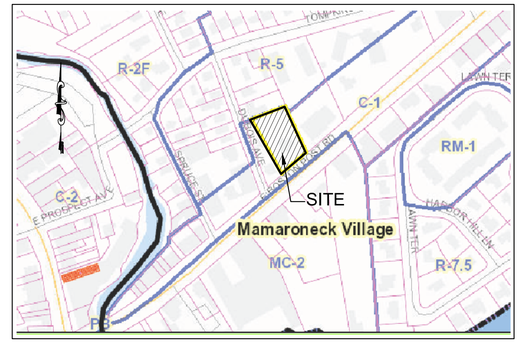
EXISTING CONDITIONS

ELK HOMES PARTNERS II L.P.
422 EAST BOSTON POST ROAD
VILLAGE OF MAMARONECK, WESTCHESTER COUNTY , NY

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE:	11-20-15
SCALE:	1" = 10'
FILE:	5F
DSGN / CHK:	TSA
DRN. BY:	NT
SHT NO.	1 OF 7
DWG NO.	**EX**





LOCATION MAP
NTS

ZONING CONFORMANCE TABLE

		C-1 -GENERAL COMMERCIAL		
		PERMITTED / REQUIRED	EXISTING	PROPOSED
LOT AREA	AC		0.56 AC. +/-	0.56
	SF		24,222	24,222
MIN. LOT AREA	-	-	-	-
MAX. FLOOR AREA RATIO	%	0.8	0.1	0.8
	SF			19,419
MAX BLDG. COVERAGE (% OF LOT AREA)	%	50	5%	17.9 %
FRONT YARD	FT	10	45.4'	27.5
SIDE YARD	FT	NONE (SEE NOTE 1)	26'	12.8' / 30.1'
REAR	FT	45	103.7	77.4'
HEIGHT	STORIES	3	2 ½	4
	FT	40		45'
MINIMUM NUMBER OF PARKING SPACES		27	-	26

COMMERCIAL ZONING NOTES:
1. Yard may be reduced to not less than 10 feet, provided that there are no openings in any wall facing the adjoining residence district and no parking, loading or unloading or other activities of any kind are conducted in such reduced yard. These provisions shall not apply to any property adjacent to a P District.

SITE DATA

1.TOTAL AREA OF PARCEL: 0.56 Ac ±

2. OWNER/APPLICANT:
ELK HOMES PARTNERS II L.P.
411 THEODORE FREMD AVE
RYE , NY 10580

3. ZONING DISTRICT: C-1

4. TAX I.D. #: SHEET 154.5, BLOCK 1, LOT 66

5. SURVEYOR:
STEPHEN F. HOPPE, L.C
111 ROUTE 303
TAPPAN , NY,10983

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING CB & STORM LINE TO REMAIN
- EXISTING STONE WALL TO REMAIN
- EXIST WATER LINE (W — W)
- EXIST SEWER LINE (S — S)
- EXIST GAS LINE (G — G)
- PROP. DRAINAGE LINE (CB)
- PROP. WATER LINE (W — W)
- PROP. SEWER LINE (S — S)
- PROP. GAS LINE (G — G)
- PROP. ROOF & FTG. DRAINS
- PROP. DMH (D)
- EXISTING 2' CONTOUR (42)
- EXISTING 10' CONTOUR (40)
- PROPOSED 2' CONTOUR (42)
- PROPOSED 10' CONTOUR (40)
- PROP. BUILDING

PLAN
GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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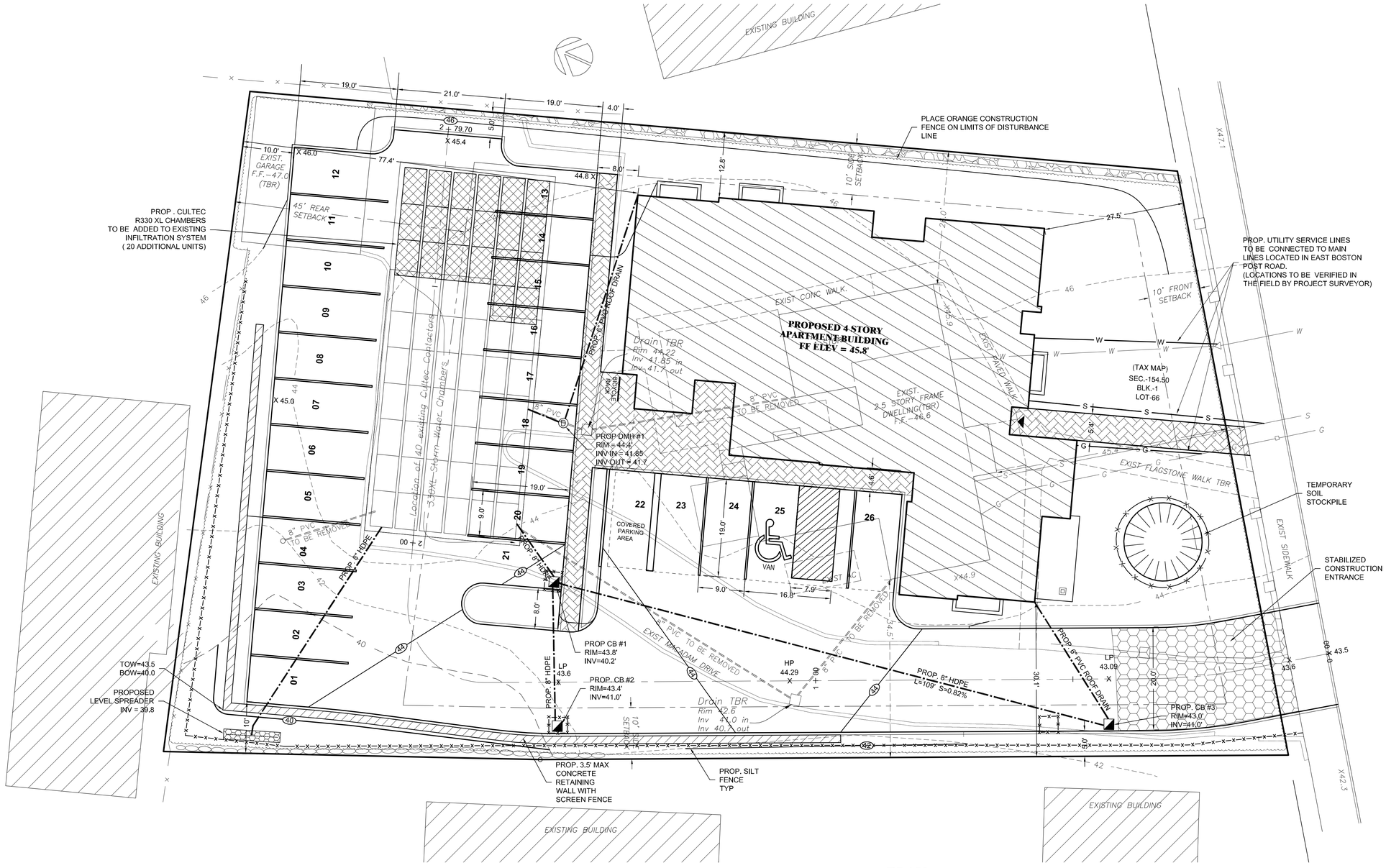
STATE OF NEW YORK · TIMOTHY S. ALLEN · 085434 · LICENSED PROFESSIONAL ENGINEER
TIMOTHY S. ALLEN, P.E.

SITE PLAN

ELK HOMES PARTNERS II L.P.
422 EAST BOSTON POST ROAD
VILLAGE OF MAMARONECK, WESTCHESTER COUNTY , NY

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE:	11-20-15
SCALE:	1" = 10'
FILE:	5F
DSGN / CHK:	TSA
DRN. BY:	NT
SHT NO.	2 OF 7
DWG NO.	**SP**



LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROP. BUILDING
- EXIST. BUILDING TO BE REMOVED
- PROPERTY LINE
- SETBACK LINE
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING CB & STORM LINE TO REMAIN
- EXISTING STONE WALL TO REMAIN
- EXIST WATER LINE
- EXIST SEWER LINE
- EXIST GAS LINE
- PROP. DRAINAGE LINE
- PROP. WATER LINE
- PROP. SEWER LINE
- PROP. ROOF & FTG. DRAINS
- PROP. DMH

EROSION CONTROL LEGEND:

- DRAIN INLET SEDIMENT FILTER
- STAKED SILT FENCE
- TEMPORARY MATERIAL STOCKPILE AREAS
- CONSTRUCTION ENTRANCE
- PROPOSED CONSTRUCTION & ORANGE FENCE

PLAN

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

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REVISIONS:					
DATE:	DESCRIPTION	BY/CK	DATE:	DESCRIPTION	BY/CK

STATE OF NEW YORK · TIMOTHY S. ALLEN · 073434 · LICENSED PROFESSIONAL ENGINEER

TIMOTHY S. ALLEN, P.E.

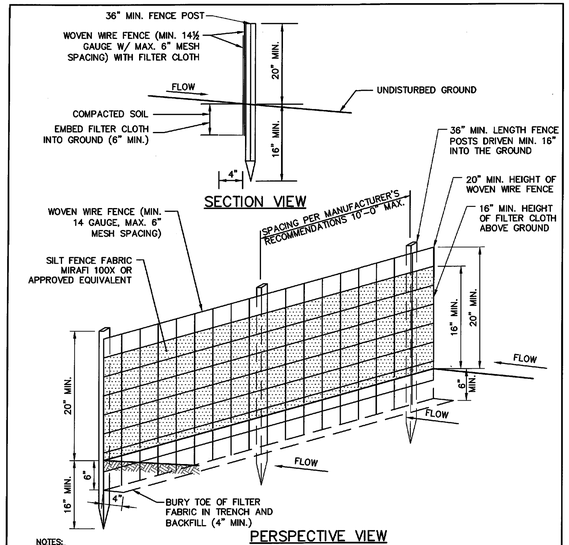
EROSION CONTROL PLAN

ELK HOMES PARTNERS II L.P.

422 EAST BOSTON POST ROAD
VILLAGE OF MAMARONECK, WESTCHESTER COUNTY , NY

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

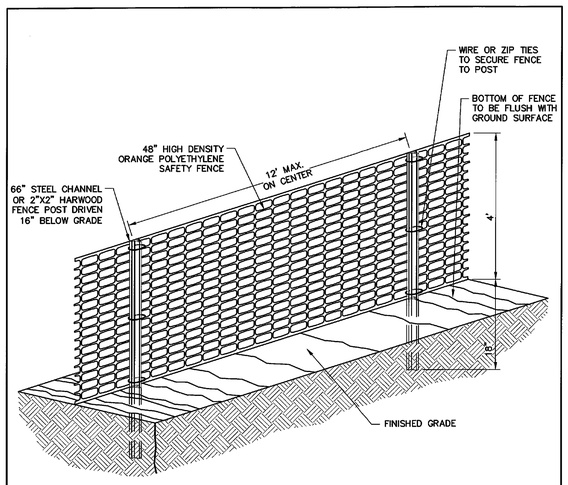
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SCALE:	1"=10'
FILE:	1 JJ
DSGN / CHK:	TSA
DRN. BY:	NT
SHT NO.	3 OF 7
DWG NO.	EC



NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS.
7. SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS.

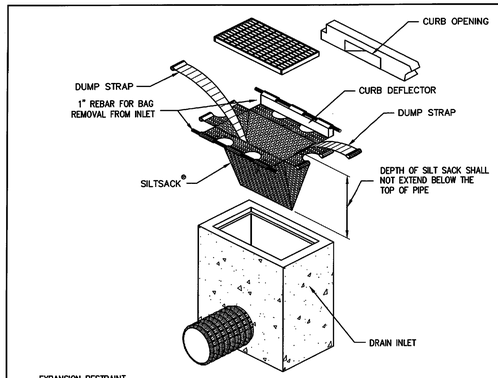
VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	SILT FENCE	VILLAGE OF MAMARONECK, VILLAGE MUNICIPAL BUILDING, 169 MT. PLEASANT AVENUE (3RD FLOOR), WESTCHESTER COUNTY, VILLAGE OF MAMARONECK, NY 10543, PHONE: (914) 777-7731, FAX: (914) 777-7792	PROJECT DETAILS: SCALE/NOT TO SCALE; DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE; CHECKED BY: ARC, PE; DRAWN BY: ARC, PE; VCM Silt Fence.dwg		SD-1A



NOTES:

1. MAINTAIN TENSION ACROSS FULL HEIGHT AND LENGTH OF FENCE.
2. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE.
3. FENCE SHALL BE HIGH DENSITY ORANGE POLYETHYLENE SAFETY FENCE AS MANUFACTURED BY EROSION RUNNER® OR APPROVED EQUAL.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	CONSTRUCTION FENCE	VILLAGE OF MAMARONECK, VILLAGE MUNICIPAL BUILDING, 169 MT. PLEASANT AVENUE (3RD FLOOR), WESTCHESTER COUNTY, VILLAGE OF MAMARONECK, NY 10543, PHONE: (914) 777-7731, FAX: (914) 777-7792	PROJECT DETAILS: SCALE/NOT TO SCALE; DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE; CHECKED BY: ARC, PE; DRAWN BY: ARC, PE; VCM Construction Fence.dwg		SD-1B

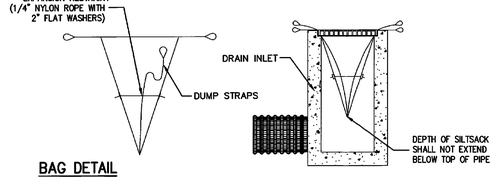


BAG DETAIL

HI-FLOW SILTSACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL®

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

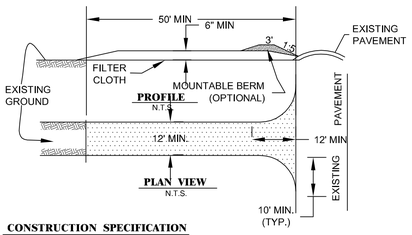


INSTALLATION DETAIL

NOTES:

1. PRODUCT SHALL BE THE SSECX0402 SILTSACK® HIGH FLOW, TYPE "B" (WITH CURB DEFLECTOR) MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	CURB INLET PROTECTION (WITHIN RIGHT-OF-WAY AND/OR EXISTING PAVEMENT)	VILLAGE OF MAMARONECK, VILLAGE MUNICIPAL BUILDING, 169 MT. PLEASANT AVENUE (3RD FLOOR), WESTCHESTER COUNTY, VILLAGE OF MAMARONECK, NY 10543, PHONE: (914) 777-7731, FAX: (914) 777-7792	PROJECT DETAILS: SCALE/NOT TO SCALE; DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE; CHECKED BY: ARC, PE; DRAWN BY: ARC, PE; VCM Silt Sack.dwg		SD-1E



CONSTRUCTION SPECIFICATION

1 STONE SIZE- USE 2" STONE, OR RECYCLED CONCRETE EQUIVALENT.

2 LENGTH-NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)

3 THICKNESS- NOT LESS THAN SIX (6) INCHES.

4 WIDTH- TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.

5 FILTER CLOTH- WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

6 SURFACE WATER- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRACES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

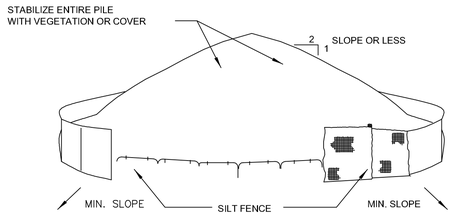
7 MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8 WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE & WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

N. T. S.



INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE
2. MAXIMUM SLOPE OF STOCKPILING SHALL BE 1:2
3. UPON COMPETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILTATION FENCE DETAIL.

SOIL STOCKPILE DETAIL

N. T. S.

REVISIONS:						
DATE:	DESCRIPTION	BY/CK	DATE:	DESCRIPTION		BY/CK

EROSION CONTROL DETAILS

ELK HOMES PARTNERS II L.P.

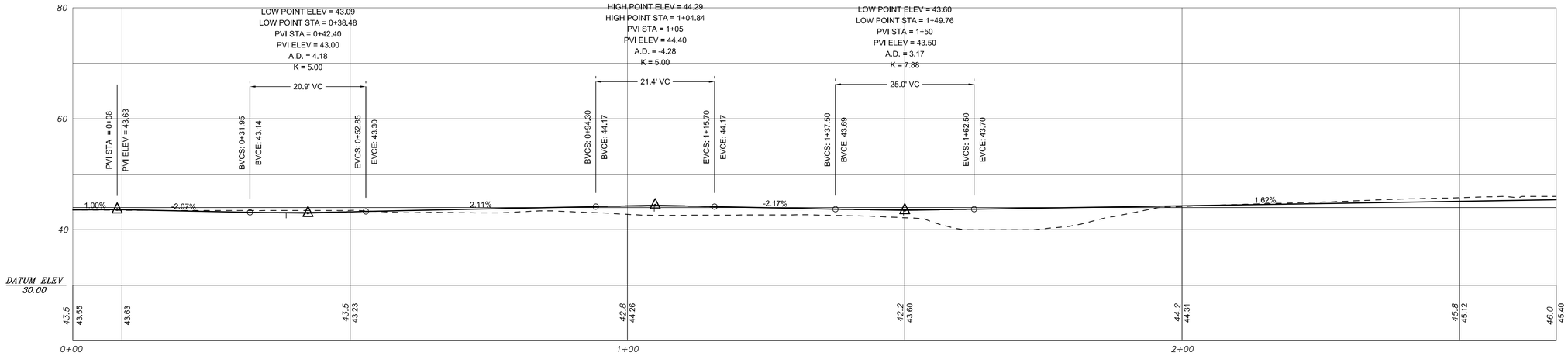
422 EAST BOSTON POST ROAD
VILLAGE OF MAMARONECK, WESTCHESTER COUNTY , NY

STATE OF NEW YORK · TIMOTHY S. ALLEN · 073434 · REGISTERED PROFESSIONAL ENGINEER

TIMOTHY S. ALLEN, P.E.

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE:	11-20-15
SCALE:	1"=10'
FILE:	5 F
DSGN / CHK:	TSA
DRN. BY:	NT
SHT NO.	4 OF 7
DWG NO.	ED

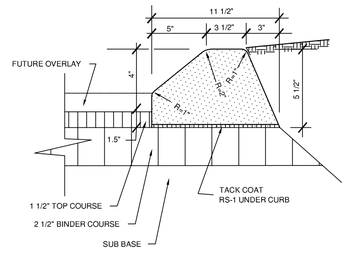


DRIVEWAY PROFILE

SCALE H 1"=10'
V 1"=10'

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ASPHALT CURB DETAIL

N.T.S.

TRAFFIC SIGN CHART

PROPOSED SIGN	DESCRIPTION	MUTCD SIGN #
RESERVED PARKING	12"x18" SIGN TO BE INSTALLED IN PROPOSED ON-SITE HANDICAP ACCESSIBLE PARKING SPACE (PARKING STALL #6).	R7-8
VAN ACCESSIBLE	12"x9" SIGN TO BE INSTALLED IN PROPOSED ON-SITE HANDICAP ACCESSIBLE PARKING SPACE (TO ACCOMPANY SIGN R7-8).	R7-8P

CALL BEFORE YOU DIG 1-800-962-7962

UNDER THE NY STATE LAW PROTECTING UNDERGROUND FACILITIES, THE FOLLOWING RULES AND REGULATIONS ARE IN EFFECT FOR ALL EXCAVATORS:

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- THEY MUST CONTACT NON-UFPO MEMBER UTILITY OWNERS FOR STAKE-OUTS.

REVISIONS						
DATE:	DESCRIPTION	BY/CK	DATE:	DESCRIPTION	BY/CK	

STATE OF NEW YORK · TIMOTHY S. ALLEN · LICENSED PROFESSIONAL ENGINEER · 073434

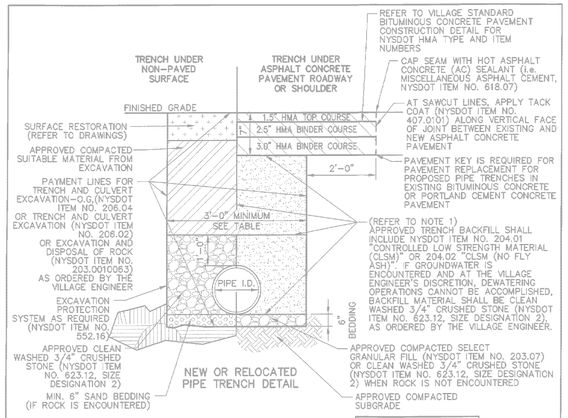
TIMOTHY S. ALLEN, P.E.

DRIVEWAY PROFILE& DETAILS

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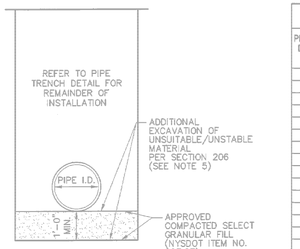
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SHT NO.	5 OF 7
DWG NO.	DP



NEW OR RELOCATED PIPE TRENCH DETAIL

EXCAVATION PAYMENT WIDTHS	
PIPE INSIDE DIAMETER (I.D.)	TRENCH WIDTH
3	3'–0"
4	3'–0"
6	3'–0"
8	3'–0"
10	3'–0"
12	3'–0"
14	3'–6"
16	3'–6"
18	3'–6"
20	4'–0"
24	4'–0"
30	4'–6"
36	5'–0"
42	5'–6"
48	6'–0"
54	6'–6"
60	7'–0"
64	7'–6"



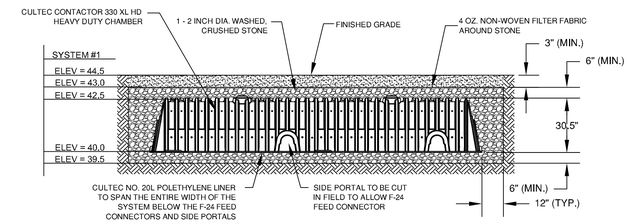
PIPE INSTALLATION IN UNSTABLE OR UNSUITABLE SOIL CONDITIONS

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	PIPE TRENCH AND ASPHALT CONCRETE PAVEMENT RESTORATION	VILLAGE OF MAMARONECK	PROJECT: DETAILS TOGETHER TO SCALE DATE: 02/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VOM Pipe Trench.dwg	VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	SD-2A

NOTES:

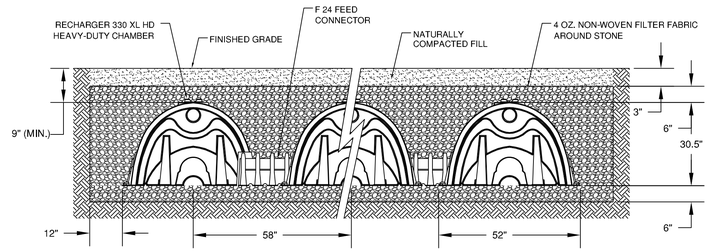
1. FOR PIPE TRENCH INSTALLATION, CONTROLLED LOW STRENGTH MATERIAL (CLSM – NYSDOT ITEM NO. 204.01 OR 204.02) SHALL BE USED AS THE PIPE TRENCH BACKFILL MATERIAL. THE CLSM SHALL EXTEND FROM THE BOTTOM OF THE PIPE TRENCH UP TO THE BOTTOM OF THE ASPHALT CONCRETE BASE COURSE. SUBMITTALS OF THE CLSM (NYSDOT ITEM NO. 204.01 OR 204.02) SHALL BE PROVIDED TO THE VILLAGE ENGINEER FOR REVIEW AND APPROVAL.
2. UNLESS OTHERWISE NOTED, THE EXCAVATION AND EMBANKMENT AND TRENCH AND CULVERT EXCAVATION SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTIONS 203 AND 206 AND OTHER APPLICABLE SECTIONS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED JANUARY 9, 2014 WITH LATEST REVISIONS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ELEVATIONS OF EXISTING UTILITIES TO ENSURE ADEQUATE CLEARANCE FOR THE SEWER LINE EXISTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER (IN WRITING) OF CONFLICTING ELEVATIONS, ALLOWING THE ENGINEER ADEQUATE TIME TO REVISE GRADES WITHOUT NECESSITATING REMOVAL AND RECONSTRUCTION OF WORK ALREADY COMPLETED BY THE CONTRACTOR.
4. THE TOP PAYMENT LINE FOR TRENCH EXCAVATION SHALL BE PER NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION SECTION 206 LAST REVISED JANUARY 9, 2014 WITH LATEST REVISIONS.
5. THE MINIMUM TRENCH WIDTH MAY BE ADJUSTED TO (O.D.+12"), IF CONTROLLED LOW STRENGTH MATERIAL (CLSM) IS TO BE USED AS BACKFILL.
6. BEDDING BELOW THE PIPE INVERT SHALL BE REQUIRED FOR ALL SOIL CONDITIONS (i.e. STABLE, UNSTABLE, UNSUITABLE AND ROCK). PLEASE REFER TO THIS DETAIL FOR THE REQUIRED BEDDING MATERIAL FOR EACH SOIL CONDITION.
7. IF UNSTABLE OR UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED NEAR THE INVERT ELEVATION, A MINIMUM OF 1 FOOT AND A MAXIMUM OF 2 FEET OF MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SELECT GRANULAR FILL. ADDITIONAL PAYMENT WILL BE MADE FOR MATERIAL PLACED TO TREAT UNSTABLE OR UNSUITABLE CONDITIONS.
8. BACKFILL SHALL BE INSTALLED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION SECTION 203 LAST REVISED JANUARY 9, 2014 WITH LATEST REVISIONS.
9. REFER TO PROOF ROLLING RESTRICTIONS IN §203–3.13E OF NYSDOT STANDARD SPECIFICATIONS.
10. AT THE CONTRACTOR'S RISK, CONSTRUCTION EQUIPMENT MAY BE ALLOWED TO CROSS OVER A PIPE INSTALLATION USING RAMPS CONSTRUCTED AS SHOWN IN NYSDOT PIPE TRENCH METHOD B–1 OR B–2 COMPACTED IN CONFORMANCE WITH THE REQUIREMENTS OF §203–3.12 OF NYSDOT STANDARD SPECIFICATIONS. ALL RAMPS WHICH CANNOT BE USED AS PART OF THE COMPLETED EMBANKMENT ARE INSTALLED AND REMOVED AT THE CONTRACTOR'S EXPENSE. ANY PIPE OR STRUCTURE DAMAGED OR DISTURBED BY THESE ACTIVITIES MUST BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. THE VILLAGE ENGINEER SHALL INSPECT THE PIPE TRENCH PRIOR TO AND DURING BACKFILL. THE OWNER, OWNER'S REPRESENTATIVE, AND/OR CONTRACTOR SHALL CONTACT THE VILLAGE ENGINEER AT (914) 777–7731 OR EMAIL ENGINEER@VOMNY.ORG (24) HOURS PRIOR TO START OF THIS WORK.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	PIPE TRENCH AND ASPHALT CONCRETE PAVEMENT RESTORATION	VILLAGE OF MAMARONECK	PROJECT: DETAILS TOGETHER TO SCALE DATE: 02/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VOM Pipe Trench.dwg	VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	SD-2A



CULTEC RECHARGER 330 XL MANIFOLD DETAIL

N.T.S.

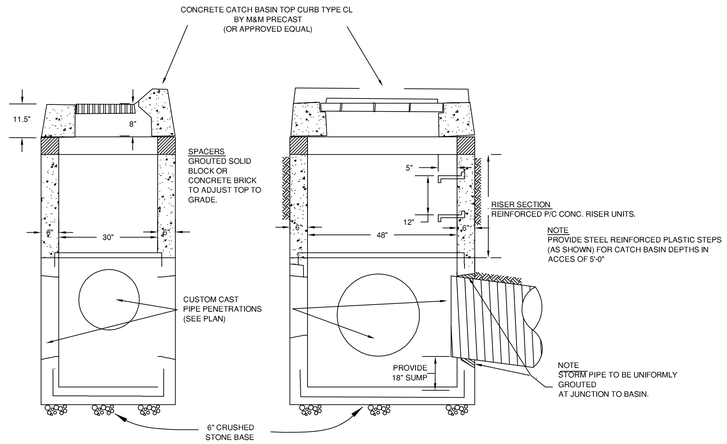


GENERAL NOTES
RECHARGER 330 XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
INSTALLED LENGTH = 7'
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330 XL HD HEAVY DUTY FOR TRAFFIC AND/OR H20 APPLICATIONS.

ALL RECHARGER 330 XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330 XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC RECHARGER 330 XL TYPICAL SECTION

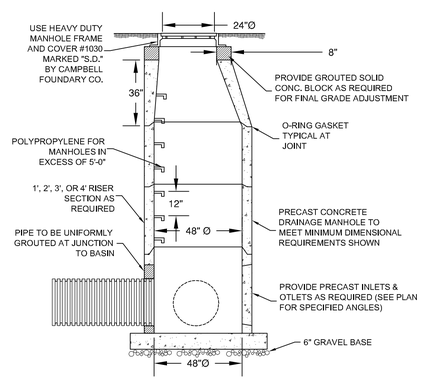
N.T.S.



TYPICAL CATCH BASIN (ON-SITE)

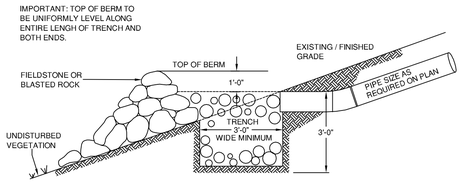
N.T.S.

PRECAST CONCRETE CATCH BASIN TO MEET MINIMUM DIMENSIONAL REQUIREMENTS SHOWN. IN ADDITION, ALL STRUCTURES TO BE LOCATED WITHIN PAVED AREAS SHALL BE DESIGNED TO SUPPORT H-20 LOADING



TYPICAL DRAINAGE MANHOLE

N.T.S.



TRENCH SHALL REMAIN UNFILLED (SEE NOTE *) UNTIL COMPLETION OF PAVING AND SITE STABILIZATION WITH SUITABLE VEGETATIVE COVER, AS DIRECTED BY ENGINEER. SILT DEPOSITED DURING CONSTRUCTION SHALL BE REMOVED AND TRENCH FILLED AS SHOWN WITH FIELDSTONE OR TAILNGS - MINIMUM 4" DIA.

* EXCEPT AT PIPE DISCHARGE POINT : A PILE OF FIELDSTONE SHALL BE PLACED IN TRENCH AS A " SPLASH PLATE " TO MINIMIZE SCOURING.

LEVEL SPREADER

N.T.S.

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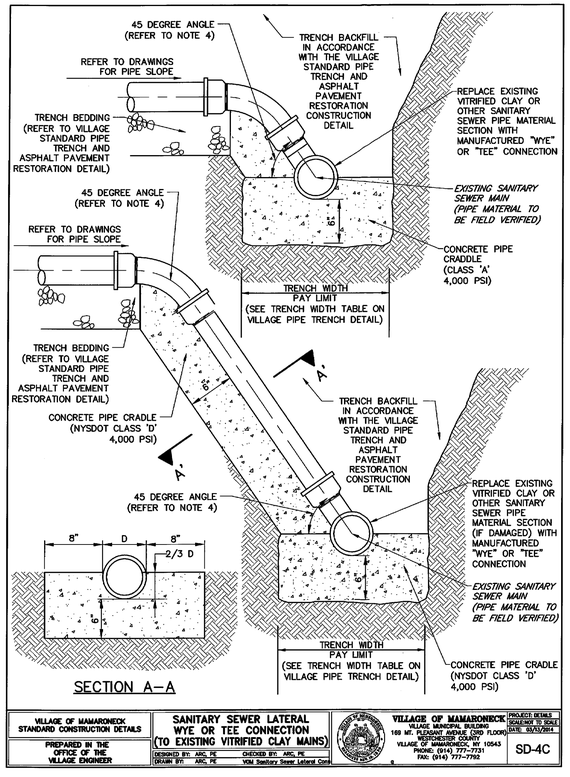
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DRAINAGE DETAILS

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SHT NO.	6 OF 7
DWG NO.	**D-1**



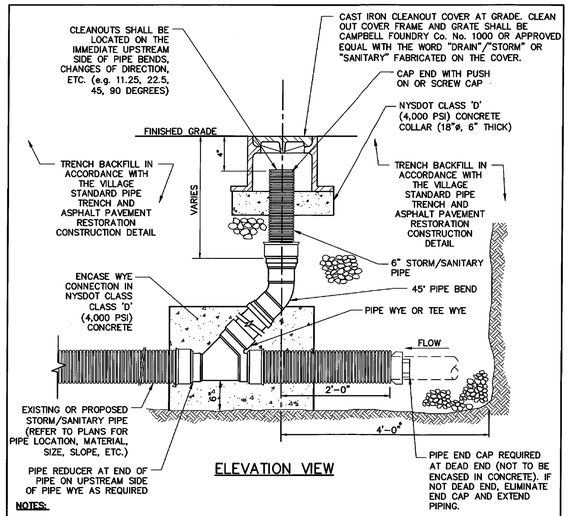
SECTION A–A

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	SANITARY SEWER LATERAL WYE OR TEE CONNECTION (TO EXISTING VITRIFIED CLAY MAINS)	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VOM Sanitary Sewer Lateral Conn		SD-4C

NOTES:

1. ALL SERVICE LINES SHALL HAVE A MINIMUM OF THREE AND ONE HALF (3 ½) FEET OF COVER.
2. SERVICE LINE LOCATION, GRADE AND ALIGNMENT SHALL BE AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE ENGINEER.
3. WHERE SERVICE LINES ARE TO BE DEAD–ENDED, CONTRACTOR SHALL INSTALL APPROVED WATERTIGHT AND PRESSURE–TIGHT PLUGS.
4. IF MINIMUM COVER CANNOT BE ATTAINED WHILE MAINTAINING MINIMUM SLOPE, THE ANGLE OF CONNECTION MAY BE REDUCED TO 22.5', IF APPROVED BY THE ENGINEER AND GOVERNING BODY WITH JURISDICTION.
5. SANITARY SEWER SERVICE LINE INCLUDING FITTINGS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SDR–26 CLASS 160 PRESSURE PIPE WITH PUSH–ON JOINTS IN ACCORDANCE WITH ASTM D–3034 AND D–3212.
6. THE CONNECTION SHALL BE MADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND IN THE PRESENCE OF THE VILLAGE ENGINEER.
7. THE MANUFACTURED WYE OR TEE CONNECTION SHALL BE INSTALLED BY CUTTING OUT SECTION OF VCP SANITARY SEWER MAIN, MAINTAINING SQUARE ENDS, AND INSERTING THE MANUFACTURED WYE OR TEE CONNECTION. THE JOINTS ON BOTH SIDES SHALL BE SEALED USING HYMAX COUPLERS, HYMAX FLANGED ADAPTERS OR VILLAGE ENGINEER APPROVED EQUAL.
8. THE VILLAGE ENGINEER MUST INSPECT THE TAP AND PIPE TRENCH PRIOR TO AND DURING BACKFILL. THE OWNER, OWNER'S REPRESENTATIVE AND/OR CONTRACTOR SHALL CONTACT THE VILLAGE ENGINEER AT (914) 777–7731 OR EMAIL ENGINEER@VOMNY.ORG (24) HOURS PRIOR TO START OF THIS WORK.

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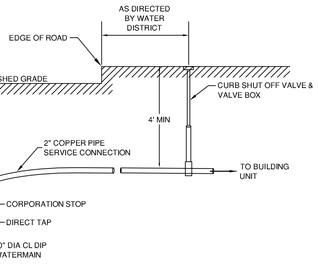


ELEVATION VIEW

NOTES:

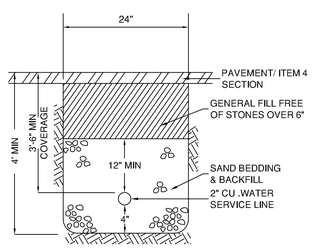
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4. THE VILLAGE ENGINEER SHALL INSPECT THE STORM AND/OR SANITARY SEWER (i.e. STRUCTURES, PIPES, CLEANOUTS, ETC.) PRIOR TO AND DURING BACKFILL. THE OWNER, OWNER'S REPRESENTATIVE AND/OR CONTRACTOR SHALL CONTACT THE VILLAGE ENGINEER AT (914) 777–7731 OR EMAIL ENGINEER@VOMNY.ORG (24) HOURS PRIOR TO START OF THIS WORK.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	STORM AND/OR SANITARY SEWER CLEANOUT (WITHIN RIGHT–OF–WAY)	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014
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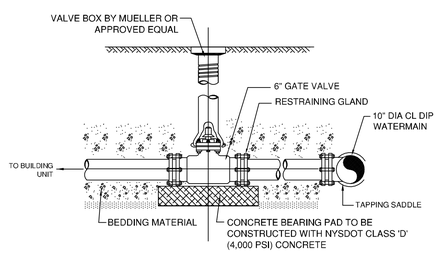
TYPICAL WATER SERVICE CONNECTION

N.T.S.



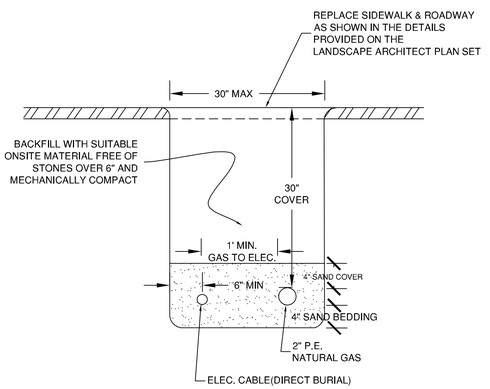
WATER SERVICE INSTALLATION DETAIL

N.T.S.



TYPICAL FIRE PROTECTION SERVICE CONNECTION

N.T.S.



UTILITIES TRENCH DETAIL

N.T.S.

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T 914.448.2266
F 914.448.0147

MEMORANDUM

TO: Mr. Stewart Sterk, Planning Board Chair

FROM: Hugh J. Greechan, Village Consulting Engineer

CC: Members of the Planning Board
Mr. Robert Galvin, Village Planning Consultant
Mr. Dan Gray, Village Building Inspector

DATE: January 25, 2016

RE: 422 East Boston Post Road
SWPPP Review

The purpose of this memorandum is to provide the Planning Board with a summary of our review of the most recent documents received related to the proposed improvements at 422 East Boston Post Road. The application proposes to demolish an existing 2.5 story office building and construct a new four story residential apartment building. This review was focused on the engineering design and the associated Village Code requirements in accordance with the following:

- Village of Mamaroneck Code, Chapter 294 *Stormwater Management and Erosion and Sediment Control*, and other sections, as applicable;
- New York State Department of Environmental Conservation (NYSDEC) *Stormwater Management Design Manual*, last revised January 2015;
- *New York State Standards and Specifications for Erosion and Sediment Control*, dated August 2005.

DOCUMENTS REVIEWED

- No revised documents have been submitted for review.

DISCUSSION

Revised plans and documents have not been submitted. However, Comment 3 has been added based on discussion from the December 7, 2015 Planing Board meeting. It should be noted that further comments may be added upon receipt of additional detailed information.

1. Provide documentation of deep soil test and infiltration tests used to develop exfiltration rate used in stormwater calculations.

2. Include a note on the plans that the Contractor shall inspect and clean the existing stormwater infrastructure to remain, including any manholes, pipes, and infiltrators.

3. Plans and SWPPP shall be updated to show and describe the high-level overflow through adjacent property to provide a connection to existing Village stormwater sewer, including depiction of easement required.

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Traffic Impact Study

422 E. Boston Post Road
Village of Mamaroneck, New York

January 25, 2016

Prepared For

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MC Project No. 15002790A

TABLE OF CONTENTS — PAGE NO.

A. INTRODUCTION 1
B. PROJECT DESCRIPTION AND LOCATION (FIGURE NO. 1) 1
C. DESCRIPTION OF EXISTING ROADWAY NETWORK 1
D. YEAR 2016 EXISTING TRAFFIC VOLUMES (FIGURES NO. 2 AND 3) 1
E. YEAR 2018 NO-BUILD TRAFFIC VOLUMES (FIGURES NO. 4 AND 5) 2
F. SITE GENERATED TRAFFIC VOLUMES 2
G. YEAR 2018 BUILD TRAFFIC VOLUMES (FIGURES NO. 6, 7, 8, 9 AND 10) 2
H. DESCRIPTION OF ANALYSIS PROCEDURES 3
I. RESULTS OF ANALYSIS 3
J. SUMMARY AND CONCLUSION 5

APPENDICES

APPENDIX A ..... FIGURES
APPENDIX B ..... LEVEL OF SERVICE STANDARDS
APPENDIX C ..... CAPACITY ANALYSIS SUMMARY SHEETS
APPENDIX D ..... TRAFFIC COUNT DATA/SPEED DATA

A. INTRODUCTION

This Study was prepared to evaluate the potential traffic impacts of the proposed 13 apartments at 422 E. Boston Post Road in the Village of Mamaroneck on the area roadways. The following sections provide a description of the proposed Project and the tasks undertaken in completing our evaluation.

B. PROJECT DESCRIPTION AND LOCATION (Figure No. 1)

Elk Homes is proposing to redevelop the existing 2.5 story existing building (which was previously a funeral home and has recently been approved for an office) to a 4 story, 13 unit apartment building at 422 E. Boston Post Road. The Site currently has and will continue to have access via a driveway to E. Boston Post Road. The Site Location is shown on Figure No. 1.

C. DESCRIPTION OF EXISTING ROADWAY NETWORK

As discussed in Section B and shown on Figure No. 1, the Site currently has and will continue to have access via a driveway to E. Boston Post Road. In the vicinity of the Site, E. Boston Post Road (U.S. Route 1) has two travel lanes in each direction with on-street parking. Along the frontage of the Site (northside of E. Boston Post Road), there is 90 minute parking, 9AM to 7PM, Monday through Saturday, except holidays. E. Boston Post Road has a posted speed limit of 30 mph.

D. YEAR 2016 EXISTING TRAFFIC VOLUMES (Figures No. 2 and 3)

In order to identify current traffic conditions in the vicinity of the Site, turning movement traffic counts were conducted at the adjacent E. Boston Post Road and Dubois Avenue intersection on Wednesday, January 20, 2016 to determine the Weekday Peak AM and Weekday Peak PM Hours.

The resulting Year 2016 Existing Traffic Volumes are shown on Figures No. 2 and 3 for the Weekday Peak AM Hour (8:00 AM – 9:00 AM) and Weekday Peak PM Hour (4:30 PM – 5:30 PM), respectively. A copy of the Traffic Count Data is contained in Appendix D of this Study.

E. YEAR 2018 NO-BUILD TRAFFIC VOLUMES (Figures No. 4 and 5)

For the purpose of analysis, a Design Year of 2018 has been utilized in completing the traffic analysis. In order to account for normal background growth in the area as well as other potential development in the area, the Year 2016 Existing Traffic Volumes were increased by a conservative growth factor of 5%.

The resulting Year 2018 No-Build Traffic Volumes are shown on Figures No. 4 and 5 for each of the Peak Hours, respectively.

F. SITE GENERATED TRAFFIC VOLUMES

As discussed in Section B, Elk Homes is proposing to redevelop the existing 2.5 story existing building (which was previously a funeral home and has recently been approved for an office) to a 4 story, 13 unit apartment building. The Hourly Trip Generation Rates and Anticipated Site Generated Traffic Volumes for the proposed 13 apartments are summarized below.

13 APARTMENTS	ENTRY		EXIT		TOTAL	
	HTGR*	Volume	HTGR*	Volume	HTGR*	Volume
Weekday Peak AM Hour	0.16	2	0.39	5	0.55	7
Weekday Peak PM Hour	0.41	5	0.26	4	0.67	9

HTGR* - Hourly Trip Generation Rates

Based on ITE Land Use 220 – Apartment Peak Hour of Generator Average Rates - ITE Trip Generation Manual, 9th Edition, 2012

It should be noted that no credit was taken for traffic associated with the previous funeral home or approved office building.

G. YEAR 2018 BUILD TRAFFIC VOLUMES (Figures No. 6, 7, 8, 9 and 10)

The above Site Generated Traffic Volumes for the proposed 13 apartments were assigned to the roadway network based on the anticipated arrival/departure distribution patterns shown on Figure No. 6. The resulting Site Generated Traffic Volumes are shown on Figures No. 7 and 8 for each of the Peak Hours, respectively. The Site Generated Traffic Volumes were added to the Year 2018 No-Build Traffic Volumes to obtain the Year 2018 Build Traffic Volumes.

The resulting Year 2018 Build Traffic Volumes are shown on Figures No. 9 and 10 for each of the Peak Hours, respectively.

H. DESCRIPTION OF ANALYSIS PROCEDURES

In order to determine future traffic operating conditions at the Site driveway, it was necessary to perform capacity analyses. The following is a brief description of the analysis method utilized in this report:

The unsignalized intersection capacity analysis method utilized in this report was performed in accordance with the procedures described in the 2010 Highway Capacity Manual. The procedure is based on total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular critical movement is a function of the service rate or capacity of the approach and the degree of saturation. In order to identify the Level of Service, the average amount of vehicle delay is computed for each critical movement to the intersection.

The terminology used in identifying traffic flow conditions is Levels of Service. A Level of Service "A" represents the best condition and a Level of Service "F" represents the worst condition. A Level of Service "C" is generally used as a design standard while a Level of Service "D" is acceptable during peak periods. A Level of Service "E" represents an operation near capacity. In order to identify an intersection's Level of Service, the average amount of vehicle delay is computed for each approach to the intersection as well as for the overall intersection.

Additional information concerning unsignalized Levels of Service can be found in Appendix B of this Study.

I. RESULTS OF ANALYSIS

In order to evaluate future traffic operating conditions at the Site driveway, capacity analyses were conducted utilizing the procedures described above. Summarized below is a description of the existing geometrics, sight distances and a summary of the future Levels of Service, delays and volume-to-capacity (v/c) ratios. Copies of the capacity analysis are contained in Appendix C of this Study.

1. E. Boston Post Road (U.S. Route 1) and Site Driveway

   As discussed in Section B, the Site currently has and will continue to have access via a driveway to E. Boston Post Road. In the vicinity of the Site, E. Boston Post Road (U.S. Route 1) has two travel lanes in each direction with on-street parking. E. Boston Post Road has a posted speed limit of 30 mph.

Sight Distances

The sight distance at the Site access is 450' feet looking to the left and 600'+ feet looking to the right. Based on AASHTO Standards as contained in "A Policy on Geometric Design of Highway and Streets – 2011" the recommended Stopping Sight Distance (SSD) is 200' feet for the posted speed limit of 30 mph and a stopping sight distance of 257' feet for the 85th Percentile Speed of 36 mph. The Intersection Sight Distance (ISD) for exiting left turns is 335' feet and exiting right turns is 290' feet for the posted speed limit of 30 mph and 397' feet for exiting left turns and 344' feet for exiting right turns for the 85th Percentile Speed of 36 mph. The 85th Percentile Speed Data is contained in Appendix D of this Study.

E. BOSTON POST ROAD AND SITE DRIVEWAY						
	AASHTO Sight Distance Standards [1]					
	Left Turn From Stop		Right Turn From Stop		Existing Sight Distance	
Posted Speed	Stopping	Intersection	Stopping	Intersection	Left	Right
30 mph	200	335	200	290	450'	600'+

[1] Based on AASHTO Standards as contain in "A Policy on Geometric Design of Highway and Streets-2011."

E. BOSTON POST ROAD AND SITE DRIVEWAY						
	AASHTO Sight Distance Standards [1]					
	Left Turn From Stop		Right Turn From Stop		Existing Sight Distance	
85th Speed	Stopping	Intersection	Stopping	Intersection	Left	Right
36 mph	257	397	257	344	450+'	600'+

[1] Based on AASHTO Standards as contain in "A Policy on Geometric Design of Highway and Streets-2011."

Based on the above, there will be adequate sight lines and sight distances provided at the Site driveway. However, it should be noted that similar to existing driveway and existing intersections/driveways along E. Boston Post Road, sight distances may be limited at times due to the on-street parking.

Capacity Analysis

Capacity analysis conducted utilizing the Year 2018 Build Traffic Volumes indicates that the Site driveway will operate at a Level of Service "B" during the Weekday Peak AM and Weekday Peak PM Hours with the proposed 13 apartments.

E. BOSTON POST ROAD AND SITE DRIVEWAY		
Unsignalized	**AM**	**PM**
	LOS [Delay] {V/C Ratio}	**LOS [Delay] {V/C Ratio}**
Eastbound Left	A [8.2] {0.001}	A [8.5] {0.003}
Southbound Left/Right	B [12.8] {0.012}	B [13.7] {0.010}

J. SUMMARY AND CONCLUSION

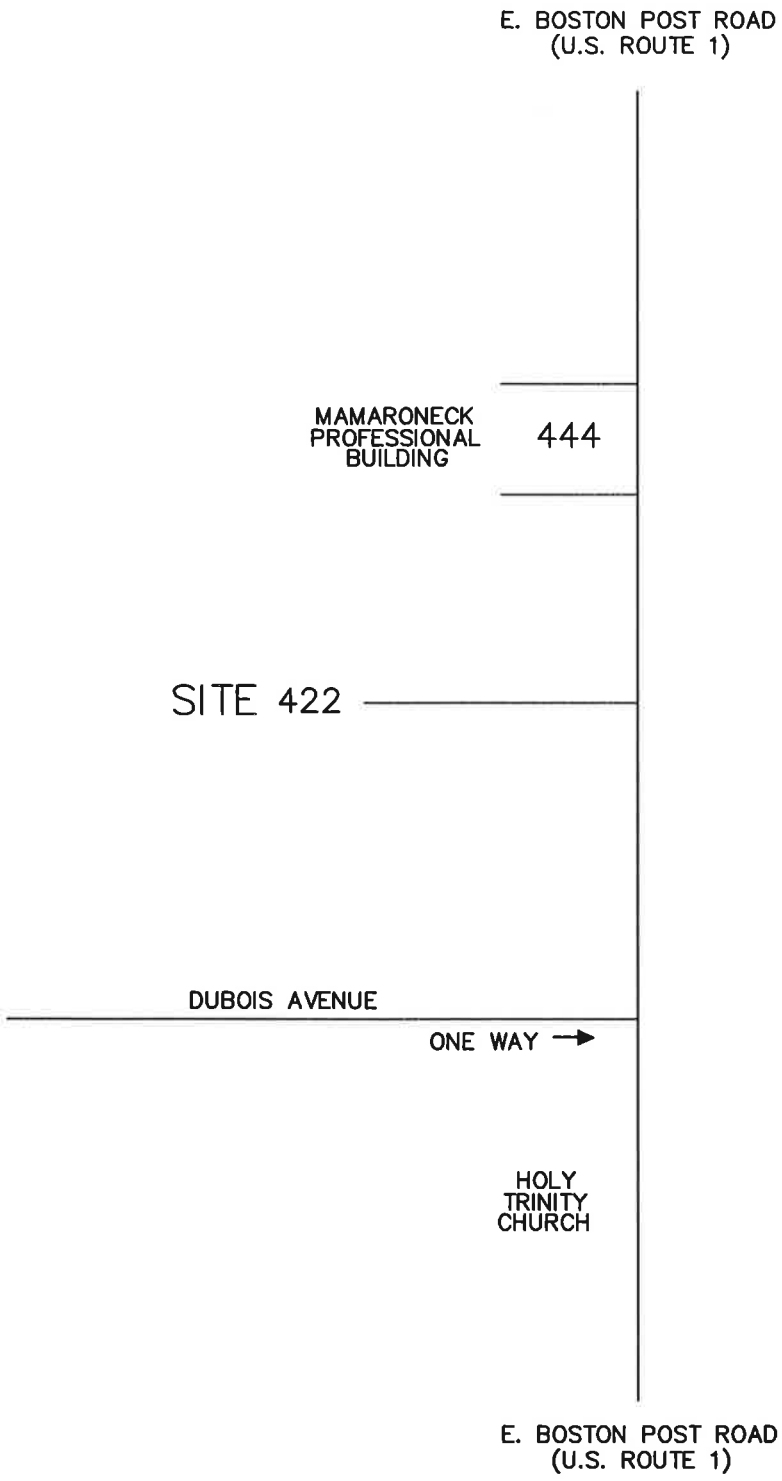
As discussed in Section B, Elk Homes is proposing to redevelop the existing 2.5 story existing building (which was previously a funeral home and has recently been approved for an office) to a 4 story, 13 unit apartment building and as noted in Section F, no credit was taken for traffic associated with the previous funeral home or approved office building.

As summarized in this Study, the Site Driveway will operate at acceptable Levels of Service (LOS "B") during peak hours and will have adequate sight lines and sight distances with the proposed 13 apartments.

422 E. BOSTON POST ROAD

APPENDIX A

FIGURES



NOTE: LINE DIAGRAM NOT TO SCALE

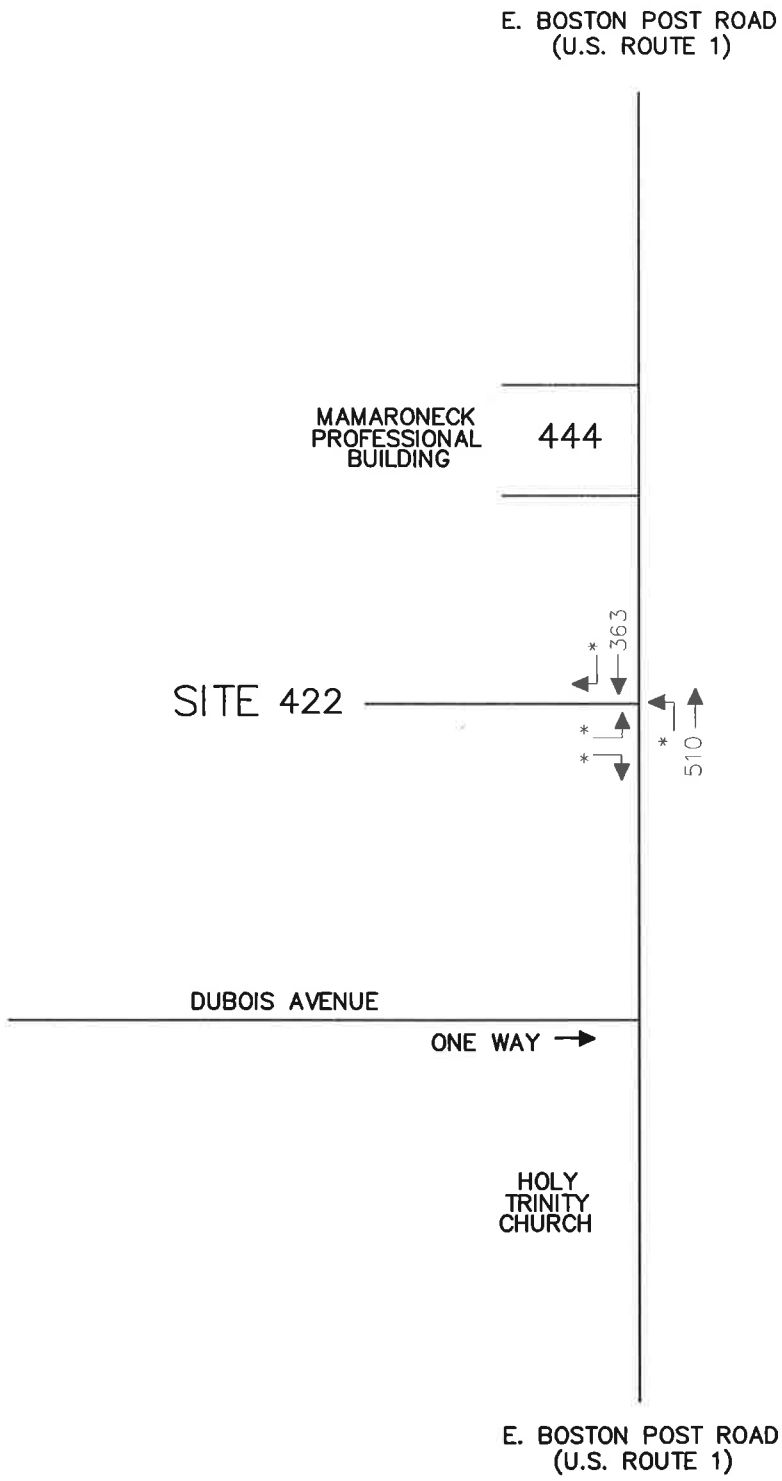
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422 E. BOSTON POST ROAD
MAMARONECK, NEW YORK

SITE LOCATION

JOB NUMBER:	DATE:
15002790A	1/22/2016
FIGURE NUMBER:	
1	



NOTE: LINE DIAGRAM NOT TO SCALE

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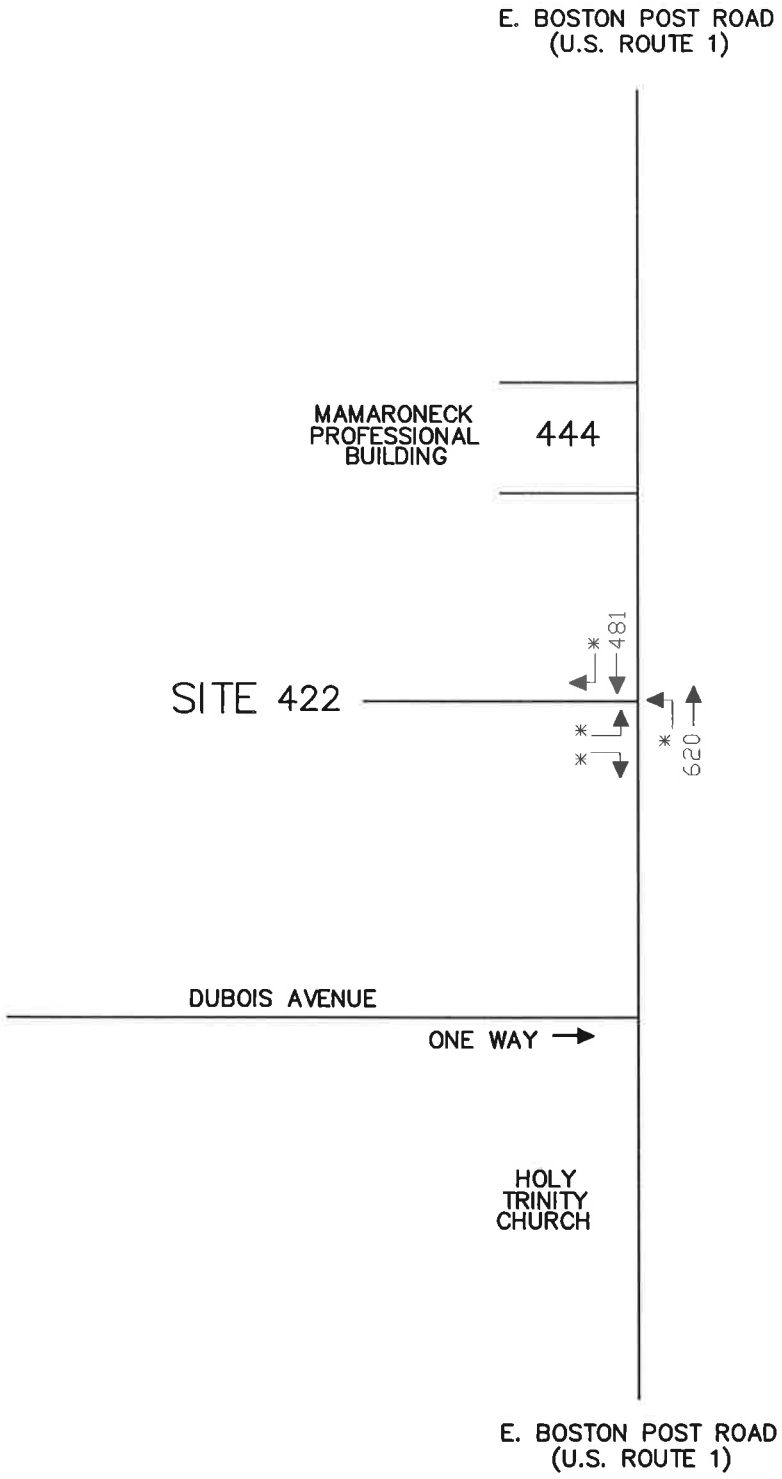
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YEAR 2016 EXISTING TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

JOB NUMBER:	DATE:
15002790A	1/22/2016

FIGURE NUMBER:
2



NOTE: LINE DIAGRAM NOT TO SCALE

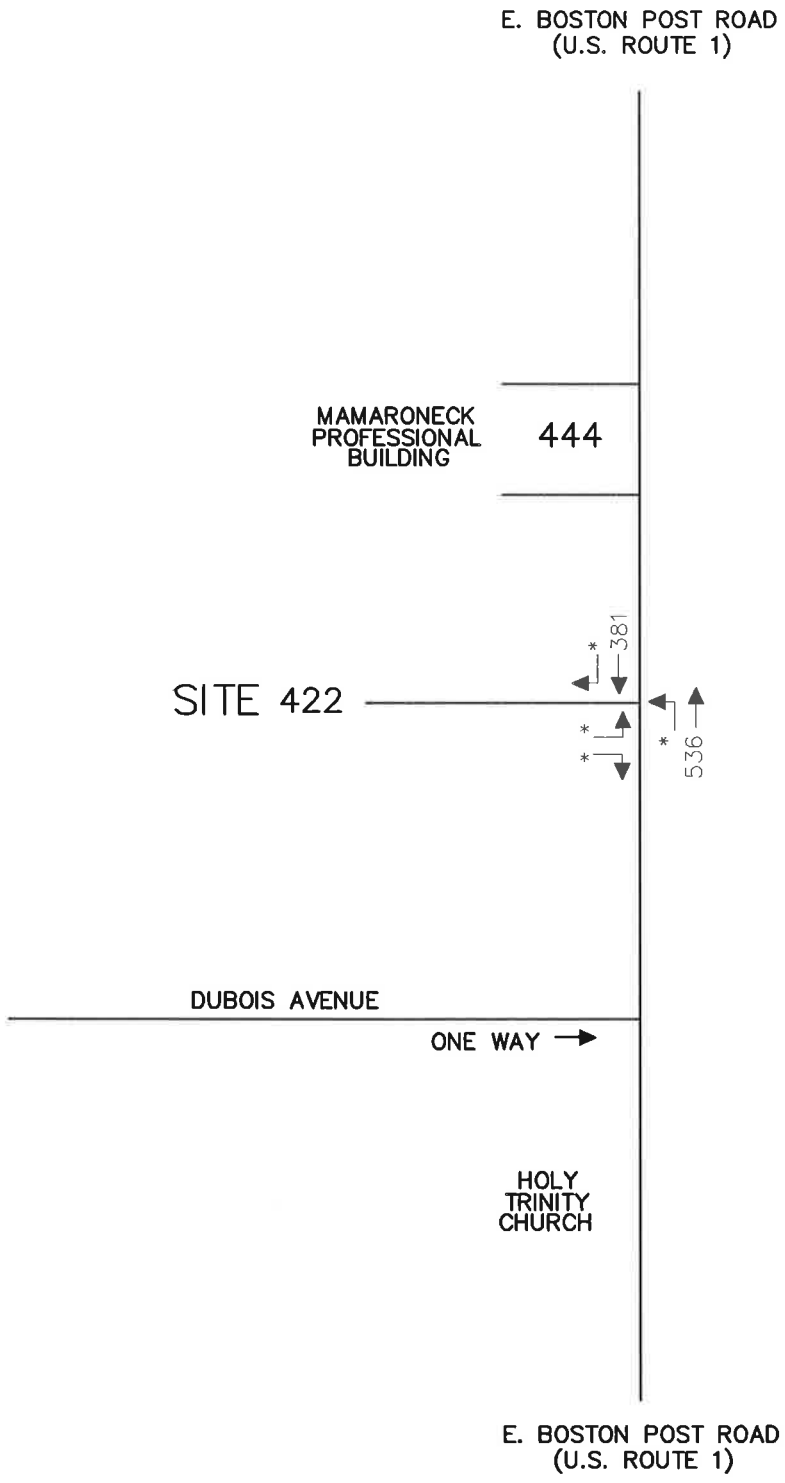
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YEAR 2016 EXISTING TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

JOB NUMBER:	DATE:
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FIGURE NUMBER:	
3	



NOTE: LINE DIAGRAM NOT TO SCALE

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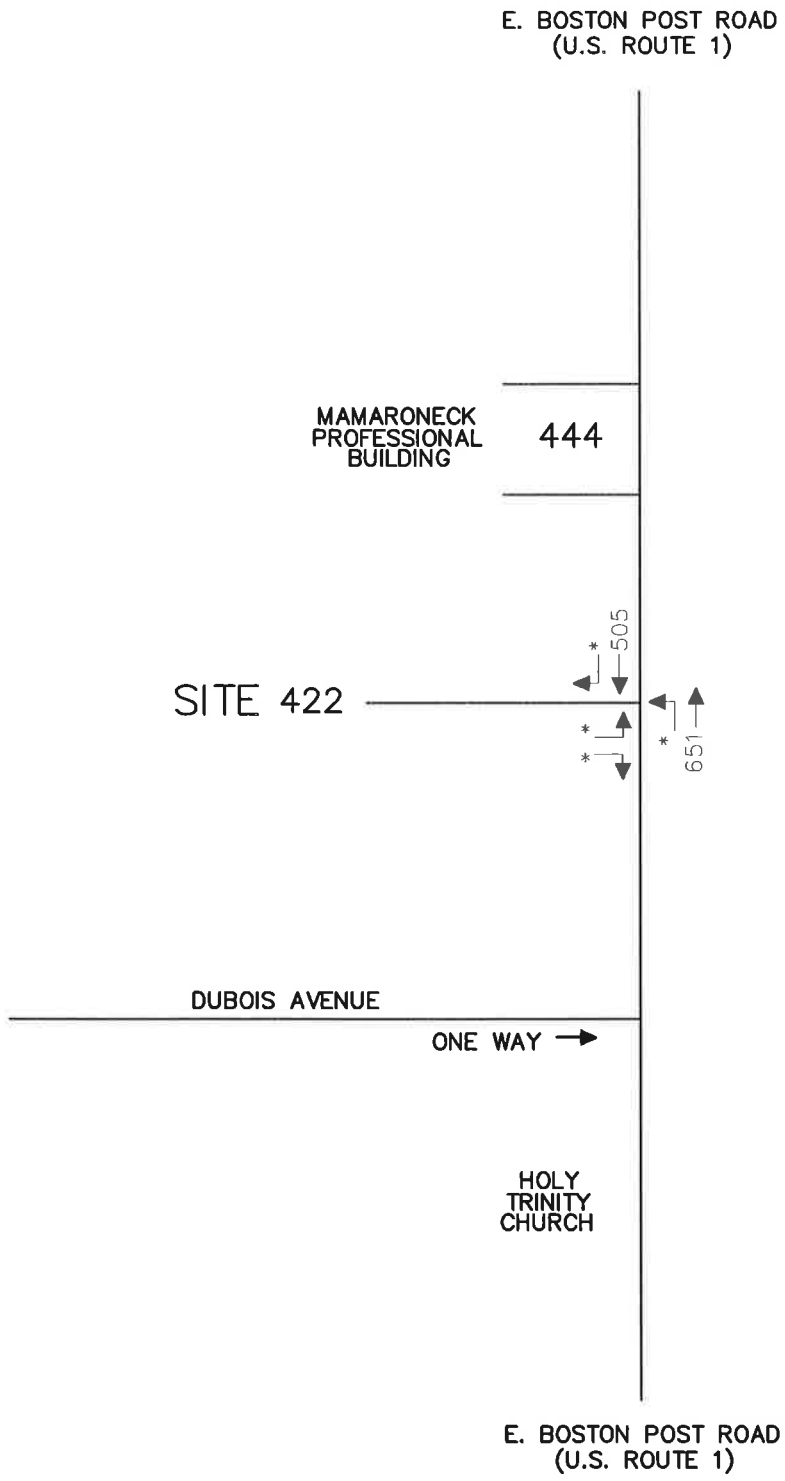
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422 E. BOSTON POST ROAD
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YEAR 2018 NO-BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

JOB NUMBER:	DATE:
15002790A	1/22/2016

FIGURE NUMBER:
4



NOTE: LINE DIAGRAM NOT TO SCALE

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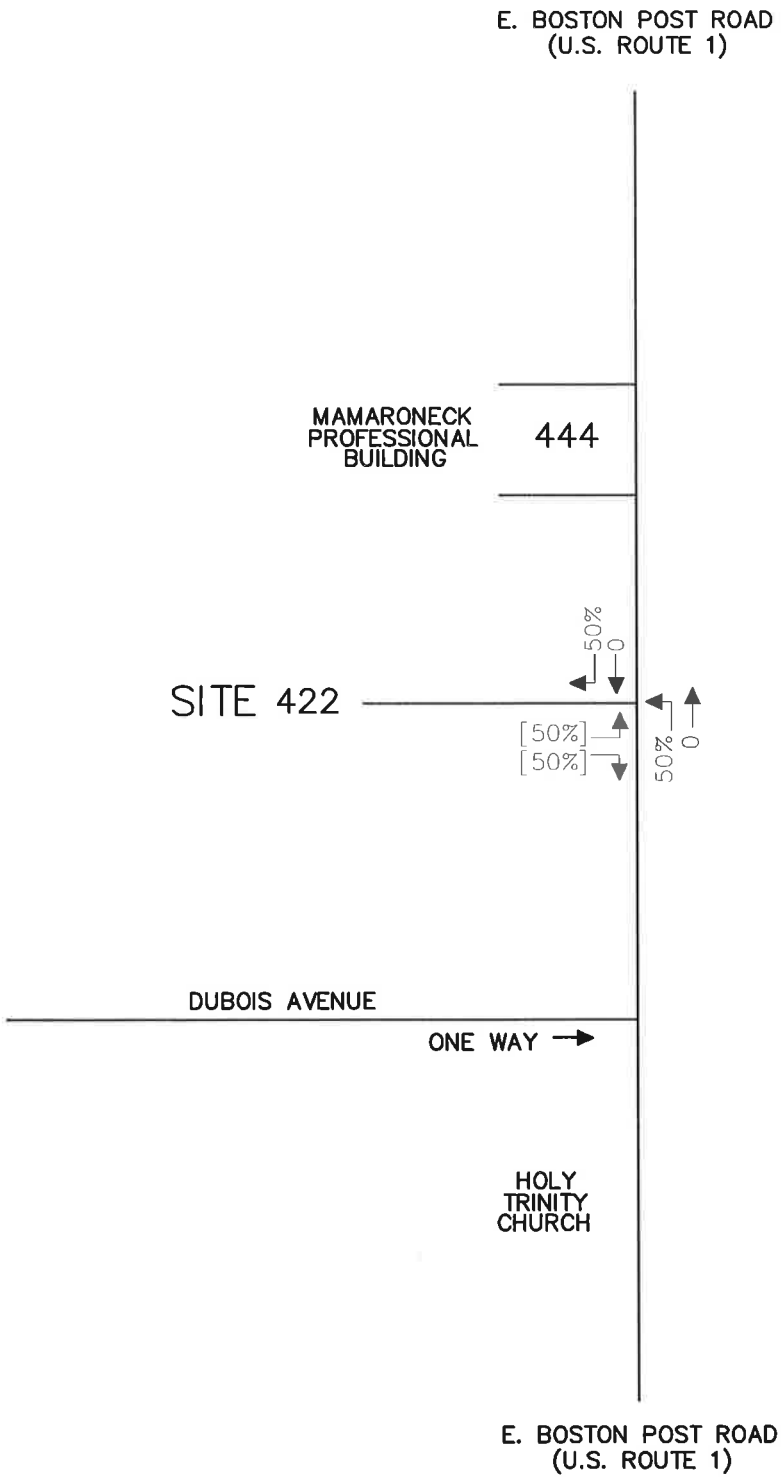
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422 E. BOSTON POST ROAD
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YEAR 2018 NO-BUILD TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

JOB NUMBER:	DATE:
15002790A	1/22/2016

FIGURE NUMBER:
5



NOTE: LINE DIAGRAM NOT TO SCALE

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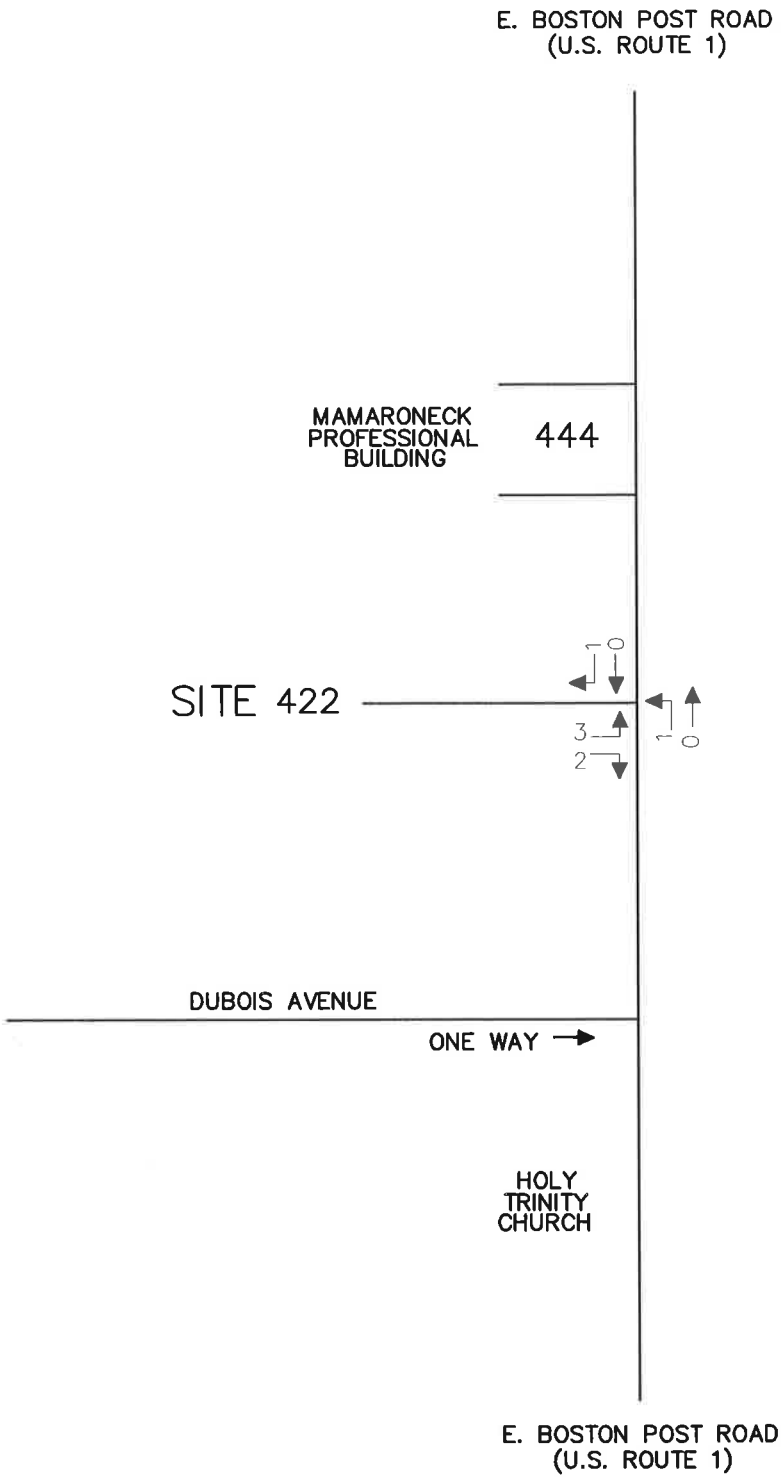
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422 E. BOSTON POST ROAD
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ARRIVAL/DEPARTURE DISTRIBUTION
% - ARRIVAL
[%] = DEPARTURE

JOB NUMBER:	DATE:
15002790A	1/22/2016

FIGURE NUMBER:
6



NOTE: LINE DIAGRAM NOT TO SCALE

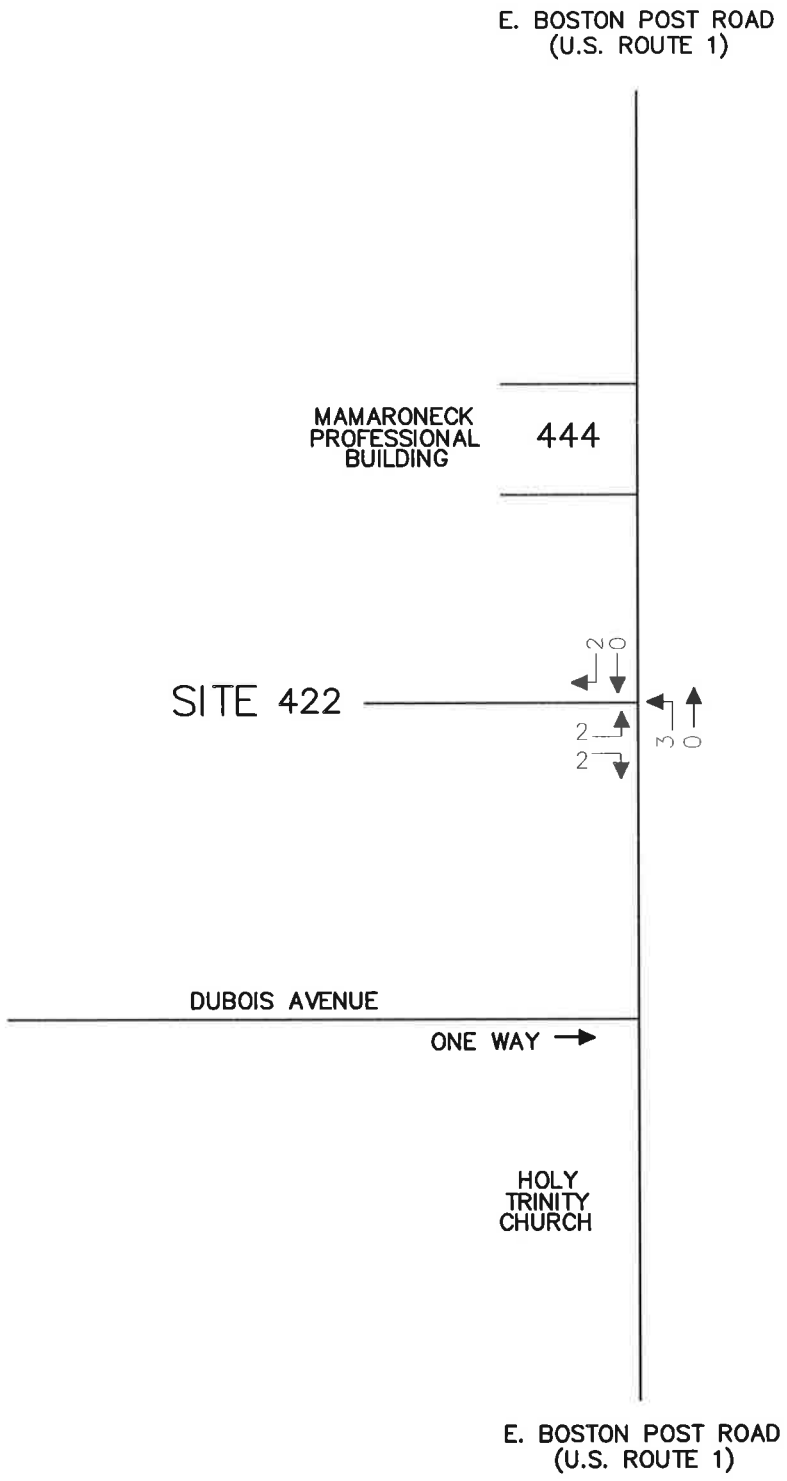
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422 E. BOSTON POST ROAD
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SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

JOB NUMBER:	DATE:
15002790A	1/22/2016
FIGURE NUMBER:	
7	



NOTE: LINE DIAGRAM NOT TO SCALE

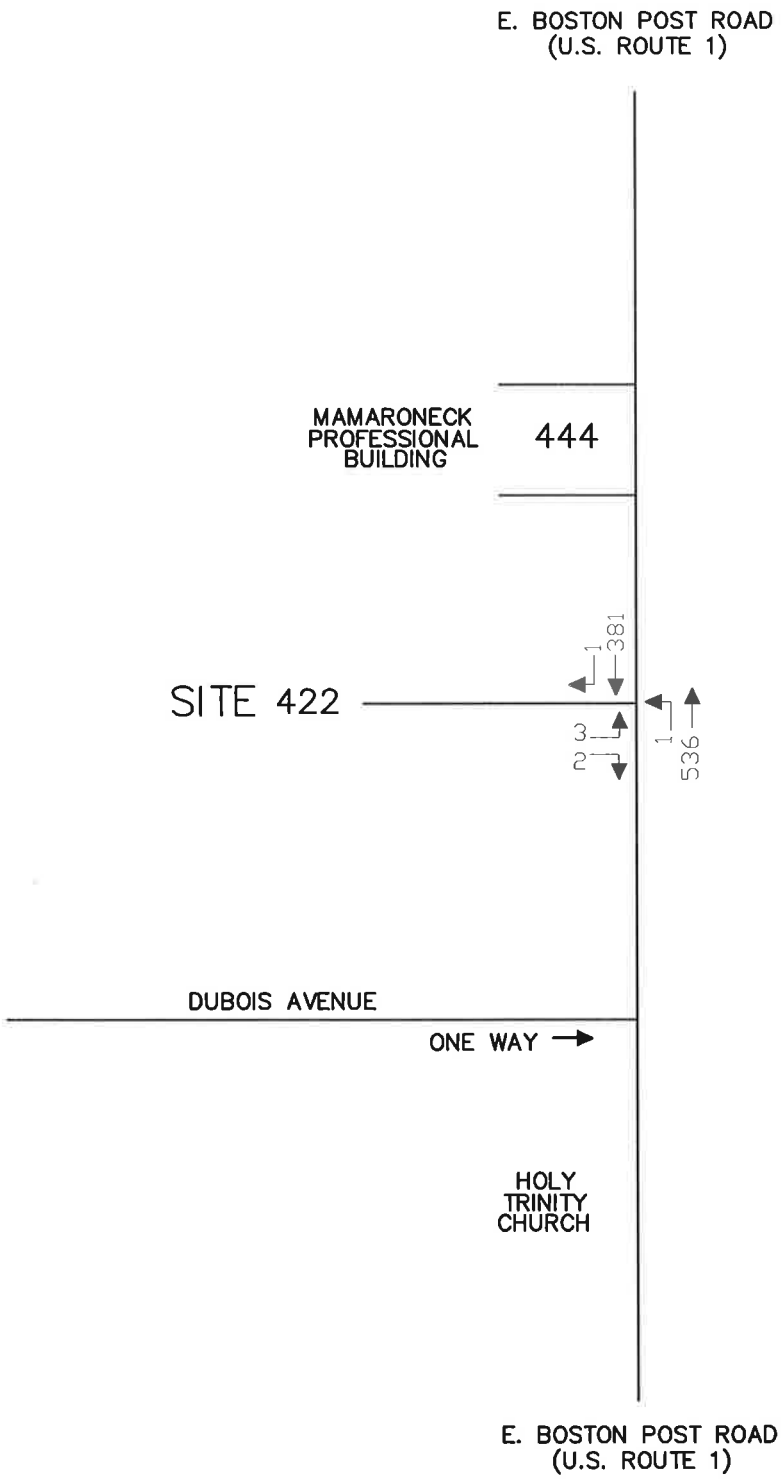
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SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

JOB NUMBER:	DATE:
15002790A	1/22/2016
FIGURE NUMBER:	
8	



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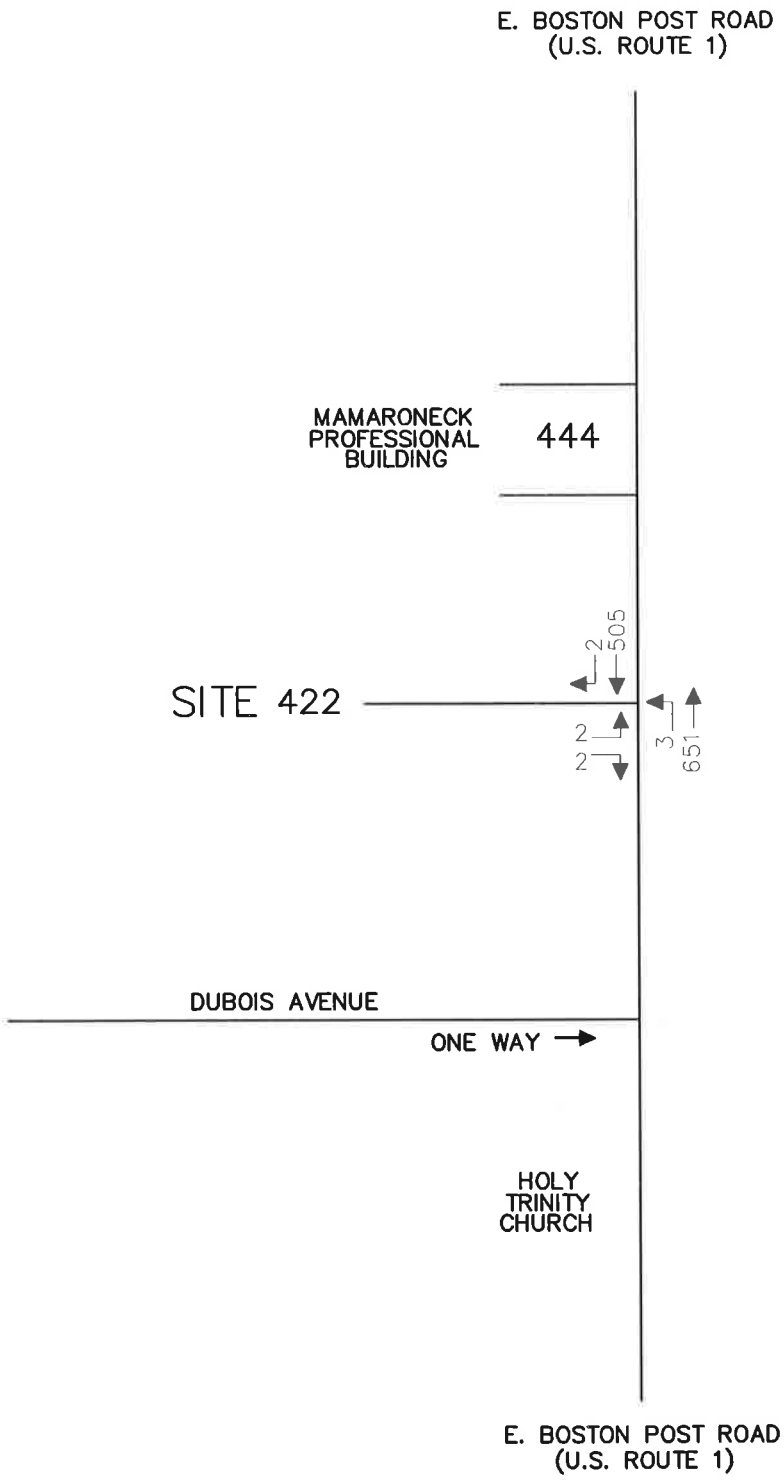
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YEAR 2018 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

JOB NUMBER:	DATE:
15002790A	1/22/2016

FIGURE NUMBER:
9



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YEAR 2018 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

JOB NUMBER:	DATE:
15002790A	1/22/2016
FIGURE NUMBER:	
10	

422 E. BOSTON POST ROAD

APPENDIX B

LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE CRITERIA
FOR TWO-WAY STOP-CONTROLLED (TWSC) UNSIGNALIZED INTERSECTIONS

Level of Service (LOS) for a two-way stop-controlled (TWSC) intersection is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement) as well as major-street left turns. LOS is not defined for the intersection as a whole or for major-street approaches.

The Level of Service Criteria for TWSC unsignalized intersections are given in Exhibit 19-1 from the *2010 Highway Capacity Manual* published by the Transportation Research Board.

Exhibit 19-1

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.

As Exhibit 19-1 notes, LOS F is assigned to the movement if the volume-to-capacity ratio for the movement exceeds 1.0, regardless of the control delay.

The Level of Service Criteria for unsignalized intersections are somewhat different from the criteria for signalized intersections.

422 E. BOSTON POST ROAD

APPENDIX C

CAPACITY ANALYSIS

Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Lane Configurations						
Volume (vph)	3	2	1	536	381	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	0.95
Frt	0.946					
Flt Protected	0.971					
Satd. Flow (prot)	1662	0	0	3266	3438	0
Flt Permitted	0.971					
Satd. Flow (perm)	1662	0	0	3266	3438	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	181			811	762	
Travel Time (s)	4.1			18.4	17.3	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.92
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%
Parking (#/hr)				0		0
Adj. Flow (vph)	3	2	1	576	410	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	5	0	0	577	411	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.07	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 25.5%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.1

Movement	SBL	SBR	NEL	NET	SWT	SWR
Vol, veh/h	3	2	1	536	381	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	3	2	1	576	410	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	700	205	411	0	-	0
Stage 1	410	-	-	-	-	-
Stage 2	290	-	-	-	-	-
Critical Hdwy	6.9	7	4.2	-	-	-
Critical Hdwy Stg 1	5.9	-	-	-	-	-
Critical Hdwy Stg 2	5.9	-	-	-	-	-
Follow-up Hdwy	3.55	3.35	2.25	-	-	-
Pot Cap-1 Maneuver	367	792	1123	-	-	-
Stage 1	630	-	-	-	-	-
Stage 2	725	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	367	792	1123	-	-	-
Mov Cap-2 Maneuver	367	-	-	-	-	-
Stage 1	630	-	-	-	-	-
Stage 2	724	-	-	-	-	-

Approach	SB	NE	SW
HCM Control Delay, s	12.8	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SBLn1	SWT	SWR
Capacity (veh/h)	1123	-	467	-	-
HCM Lane V/C Ratio	0.001	-	0.012	-	-
HCM Control Delay (s)	8.2	0	12.8	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Lane Configurations						
Volume (vph)	2	2	3	651	505	2
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	0.95
Frt	0.932				0.999	
Flt Protected	0.976					
Satd. Flow (prot)	1646	0	0	3266	3435	0
Flt Permitted	0.976					
Satd. Flow (perm)	1646	0	0	3266	3435	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	181			811	762	
Travel Time (s)	4.1			18.4	17.3	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%
Parking (#/hr)				0		0
Adj. Flow (vph)	2	2	3	664	515	2
Shared Lane Traffic (%)						
Lane Group Flow (vph)	4	0	0	667	517	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.07	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 30.1%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0

Movement	SBL	SBR	NEL	NET	SWT	SWR
Vol, veh/h	2	2	3	651	505	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	2	2	3	664	515	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	854	259	517	0	-	0
Stage 1	516	-	-	-	-	-
Stage 2	338	-	-	-	-	-
Critical Hdwy	6.9	7	4.2	-	-	-
Critical Hdwy Stg 1	5.9	-	-	-	-	-
Critical Hdwy Stg 2	5.9	-	-	-	-	-
Follow-up Hdwy	3.55	3.35	2.25	-	-	-
Pot Cap-1 Maneuver	292	731	1024	-	-	-
Stage 1	555	-	-	-	-	-
Stage 2	685	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	291	731	1024	-	-	-
Mov Cap-2 Maneuver	291	-	-	-	-	-
Stage 1	555	-	-	-	-	-
Stage 2	682	-	-	-	-	-

Approach	SB	NE	SW
HCM Control Delay, s	13.7	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SBLn1	SWT	SWR
Capacity (veh/h)	1024	-	416	-	-
HCM Lane V/C Ratio	0.003	-	0.01	-	-
HCM Control Delay (s)	8.5	0	13.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

422 E. BOSTON POST ROAD

APPENDIX D

COUNT DATA / SPEED DATA

LOCATION: E. BOSTON POST ROAD & DUBOIS AVENUE PROJECT: 15002790A

DATE OF COUNT: 01/20/16 DAY: WEDNESDAY JCE JOB #: 15002790A START TIME: 07:00 **AM**

ENTER 15-MINUTE COUNT VOLUMES BY MOVEMENT

	SOUTHBOUND			NORTHBOUND			EASTBOUND			WESTBOUND					
AM PEAK HOUR	1	2	3	4	5	6	7	8	9	10	11	12	total		
07:00 AM 07:15 AM													0	A	
07:15 AM 07:30 AM													0	A	
07:30 AM 07:45 AM													0	A	
07:45 AM 08:00 AM													0	A	0
08:00 AM 08:15 AM	3		6					135			72		216	X	216
08:15 AM 08:30 AM	1		5					133			90		229	X	445
08:30 AM 08:45 AM	6		5					123			108		242	X	687
08:45 AM 09:00 AM	4		7					105			93		209	X	896
09:00 AM 09:15 AM													0	A	680
09:15 AM 09:30 AM													0	A	451
09:30 AM 09:45 AM													0	A	209
09:45 AM 10:00 AM													0	A	0
10:00 AM 10:15 AM													0	A	0
10:15 AM 10:30 AM													0	A	0
10:30 AM 10:45 AM													0	A	0
10:45 AM 11:00 AM													0	A	0

CALCULATED PEAK 15-MINUTE VOLUMES

07:00 AM	07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	08:15 AM	3	0	6	0	0	0	0	135	0	0	72	0	216
08:15 AM	08:30 AM	1	0	5	0	0	0	0	133	0	0	90	0	229
08:30 AM	08:45 AM	6	0	5	0	0	0	0	123	0	0	108	0	242
08:45 AM	09:00 AM	4	0	7	0	0	0	0	105	0	0	93	0	209
09:00 AM	09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM	09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

CALCULATED PEAK HOUR VOLUMES

AM PEAK HOUR		1	2	3	4	5	6	7	8	9	10	11	12	total	PHF
08:00 AM	09:00 AM	14	0	23	0	0	0	0	496	0	0	363	0	896	0.93

0	**363**	**0**	^	6	**0**
12	11	10	<	5	**0**
<	v	>	v	4	**0**
14	1	^	<	^	>
0	2	>	7	8	9
23	3	v	**0**	**496**	**0**

LOCATION: E. BOSTON POST ROAD & DUBOIS AVENUE PROJECT: 15002790A

DATE OF COUNT: 01/20/16 DAY: WEDNESDAY JCE JOB #: 15002790A START TIME : 16:00 **PM**

ENTER 15-MINUTE COUNT VOLUMES BY MOVEMENT

		SOUTHBOUND			NORTHBOUND			EASTBOUND			WESTBOUND					
PM PEAK HOUR		1	2	3	4	5	6	7	8	9	10	11	12	total		
04:00 PM	04:15 PM													0	A	
04:15 PM	04:30 PM													0	A	
04:30 PM	04:45 PM	1		9					146			120		276	X	
04:45 PM	05:00 PM	5		8					140			131		284	X	560
05:00 PM	05:15 PM	3		8					171			108		290	X	850
05:15 PM	05:30 PM	1		6					153			122		282	X	1132
05:30 PM	05:45 PM													0	A	856
05:45 PM	06:00 PM													0	A	572
06:00 PM	06:15 PM													0	A	282
06:15 PM	06:30 PM													0	A	0
06:30 PM	06:45 PM													0	A	0
06:45 PM	07:00 PM													0	A	0
07:00 PM	07:15 PM													0	A	0
07:15 PM	07:30 PM													0	A	0
07:30 PM	07:45 PM													0	A	0
07:45 PM	08:00 PM													0	A	0

CALCULATED PEAK 15-MINUTE VOLUMES

04:00 PM	04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	04:45 PM	1	0	9	0	0	0	0	146	0	0	120	0	276
04:45 PM	05:00 PM	5	0	8	0	0	0	0	140	0	0	131	0	284
05:00 PM	05:15 PM	3	0	8	0	0	0	0	171	0	0	108	0	290
05:15 PM	05:30 PM	1	0	6	0	0	0	0	153	0	0	122	0	282
05:30 PM	05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	06:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 PM	06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM	06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM	06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM	07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM	07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM	07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM	07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM	08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

CALCULATED PEAK HOUR VOLUMES

PM PEAK HOUR		1	2	3	4	5	6	7	8	9	10	11	12	total	PHF
04:30 PM	05:30 PM	10	0	31	0	0	0	0	610	0	0	481	0	1132	0.98

0	**481**	**0**	^	6	**0**
12	11	10	<	5	**0**
<	v	>	v	4	**0**
10	1	^	<	^	>
0	2	>	7	8	9
31	3	v	**0**	**610**	**0**

SPEED DATA U.S. ROUTE 1 (E. BOSTON POST ROAD)	
SPEED (MPH)	
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36	85th PERCENTILE SPEED
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42	
33.4	AVERAGE SPEED

SPEED MEASURMENTS CONDUCTED
WEDNESDAY, JANUARY 20, 2016 BETWEEN 2:30 PM - 3:30 PM

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

Received 1/25/2016 Village of Mamaroneck

ANDREW M. CUOMO
Governor

MATTHEW J. DRISCOLL
Commissioner

TODD WESTHUIS, P.E.
Acting Regional Director

January 15, 2016

Agostino A. Fusco, Clerk- Treasurer
Village of Mamaroneck Planning Board
Village Hall
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Re: NYSDOT SEQR #16-004
Elk Homes Partners
422 E. Boston Post Rd., Mamaroneck
Westchester County

Dear Mr. Fusco:

The New York State Department of Transportation is in receipt of the Full Environmental Assessment Form along with Lead Agency Designation request from the Village of Mamaroneck, dated January 6, 2016, for the above referenced proposal. The Department consents to the Village assuming the role of Lead Agency for review of the referenced proposal.

Please submit subsequent plans and documents for this project as well as those for any future development proposals in DIGITAL (.pdf) FORMAT –CD, DVD or Thumb drive.

Thank you for your interest in highway safety.

Very truly yours,

Mary McCullough
SEQRA – HWP Unit

cc: Permit Field Engineer, Residency 8-9
Town of Mamaroneck
County of Westchester Planning

COMMITMENT & INTEGRITY
DRIVE RESULTS

709 Westchester Avenue | Suite L2
White Plains, New York 10604
www.woodardcurran.com

T 800.807.4080
T 914.448.2266
F 914.448.0147

RECEIVED
By Department of Land Use at 12:00 pm, Mar 14, 2016

MEMORANDUM

TO: Ms. Cindy Goldstein, HCZMC Chair

FROM: Hugh J. Greechan, Village Consulting Engineer

CC: Members of the HCZMC
Mr. Robert Galvin, Village Planning Consultant
Mr. Dan Gray, Village Building Inspector

DATE: March 14, 2016

RE: 422 East Boston Post Road
Site Plan Review

The purpose of this memorandum is to provide the HCZMC with a summary of our review of the most recent documents received related to the proposed improvements at 422 East Boston Post Road. The application proposes to demolish an existing 2.5 story office building and construct a new four story residential apartment building. This review was focused on the engineering design and the associated Village Code requirements in accordance with the following:

- Village of Mamaroneck Code, Chapter 294 *Stormwater Management and Erosion and Sediment Control*, and other sections, as applicable;
- New York State Department of Environmental Conservation (NYSDEC) *Stormwater Management Design Manual*, last revised January 2015;
- *New York State Standards and Specifications for Erosion and Sediment Control*, dated August 2005.

DOCUMENTS REVIEWED

- Site plan drawing sheets for *Elk Homes Partners II L.P.*, prepared by Bibbo Associates, LLP, including:

Sheet Name	Revision Date	Sheet Name	Revision Date
Existing Conditions EX	2/10/16	Profile & Details PD	2/10/16
Site Plan SP	2/10/16	Miscellaneous Details MD	2/10/16
Erosion Control Plan EC	2/10/16		

DISCUSSION

Revised plans have not been submitted. The status of previous comments is noted in **Bold Type.** It should be noted that further comments may be added upon receipt of additional detailed information.

1. Provide documentation of deep soil test and infiltration tests used to develop exfiltration rate used in stormwater calculations. **Partially addressed. Applicant shall include new information from test pits conducted in the vicinity of the expanded infiltration system and downgradient of the existing system.**

2. Include a note on the plans that the Contractor shall inspect and clean the existing stormwater infrastructure to remain, including any manholes, pipes, and infiltrators. **Not addressed.**

3. Plans and SWPPP shall be updated to show and describe the high-level overflow through adjacent property to provide a connection to existing Village stormwater sewer, including depiction of easement required. **Addressed.**

Village of Mamaroneck, NY

Item Title: 201 Grand Street - Subdivision

Item Summary: **201 GRAND STREET - 2 Lot Subdivision Preliminary Discussion Preliminary Review of a Subdivision to create 1 new lot and construct a 2 family dwelling on each lot (2 lots in total) of a property in an R-4F Residential District located at 201 Grand Street and designated on the tax map of the Village of Mamaroneck as Section 8, Block 64, Lot 29b. .**

Fiscal Impact:

ATTACHMENTS:

Description	Upload Date	Type
Subdivision Application	1/20/2016	Cover Memo
Survey	1/20/2016	Cover Memo
SWPPP (Lots A & B)	1/20/2016	Cover Memo
Subdivision Drawings	1/20/2016	Cover Memo
EAF (Short Form) Part 1	1/20/2016	Cover Memo
01 07 2016 Village Engineer review	2/4/2016	Cover Memo
03 14 2016 201Grand HGreechanMemo	3/14/2016	Backup Material

Village of Mamaroneck Building Department
169 Mt. Pleasant Avenue
Mamaroneck, N.Y. 10543
914-777-7731 Fax 914-777-7792
www.village.mamaroneck.ny.us

Application # _____ Permit # _____

Building Permit Application

NOTE: Two sets of construction documents must be submitted with application.

1.Project address: 201 Grand Street

Zone	R-4F	Section	37	Block	833/64	Lot	29A-30-31	

Existing use Residential: ☒ Single Family ☐ 2 Family ☐ Other

Intended Use: ☐ Single Family ☒ 2 Family ☐ Other

Existing Use Commercial: ☐ Multi Family How Many? ☐ Retail ☐ Resturant ☐ Busines ☐ Other (Please specify)

Intended Use: ☐ Multi Family How Many? ☐ Retail ☐ Resturant ☐ Busines ☐ Other (Please specify)

Is This a Non Conforming Use? ☐ Yes ☒ No (Please specify) Meets all requirements

Estimated cost:		Application Fee:	Permit Fee:

2. Description of work:

build 2 family house

3. Owners name and address :

Grand Street Rental, LLC
158 Boston Post Road
Mamaroneck, New York

Phone #: 914-698-3313

4. Applicant name and address :

Joseph Hinchey
353 Harrison Avenue
Harrison, New York 10528

E-Mail Address : hincheyjoseph@gmail.com

Phone #: 914-906-6069

5. Applicant Name (Please print):	Applicants Singiture:
Joseph Hinchey	

6. Is this a new residential house? ☒ Yes ☐ No ☐ Addition ☐ Alteration

7. Is this a new commercial building? ☐ Yes ☐ No ☒ Addition ☐ Alteration

8. Municipal sewer ? yes **Septic system?(If appicable, attached Health Dept. approval)**

9. Is this structure with in the flood plain? no ☐ **If yes, please file a Flood Development Permit**

10. Is this project with in the tidal wetland or buffer? no ☐ **If yes, please file a wetland activity permit.**

11. Is this project with in the fresh water wetland or buffer? no ☐ **If yes, please file a wetland activity permit.**

12. Is there a disturbance of land greater than 1,000 square feet ? ☐ **If yes, please file a SWPPP permit per section 294.**

13. Topography: ☒ Flat ☐ Hilly ☐ Rocky ☐ Steep Incline ☐ Other

14. Do you require any other board approvals? If yes please check which boards you require bellow.

☐ BAR ☐ Zoning ☒ Planning ☐ HCZM ☐ Other

15. Architect/Engineer name and address:

James A. Gibbons
Gibbons Engineering, P.C.
1 Central Avenue, Suite 308
Tarrytown, New York 10591

Phone # : 914-524-9740

16. Contractor name and address:

Juan C Madrid
125 Remington Place
New Rochelle, NY 10801

License # : 15362-H04
Experation date: 06/02/2016

Phone #: 914-724-5399

17. Electrician name and address:

Dionosio Services
30 Haviland Street
Harrison, NY 10528

License # : E329
Experation date: 01/011/2017

Phone #: 914-906-8434

18. Plumbers name and address:

Richard Hernandez
3 Maurice Drive
Wappingers Falls, NY 12590

On file at Building Dept.

License # :
Experation date:

Phone #: 914-469-5054

19. State of New York
County of Westchester

I Joesph Hinchey **being duly sworn deposes and says**

(Name of Applicant)

He/ She is the Owner **of said property, and duly authorized**

(Owner, Contractor, Agent or Corporate officer)

to perform or have performed the said work and to file this application: that all statements contained in this application are true to the best of my knowledge and belief, and that the work will be preformed in the manner set forth in the application in the plans and specification filed therewith and in full compliance with New York State Codes.

Sworn to before me this 18 **day of** December, **20** 15

CATILITAN DEBBIE DIGEROLAMO
Notary Public, State of New York
No. 01DI6330184
Qualified in Bronx County
Commission Expires September 8, 2019

(Signature of Notary)

Do not write bellow this line office use only

Received By: _____

- ☐ **Residential Application Fee 60.00**
- ☐ **Commercial Appliction Fee $100.00**
- ☐ **License:**
- ☐ **Insurance:**
- ☐ **2 Sets of drawings:**
- ☐ **EAS:**
- ☐ **Flood Plain Development Application if required**

- ☑ **Residential Permit Fee**
- ☐ **Commercial Permit Fee**
- ☐ **CO or cc Fee**

Building Inspector approval: _____

Date approved: _____

Village of Mamaroneck
Planning Board Application

1. Zone: R-4F Section: 8 Block: 833/64 Lot: 29A-30&31

2. Project Address: 201 GRAND STREET
MAMARONECK, NEW YORK

3. Owner's Address: GRAND STREET RENTAL, LLC
158 WEST BOSTON POST ROAD, MAMARONECK, NEW YORK

Phone #: 914-698-3313 (Sande Lichensten/ 914-906-6069 (Joseph Hinchey) Cell #:

Email: lslawoffice@yahoo.com / hincheyjoseph@gmail.com

4. Applicant or Owner's Representative: Joseph Hinchey

Address: 158 West Boston Post Road, Mamaroneck, NY

Phone #: 914-698-3313 Cell #: 914-906-6069

Email: hincheyjoseph@gmail.com

5. Description of work being proposed or action be requested:

to build 2-2 family house on a subdivided lot

6. Use of site: Present, if any: Empty lot

Proposed: to build 2-2 family house on a subdivided lot

7. Covenants, easements or other restrictions to which site is subject, if any. List here, and submit pertinent documents, or state "None"

NONE

8. Area of site: 11,013.11 sq., or 0.27 acres

9. Application relates to: an existing building erected: (Date) 1875 that (is) or (is not) conforming to Zoning Ordinances; a proposed use, or a Cert. of Occupancy. For existing building, CO issued: (date) _____; (No.) _____.

OLD HOUSE

10. Proposed gross floor area: 1949 FT Existing gross floor area: 1,264

11. Number of existing parking spaces if any:

12. Proposed parking spaces: 8 - 4 ON EACH LOT Total spaces: 8

13. Coastal Assessment Form

(See Sec. 240-28 of the Village code for additional information.)

13A.

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? (Numbers following each item refer to the LWRP policy which may be affected by the proposed activity):

	(Check) Yes	or No
1. Significant fish/ wildlife habitats (7, 7A, 44)		NO
2. Flood Hazard Areas (11, 12, 17)		NO
3. Tidal or Freshwater Wetland (44)		NO
4. Scenic Resource (25)		NO

5. Critical Environmental Areas (7, 7A, 8, 44) _____ NO
6. Structures, sites or sites districts of historic, Archeological or cultural significance (23) _____ NO

13B.
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) _____ NO
2. Development of the future or existing water-dependent uses (2) _____ NO
3. Land and water uses (2, 4) _____ NO
4. Existing or potential public recreation opportunities (2, 3) _____ NO
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) _____ NO
6. Physical alteration of one or more areas of land along the shoreline, land under water or coastal waters (11, 13, 17,19,22,25,37,38) _____ NO
7. Physical alteration of three or more acres of land located elsewhere in the coastal area (11, 12, 17, 33, 37 ,38) _____ NO
8. Sale or change in use of state-owned lands, located under water (2,4,19,20,21)
9. revitalization/redevelopment of deteriorated or underutilized waterfront site (1) _____ NO
10. Reduction of existing or potential public access to or along coastal waters (19, 20) _____ NO
11. Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35) _____ NO
12. Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck (34, 35, 36) _____ NO
13. Draining of storm water runoff either directly into coastal waters of Mamaroneck or into any river or tributary which empties into them (33, 37)
14. Transport, storage, treatment or disposal or solid waste or hazardous materials (36, 39) _____ NO
15. Development affecting a natural feature which provides protection against flooding or erosion (12) _____ NO

13C.
Will the proposed activity require any of the following:
1. Waterfront site (2, 4, 6, 19, 20, 21, 22) _____ NO
2. Construction or reconstruction of a flood or erosion control structure (13, 14) _____ NO

14. Has this property been a subject of past Village Board, Planning Board or Zoning Board applications and/or approvals? If yes, please explain:

NO

15. Are there any other discretionary actions before any other board within the Village? If yes, please explain:

NO

Note: By signing this document the owner of the subject property grants permission for Village Officials and Planning Board members to conduct a site visit in connection with the review of this application.

The statements contained herein, as well as all information submitted in the application and any other supporting documents, are true to the best of my belief.

Applicant signature: _____ Date: 12/18/2015

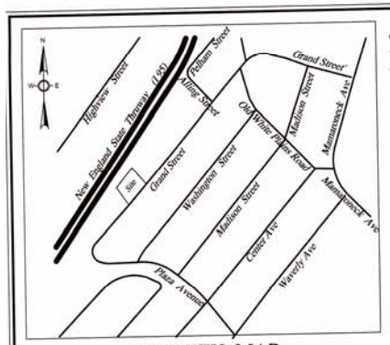
Owner's signature: _____ Date: 12/18/2015

SUBDIVISION MAP OF
PROPERTY BELONGING TO
"GRAND STREET ACQUISITION, Inc."

Situated in the
Village of Mamaroneck
Town of Mamaroneck
Westchester County
New York

Date: Feb. 3, 2015 Scale: 1"=15'
Tax Lot 30 and 31, Block 833
County Sheet 37 County Block 3970
Total Area=11,013.11 Sq.Ft.
Total Number of Lots=2

Property also known as Lots 204,206 and Part of Lot 202 as shown on "Map of the Village of Washingtonville" Filed in W.CO.R.O. on June 28, 1851 as Map No.230

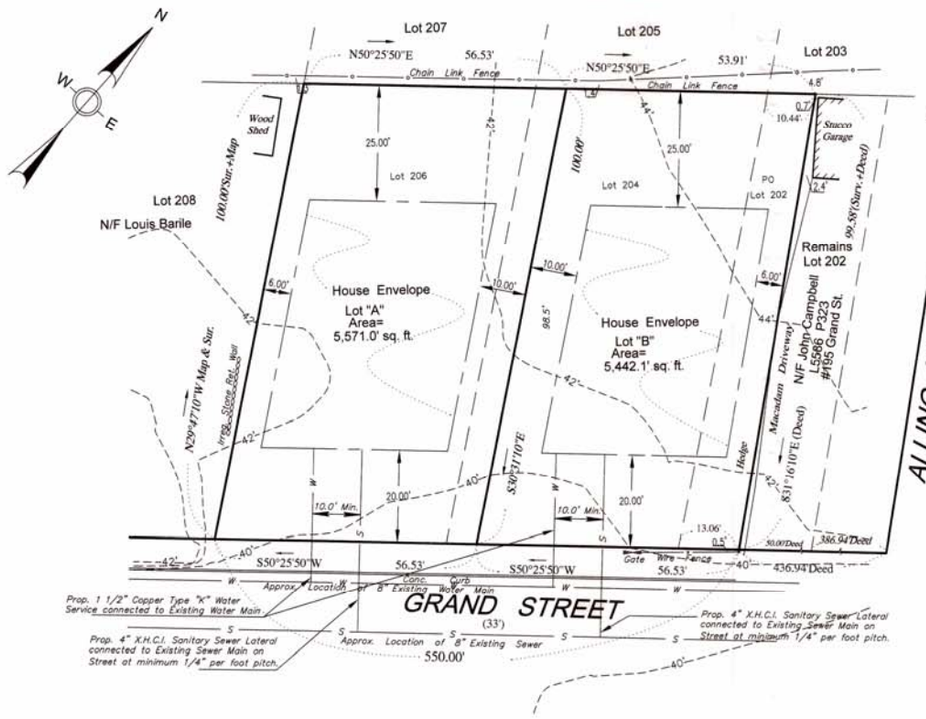


VICINITY MAP

I, RICHARD J. DOMATO, the surveyor who made this map do hereby certify that the survey of the property shown here was completed on Feb.3, 2015 and that this map was completed on Dec.17, 2015. This is to certify that all the lots and parcels shown on this plat comply with the requirements of the zoning ordinance of the Village of Mamaroneck, Town of Mamaroneck. Revised Dec. 22, 2015

RICHARD J. DOMATO N.Y.S. LIC. No.049418 DATE 12/22/15

N/F NEW YORK STATE THRUWAY
NEW ENGLAND SECTION (I 95)



WESTCHESTER COUNTY DEPARTMENT OF HEALTH
NEW ROCHELLE, NEW YORK

Approved pursuant to chapter 873, article x, sections 873.951 and 873.1021 and articles VII and XXII of the Westchester County sanitary code subject to the provision of public water supply and public sanitary sewer facilities to serve each habitable building hereafter constructed .

Each purchaser of property shown hereon shall be furnished a true copy this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement . Any erasures, changes, additions or alterations of this kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

VILLAGE OF MAMARONECK PLANNING BOARD
This is to certify that this Subdivision Final Plat has been approved by The Planning Board of The Village of Mamaroneck by resolution of approval dated

by:

CHAIRMAN OF THE PLANNING BOARD DATE

Approved for filing in the Westchester County Clerk's Office Division of Land Records.

Owner DATE

ZONING CONFORMANCE TABLE R-4F ZONE

	REQUIRED	LOT "A"	LOT "B"	
MIN. LOT AREA	5000 S.F.	5,571.0 S.F.	5,442.1 S.F.	
MIN. LOT WIDTH	50.00 FT	56.53' FT	56.53' FT	
MIN. LOT DEPTH	100.00 FT	100.00'FT	100.00' FT±	
MAX. BUILDING COVERAGE	35%	35%	35%	
MAX. F.A.R.	0.7000	0.7000	0.7000	
MIN. SET BACKS				
FRONT YARD	20.00 FT.	20.00 FT.	20.00 FT.	
SIDE YARDS	6.00FT. & 10.00 FT. TOTAL 16.00'	6.00FT. & 10.00 FT. TOTAL 16.00'	6.00FT. & 10.00 FT. TOTAL 16.00'	
REAR YARD	25.00 FT.	25.00 FT.	25.00 FT.	

Possession only where indicated.
Adjacent property lines and easements not surveyed or certified.
Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.
Underground utilities shown hereon are approximate and should be verified before excavating.
Additional underground utilities are not shown or certified.
Encroachments and structures below grade, if any, not shown or certified.
Subject to covenants, easements, restrictions, conditions and agreements of record.
Unauthorized changes or additions to a survey map bearing a licensed Land Surveyor's seal is a violation of the Section 7209, Subdivision 2 of The New York State Education Law.

Prepared by the Office of
RICHARD J. DOMATO
LAND SURVEYOR
22W. First Street Room 401
Mt. Vernon, N.Y. 10550
(914)667-0565

RECEIVED
DEC 29 2015
BUILDING DEPT.

STORMWATER POLLUTION PREVENTION PLAN

For

Two Single Family Dwellings
201 Grand Street
LOT A
Mamaroneck, New York 10543

Issued December 22, 2015

Gibbons Engineering, PC
1 Central Ave. Suite 308
Tarrytown, NY 10591
gibbonsengineering@yahoo.com
(914) 524-9740

Stormwater Report –Calculations & Design

Contributing Area

Private Residences
201 Grand Street
Mamaroneck, NY 10543

Scope of work: Stormwater Pollution Prevention Plan for Two Single Family Residential Dwellings
SBL: 8-33-1 Lot A
Lot Size: 5571 sf
Existing Impervious Surface: n/a
Proposed Impervious Surface: 2578 sf

Drainage calculation

Design Storm	25 year frequency

Using New York State Department of Environment Conservation Stormwater pollution Prevention Plan design manual.

Pre-Development Runoff
Soil Type: UhB (Urban land Charlton Complex)
Curve Number of 61 for Hydrologic soil types B (Grass Cover >75%)
Storm frequency = 2.4"
Run-off depth = 0.17 for a CN of 61 and storm frequency of 2.4
Existing Run-Off Volume = 78.92 cf

Post-Development Runoff
Using Post Development Curve Number of 98
Associated Post Development Runoff Depth = 2.27"
Post Development Impervious Surface = 2578 sf
Post Development Run-Off Volume = 487.67 cf
Post Development Net Increase Run-Off = 408.75

Stormwater Treatment to be provided to mitigate additional run-off volume of 408.75 cf

Stormwater Infiltration System

Soil and Percolation Rate

Soil Type = UhB with Moderate to Moderately Rapid Permeability (0.6 to 6.0 in/hr)

Assumed worst percolation drop rate = 0.6" per 60 min.

Design Criteria

1. Calculated net increase run-off = 408.75 cf.
2. Subsurface disposal system shall consist of Cultec Recharger 330HDXL embedded in 2" of crushed stone.
3. Assumed Soil Percolation Drop Rate = 0.6" = 0.05 ft per 60 min.
   a. Estimated Drop Rate per 60 min..

   b. Area of Soil Percolation (Ap) - Typical

      Cylinder wall area (Ac)

      Ac= $\prod$ x dia x h (Δ depth of water)

      Ac= 3.14 x 1 x1

      Ac = 3.14 sf.

      Bottom Area of Cylinder - Typical

      Ab = $\prod$ x r^2

      Ab = 3.14 x .5^2

      Ab = 3.14 x .25

      Ab = 0.785 sf.

      Total Area of Cylinder - Typical

      Ap= Ac + Ab

      Ap= 3.925 sf

   c. Volume of Percolation (vp)

      Vp= Ab x Dh

      Vp= 0.785 x 0.05

Vp= 0.039 cf

d. Soil Percolation Rate (Sr)
Sr = Vp/Ap/60 min

Sr = 0.39/ 3.925/60 = 0.000166
0.000166 x 1440 min = 0.24

Sr = 0.24 cf/sf/day

Sr = 0.24 – 0.06 (25% Clogging Factor)

Sr= 0.18

4. Calculated Volume of Cultec Chamber (per L.F.) (Vw)
Vw= Volume of Chamber + Volume of Gravel

Vw =7.459 cf/lf + 3.86 cf/lf

Vw = 11.32 cf /lf

5. 24 Hour Percolation Rate Volume Per Cultec Chamber (Vp) per linear foot.
Vp = Side Surface Area of Gravel x Soil Perc Rate (Sr)

Vp= ((3x1)+(3x1)) x Sr

Vp= 6 x 0.18

Vp= 1.08 cf. per lf

6. 24 Hour Volume per Cultec Chamber (Vt) (per lf)
Vt= Vw + Vp

Vt= 11.32 + 1.08

Vt= 12.4 cf per lf

7. Required Number of Cultec Chambers
Dwr = Required Volume of Storage/Total Volume of Cultec Chamber (per lf)

Dwr = 408.75./12.4 cf per lf

Dwr = 32.96 lf

Du = Number of Units Required

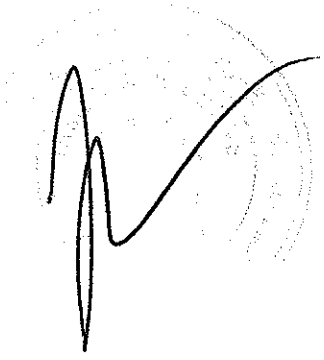
Du = 32.96./ 7 lf per unit

Du = 4.7 Cultec Chamber Units USE 5 CULTEC 330HD CHAMBERS

The proposed units as designed is adequate

Respectfully Submitted

James Gibbons, P.E.



RECEIVED
DEC 29 2015
BUILDING DEPT.

STORMWATER POLLUTION PREVENTION PLAN

For

Two Single Family Dwellings
201 Grand Street
LOT B
Mamaroneck, New York 10543

Issued December 22, 2015

Gibbons Engineering, PC
1 Central Ave. Suite 308
Tarrytown, NY 10591
gibbonsengineering@yahoo.com
(914) 524-9740

Stormwater Report –Calculations & Design

Contributing Area

Private Residences
201 Grand Street
Mamaroneck, NY 10543

Scope of work: Stormwater Pollution Prevention Plan for Two Single Family Residential Dwellings
SBL: 8-33-1 Lot B
Lot Size: 5442 sf
Existing Impervious Surface: n/a
Proposed Impervious Surface: 2585 sf

Drainage calculation

Design Storm	25 year frequency

Using New York State Department of Environment Conservation Stormwater pollution Prevention Plan design manual.

Pre-Development Runoff
Soil Type: UhB (Urban land Charlton Complex)
Curve Number of 61 for Hydrologic soil types B (Grass Cover >75%)
Storm frequency = 2.4"
Run-off depth = 0.17 for a CN of 61 and storm frequency of 2.4
Existing Run-Off Volume = 77.09 cf

Post-Development Runoff
Using Post Development Curve Number of 98
Associated Post Development Runoff Depth = 2.27"
Post Development Impervious Surface = 2585 sf
Post Development Run-Off Volume = 489.0 cf
Post Development Net Increase Run-Off = 411.91

Stormwater Treatment to be provided to mitigate additional run-off volume of 411.91 cf

Stormwater Infiltration System

Soil and Percolation Rate

Soil Type = UhB with Moderate to Moderately Rapid Permeability (0.6 to 6.0 in/hr)

Assumed worst percolation drop rate = 0.6" per 60 min.

Design Criteria

1. Calculated net increase run-off = 411.91 cf.
2. Subsurface disposal system shall consist of Cultec Recharger 330HDXL embedded in 2" of crushed stone.
3. Assumed Soil Percolation Drop Rate = 0.6" = 0.05 ft per 60 min.
   a. Estimated Drop Rate per 60 min..

   b. Area of Soil Percolation (Ap) - Typical

      Cylinder wall area (Ac)

      Ac= ∏ x dia x h (Δ depth of water)

      Ac= 3.14 x 1 x1

      Ac = 3.14 sf.

      Bottom Area of Cylinder - Typical

      Ab = ∏ x r^2

      Ab = 3.14 x .5^2

      Ab = 3.14 x .25

      Ab = 0.785 sf.

      Total Area of Cylinder - Typical

      Ap= Ac + Ab

      Ap= 3.925 sf

   c. Volume of Percolation (vp)

      Vp= Ab x Dh

      Vp= 0.785 x 0.05

Du = Number of Units Required

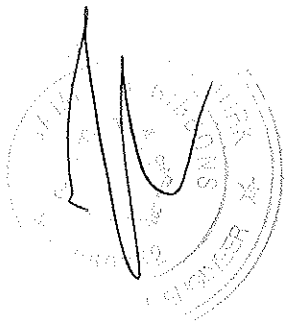
Du = 33.22/ 7 lf per unit

Du = 4.7 Cultec Chamber Units USE 5 CULTEC 330HD CHAMBERS

The proposed units as designed is adequate

Respectfully Submitted

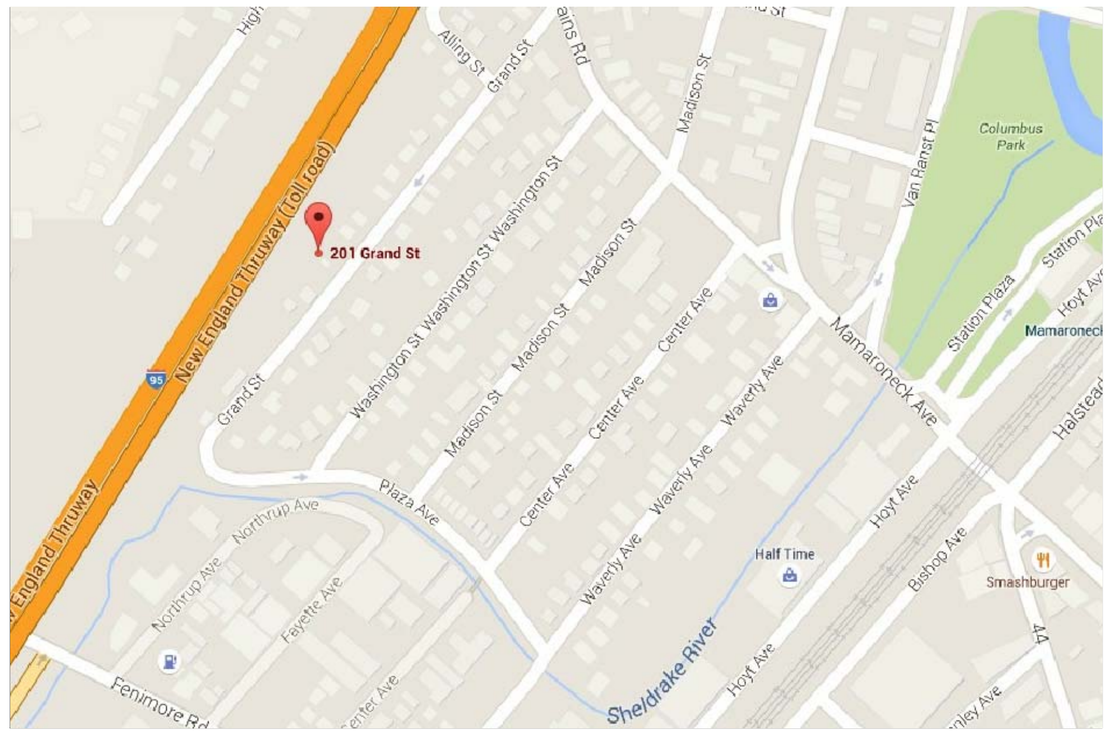
James Gibbons, P.E.



PROPOSED 2 FAMILY DWELLINGS:

201 GRAND STREET

MAMARONECK, NEW YORK

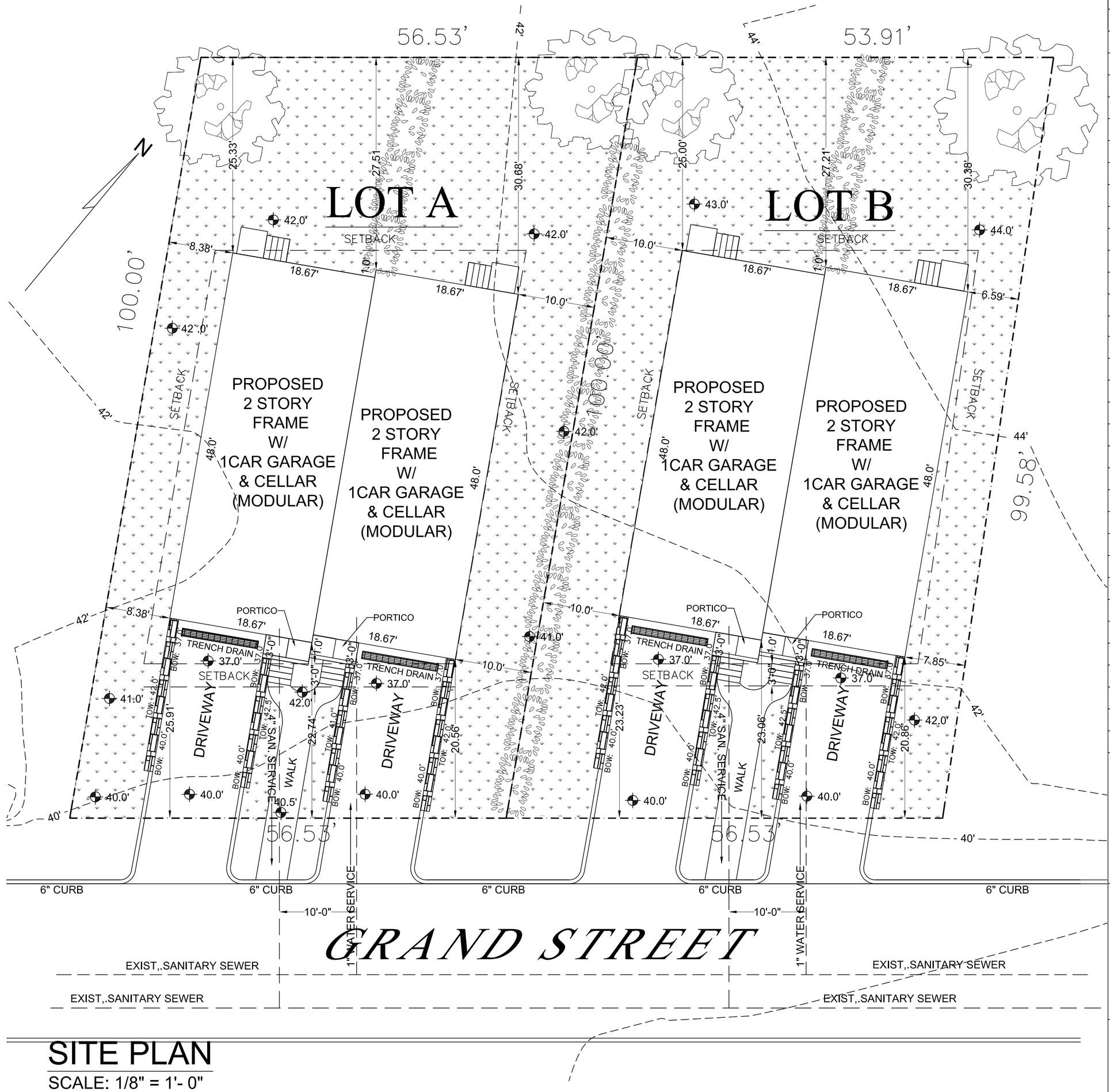


LOCATION MAP

SCALE: NTS

- SECTION: 8
- BLOCK: 33
- LOT: 1

ZONING DATA: ZONE R-4F				
	REQ'D/MAX.	LOT A	LOT B	VARIANCE
MINIMUM LOT AREA PER DWELLING UNIT (SF)	2500	5571	5442	NONE
LOT WIDTH AND FRONTAGE (FT)	50	56.53	56.53	NONE
MIN. LOT DEPTH (FT)	100	100	100	NONE
MIN. HABITABLE FLOOR AREA PER DWELLING (SF)	900	1792	1792	NONE
MAX. BUILDING HEIGHT (STY/FT)	2.5 / 35	2 / 29.13	2/29.13	NONE
FRONT YARD (FT.)	20	20.56	20.86	NONE
REAR YARD (FT.)	25	25.33	25	NONE
SIDE YARD ONE/BOTH (FT)	6/16	10/18.38	10/16.59	NONE
MAX. BUILDING COVERAGE (%)	35	32.17	32.93	NONE
MAXIMUM FLOOR AREA RATIO	0.70	0.64	0.66	NONE
OFF STREET PARKING (2 FAMILY DWELLING)	4	4	4	NONE



SITE PLAN

SCALE: 1/8" = 1'- 0"

GIBBONS ENGINEERING
1 CENTRAL AVENUE, SUITE 308
TARRYTOWN, NY 10591
(914) 524-9740

IT IS A VIOLATION OF N.Y. STATE LAWS FOR ANY PERSON, UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER ANY ITEM IN ANY WAY

ISSUE DATES:

No.	DATE	DESCRIPTION
01	12.14.15	PRELIM.
02	12.17.15	CLIENT REVISION
03	12.18.15	BD SUBMISSION
04	12.22.15	PLANNING BOARD SUBMISSION

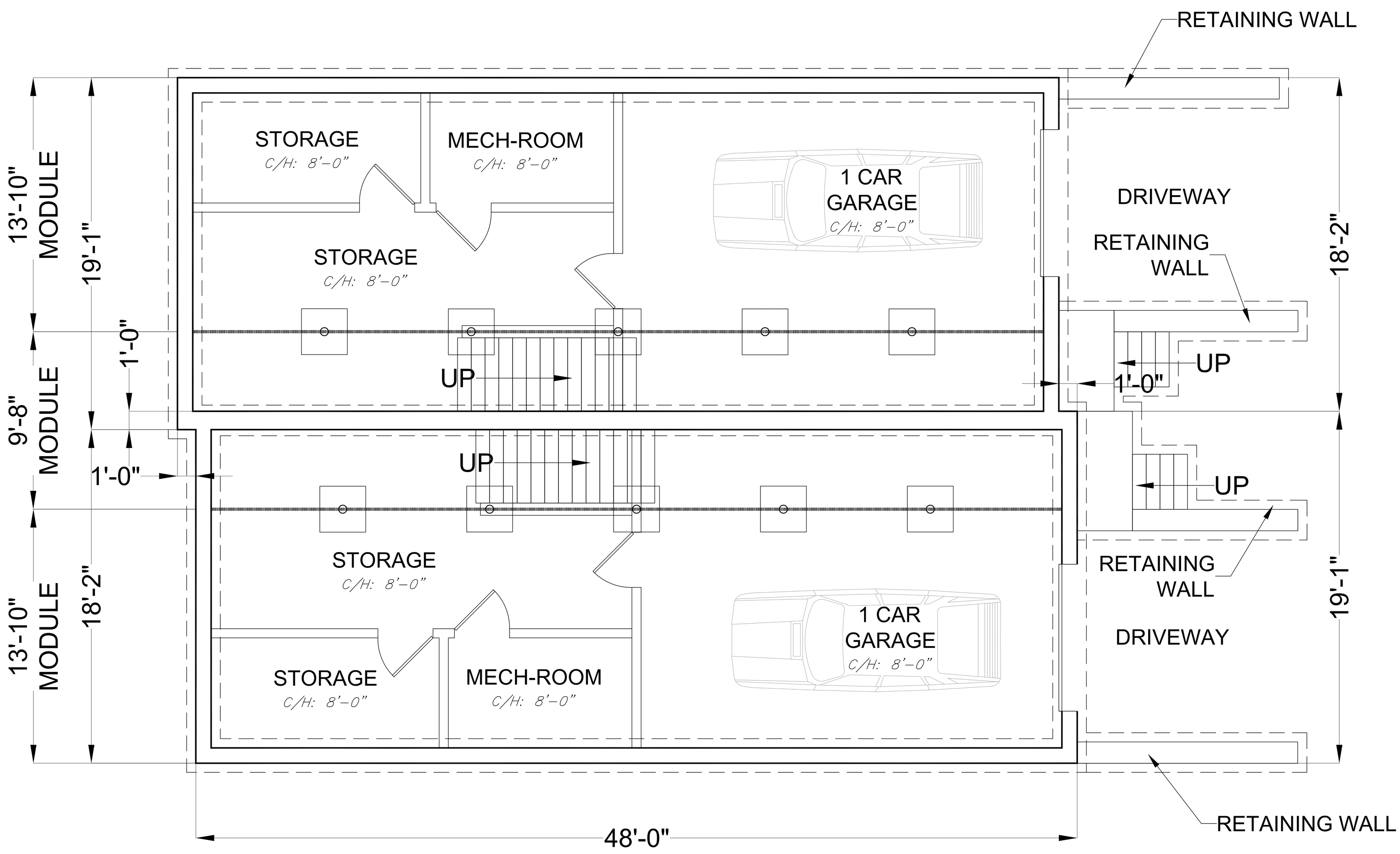
PROJECT:
201
GRAND STREET
MAMARONECK
NEW YORK

DRAWING TITLE:

SITE PLAN

SEAL & SIGNATURE

DATE:	12.11.15
PROJECT No:	2015-124
DRAWING BY:	ME
CHK BY.:	JG
DWG No.:	S1
APPL. No.:	



CELLAR PLAN

SCALE: 3/8" = 1'- 0"

GIBBONS ENGINEERING
1 CENTRAL AVENUE, SUITE 308
TARRYTOWN, NY 10591
(914) 524-9740

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PROJECT:

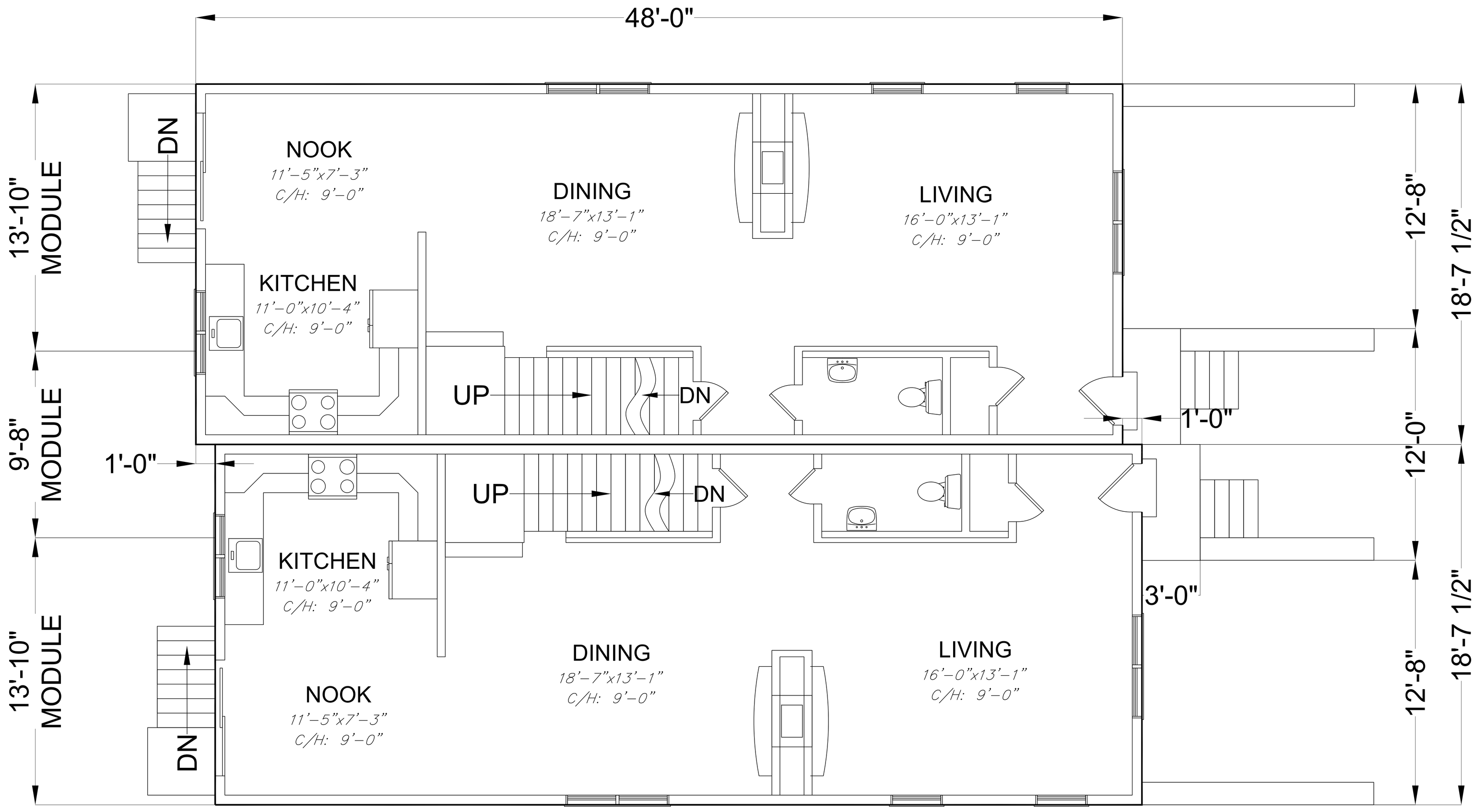
201
GRAND STREET
MAMARONECK
NEW YORK

DRAWING TITLE:

CELLAR PLAN

SEAL & SIGNATURE

DATE:	12.11.15
PROJECT No:	2015-124
DRAWING BY:	ME
CHK BY.:	JG
DWG No.:	A1
APPL. No.:	



1st FLOOR PLAN

SCALE: 3/8" = 1'- 0"

GIBBONS ENGINEERING
1 CENTRAL AVENUE, SUITE 308
TARRYTOWN, NY 10591
(914) 524-9740

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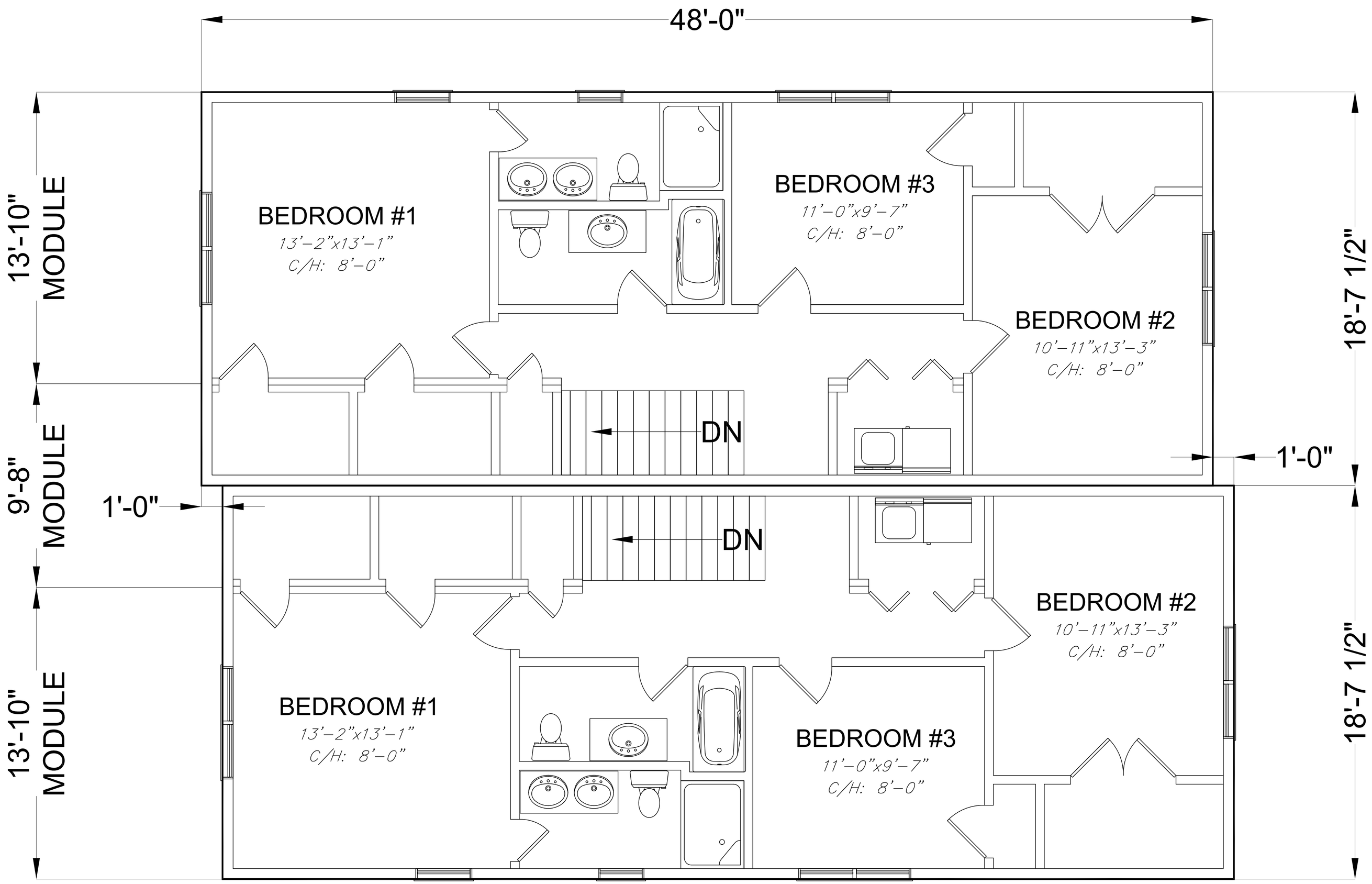
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04	12.22.15	PLANNING BOARD SUBMISSION

PROJECT:
201
GRAND STREET
MAMARONECK
NEW YORK

DRAWING TITLE:
1st FLOOR
PLAN

SEAL & SIGNATURE

DATE:	12.11.15
PROJECT No:	2015-124
DRAWING BY:	ME
CHK BY.:	JG
DWG No.:	A2
APPL. No.:	



2nd FLOOR PLAN

SCALE: 3/8" = 1'- 0"

GIBBONS ENGINEERING
1 CENTRAL AVENUE, SUITE 308
TARRYTOWN, NY 10591
(914) 524-9740

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ISSUE DATES:

No.	DATE	DESCRIPTION
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02	12.17.15	CLIENT REVISION
03	12.18.15	BD SUBMISSION
04	12.22.15	PLANNING BOARD SUBMISSION

PROJECT:
201
GRAND STREET
MAMARONECK
NEW YORK

DRAWING TITLE:
2nd FLOOR
PLAN

SEAL & SIGNATURE

DATE:	12.11.15
PROJECT No:	2015-124
DRAWING BY:	ME
CHK BY.:	JG
DWG No.:	A3
APPL. No.:	



FRONT ELEVATION

SCALE: 3/8" = 1'- 0"

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1 CENTRAL AVENUE, SUITE 308
TARRYTOWN, NY 10591
(914) 524-9740

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04	12.22.15	PLANNING BOARD SUBMISSION

PROJECT:

201
GRAND STREET
MAMARONECK
NEW YORK

DRAWING TITLE:

ELEVATION

SEAL & SIGNATURE

DATE:	12.11.15
PROJECT No:	2015-124
DRAWING BY:	ME
CHK BY.:	JG
DWG No.:	A4
APPL. No.:	



REAR ELEVATION

SCALE: 3/8" = 1'- 0"

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PROJECT:

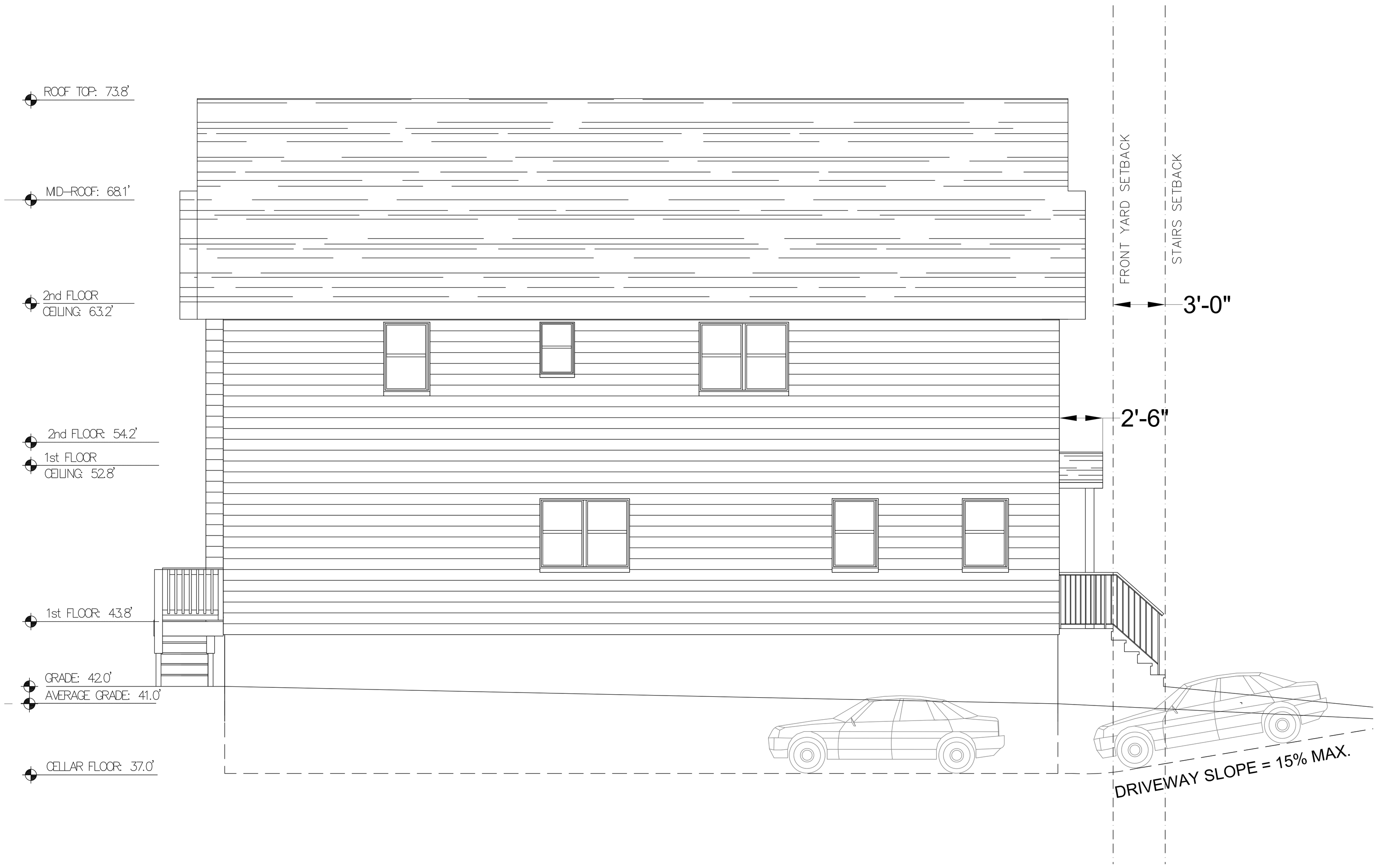
201
GRAND STREET
MAMARONECK
NEW YORK

DRAWING TITLE:

ELEVATION

SEAL & SIGNATURE

DATE:	12.11.15
PROJECT No:	2015-124
DRAWING BY:	ME
CHK BY.:	JG
DWG No.:	A5
APPL. No.:	



LEFT ELEVATION

SCALE: 3/8" = 1'- 0"

GIBBONS ENGINEERING
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TARRYTOWN, NY 10591
(914) 524-9740

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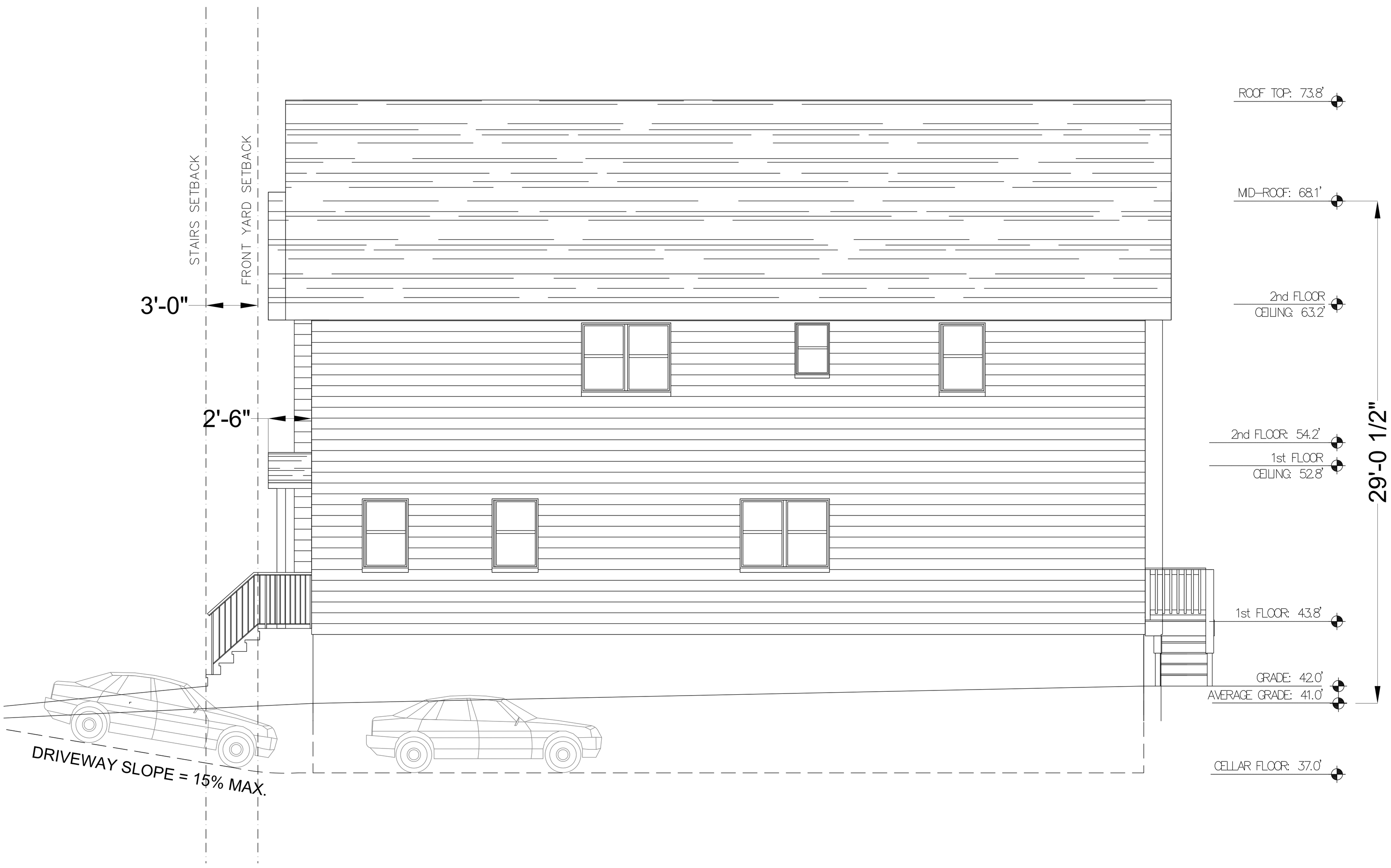
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PROJECT:
201
GRAND STREET
MAMARONECK
NEW YORK

DRAWING TITLE:
ELEVATION

SEAL & SIGNATURE

DATE:	12.11.15
PROJECT No:	2015-124
DRAWING BY:	ME
CHK BY.:	JG
DWG No.:	A6
APPL. No.:	



RIGHT ELEVATION

SCALE: 3/8" = 1'- 0"

GIBBONS ENGINEERING
1 CENTRAL AVENUE, SUITE 308
TARRYTOWN, NY 10591
(914) 524-9740

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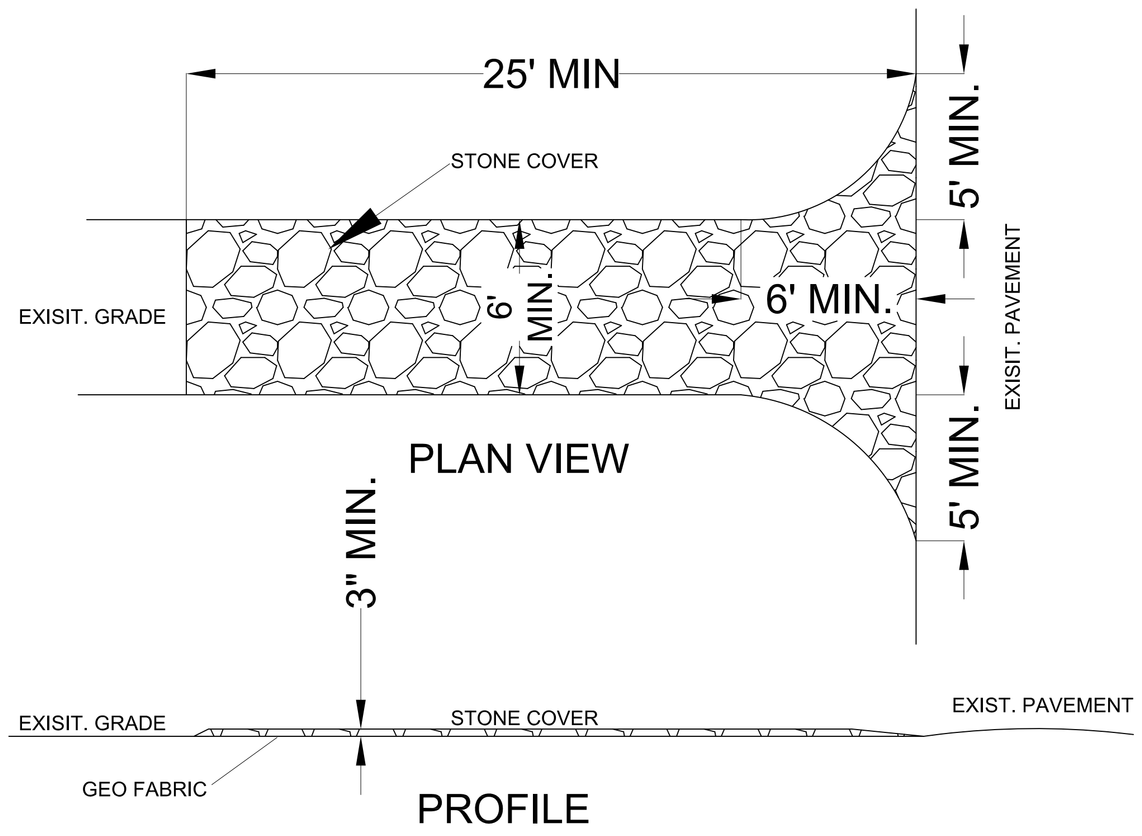
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PROJECT:
201
GRAND STREET
MAMARONECK
NEW YORK

DRAWING TITLE:
ELEVATION

SEAL & SIGNATURE

DATE:	12.11.15
PROJECT No:	2015-124
DRAWING BY:	ME
CHK BY.:	JG
DWG No.:	A7
APPL. No.:	



CONSTRUCTION ENTRANCE DETAIL

SCALE:NTS

SWPPP NOTES:

A. PROJECT CONSIST OF THE CONSTRUCTION OF 2 NEW 2 FAMILY BUILDING ON A SUBDIVIDED LOT (1 BUILDING PER LOT)

B. SOIL TYPE IS URBAN LAND CHARLTON COMPLEX (UhB)

C. THE SITE IS LOCATED IN THE COASTAL LONG ISLAND SOUND BASIN

D. CONSTRUCTION SEQUENCE
1. PRE-CONSTRUCTION SITE MEETING WITH CONTRACTOR, ARCHITECT, ENGINEER,BUILDING INSPECTOR AND VILLAGE CONSULTING ENGINEER.
2. INSTALLATION OF CONSTRUCTION BARRIER AND EROSION CONTROL EQUIPMENT.
3. INSPECTION OF SITE PROTECTION EQUIPMENT BY BUILDING INSPECTOR
4. INSTALLATION OF CONSTRUCTION ENTRANCES WHERE THE DRIVEWAYS ARE TO BE LOCATED.
5. DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF ALL REFUSES.
6. CONSTRUCTION OF BUILDING FOUNDATIONS
7. INSTALLATION OF UTILITY UNDERGROUND LINES (WATER, SANITARY SEWER, ELECTRICAL, ETC.).
8. EXTERIOR STAIRS AND LANDING CONSTRUCTION
9. INSTALLATION OF STORMWATER MANAGEMENT EQUIPMENT (DRY WELLS, CLEAN-OUTS, DRAINS, ETC.)
10. DWELLING CONSTRUCTION
11. RETAINING WALLS ALONGSIDE DRIVEWAYS
12. GRADING
13. REMOVAL OF EROSION CONTROL EQUIPMENT AND CONSTRUCTION BARRIER.
14. LANDSCAPING
15. ISSUANCE OF CERTIFICATE OF OCCUPANCY WITH PAYMENT OF ALL FEES

D. TEMPORARY STORMWATER POLLUTION PREVENTION MEASURES SHALL INCLUDE SILT FENCES ALONGSIDE THE PROPERTY LIMITS. THE LOTS ARE RELATIVELY FLAT AND NO WATER RUN FROM THE SITE IS EXPECTED. EXISTING GRASS COVER SHALL REMAIN IN UNEXCAVATED AREAS. SOIL STOCK PILES SHALL BE COVERED. DETAILS OF EROSION CONTROL MEASURES ARE PROVIDE ON PAGE ER2

E. SITE MANAGEMENT DURING CONSTRUCTION SHALL INCLUDE
1. MAINTAINING EROSION CONTROL MEASURES, AND SUPPLEMENTING SUCH MEASURES AS NEED BE.
2. STORING ALL CONSTRUCTION DEBRIS IN AN APPROPRIATE CONTAINER, AND HAULING DEBRIS TO A LICENSED PROCESSING CENTER OR TRANSIT FACILITY WHEN CONTAINER IS FULL. SITE SHALL BE CLEANED AT THE END OF EACH WORK DAY.NO DEBRIS SHOULD LITTER THE GROUNDS OVERNIGHT.

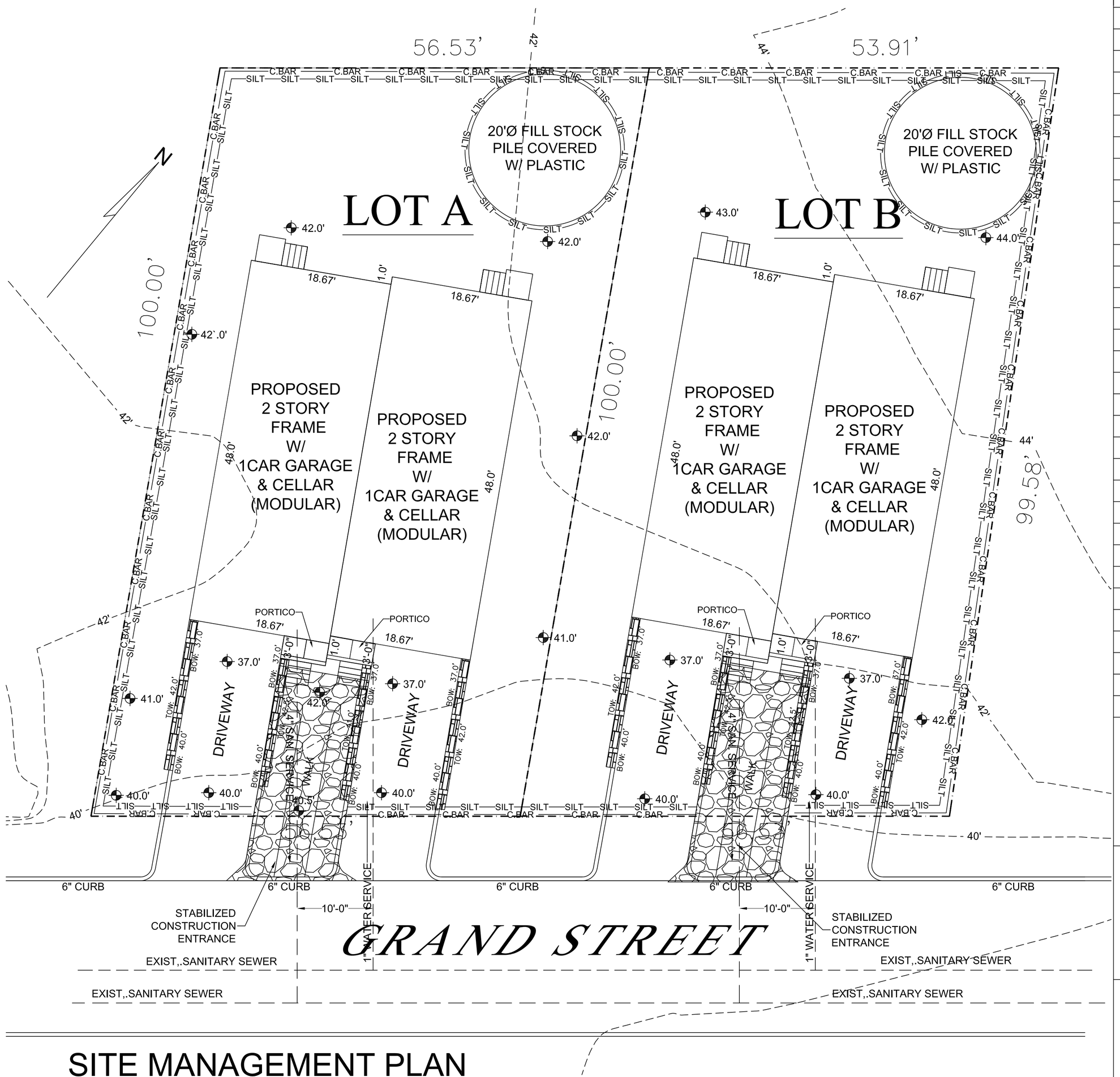
F. PERMANENT STORMWATER POLLUTION PREVENTION SHALL CONSISTING OF STORMWATER COLLECTING DEVICES INCLUDING ROOF GUTTER AND DRIVEWAY DRAINS LINKED TO DRY WELL SYSTEMS. A STORMWATER POLLUTION PREVENTION PLAN IS PROVIDED ON PAGE ER3

LEGEND

C.BAR — CONSTRUCTION BARRIER

SILT SILT SILT — SLIT FENCE

HAY HAY HAY — HAY BALES



SITE MANAGEMENT PLAN

SCALE: 1/8" = 1'- 0"

GIBBONS ENGINEERING
1 CENTRAL AVENUE, SUITE 308
TARRYTOWN, NY 10591
(914) 524-9740

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ISSUE DATES:

No.	DATE	DESCRIPTION
01	12.14.15	PRELIM.
02	12.17.15	CLIENT REVISION
03	12.18.15	BD SUBMISSION
04	12.22.15	PLANNING BOARD SUBMISSION

PROJECT:

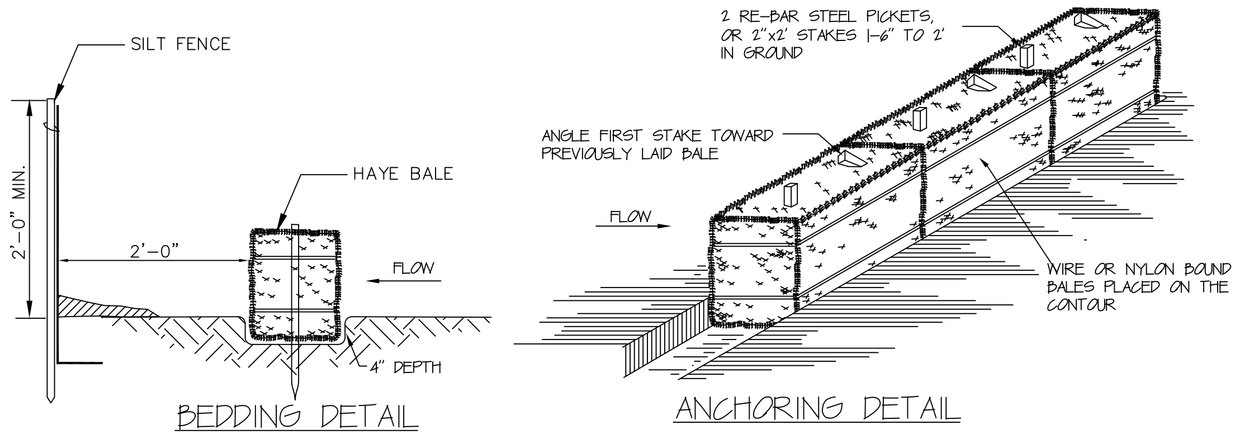
201
GRAND STREET
MAMARONECK
NEW YORK

DRAWING TITLE:

SITE MANAGEMENT PLAN

SEAL & SIGNATURE

DATE:	12.11.15
PROJECT No:	2015-124
DRAWING BY:	ME
CHK BY.:	JG
DWG No.:	ER1
APPL. No.:	

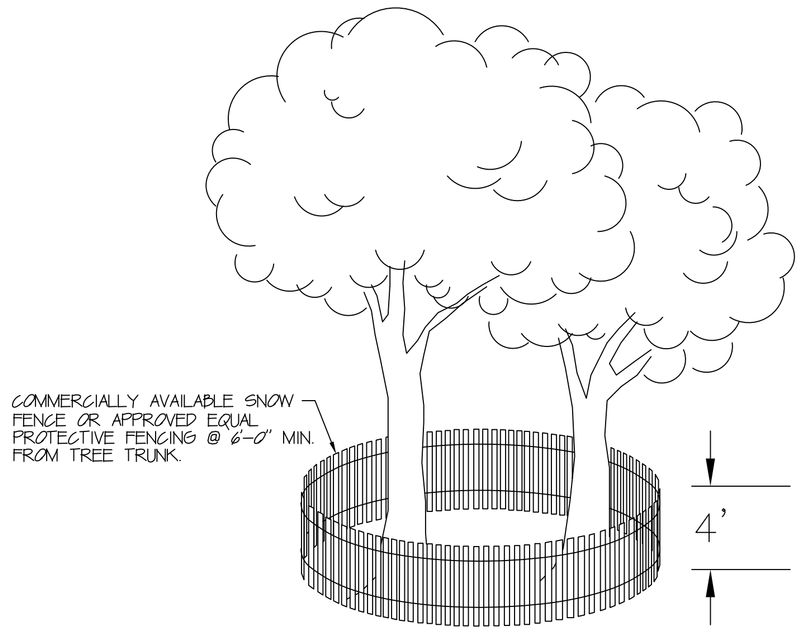


HAYBALE DETAIL (TYPICAL)

SCALE: N.T.S.

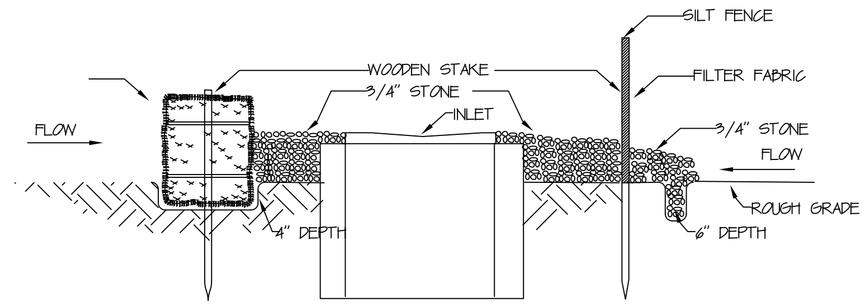
INSTALLATION NOTES:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



TREE PROTECTION FENCING DETAIL

SCALE: N.T.S.



INLET PROJECTION

SCALE: N.T.S.

INSTALLATION NOTES:

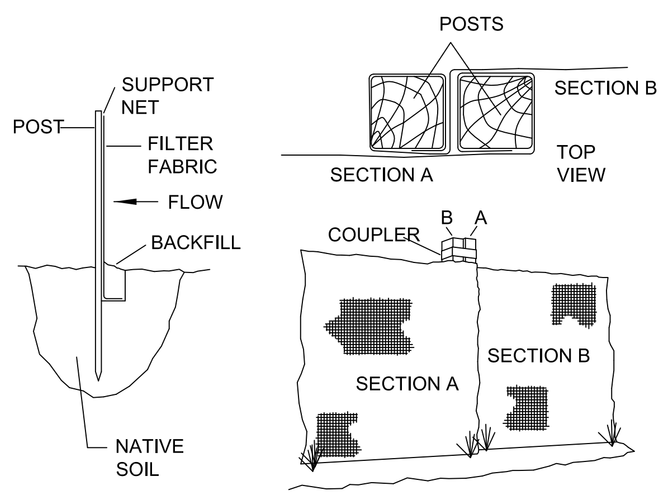
STRAWBALES

1. PLACE BALES OF STRAW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES TO SURROUND THE INLET. WHERE SLOPE AND SPACE PERMIT, ESTABLISH THE LINE OF BALES 2 TO 10 FEET AWAY FROM THE INLET. ANCHOR BALES IN PLACE BY DRIVING REBARS IR 2"x2" STAKES THROUGH THE BALES. SUPPLEMENT WITH GRAVEL, PILED AGAINST THE BALES.
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABALIZED WHEN THE REMAINS DRAINAGE AREA HAS BEEN PROPERLY STABALIZED.

SILT FENCE

1. EXCAVATE A 6 INCH x 6 INCH TRENCH, OFFSET APPROXIMATELY 2 FEET FROM THE INLET PERIMETER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE. SUPPLEMENT WITH GRAVEL, PILED AGAINST THE FENCE.

Silt Fence Detail

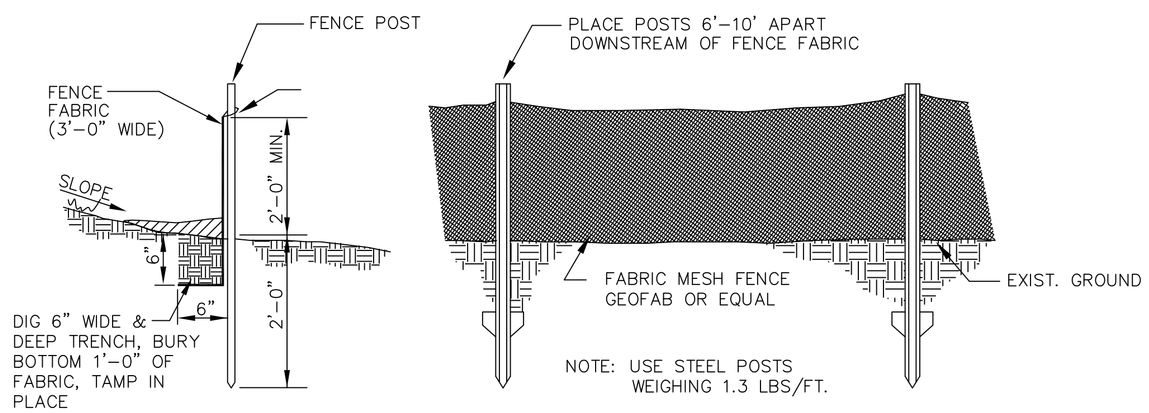


SILT FENCE DETAIL

SCALE: NTS

INSTALLATION NOTES

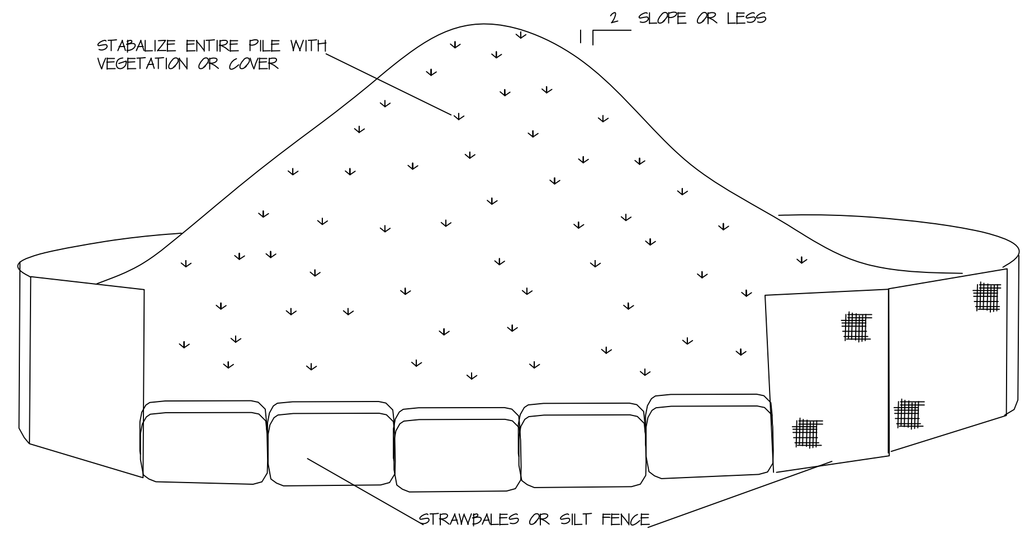
1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.



NOTE:
AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATIVE GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDMENT TRENCH RESTORED TO A NATURAL CONDITION.

SILT FENCE DETAIL

SCALE: NTS



TOPSOIL STOCKPILE

SCALE: N.T.S.

INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 12.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABALIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS(THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

GIBBONS ENGINEERING
1 CENTRAL AVENUE, SUITE 308
TARRYTOWN, NY 10591
(914) 524-9740

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ISSUE DATES:

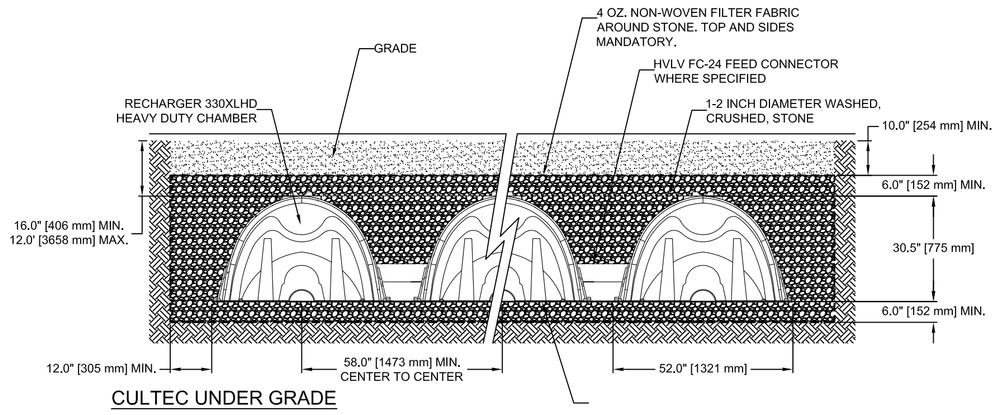
No.	DATE	DESCRIPTION
01	12.14.15	PRELIM.
02	12.17.15	CLIENT REVISION
03	12.18.15	BD SUBMISSION
04	12.22.15	PLANNING BOARD SUBMISSION

PROJECT:
201
GRAND STREET
MAMARONECK
NEW YORK

DRAWING TITLE:
EROSION CONTROL DETAILS

SEAL & SIGNATURE

DATE:	12.11.15
PROJECT No:	2015-124
DRAWING BY:	ME
CHK BY.:	JG
DWG No.:	ER2
APPL. No.:	



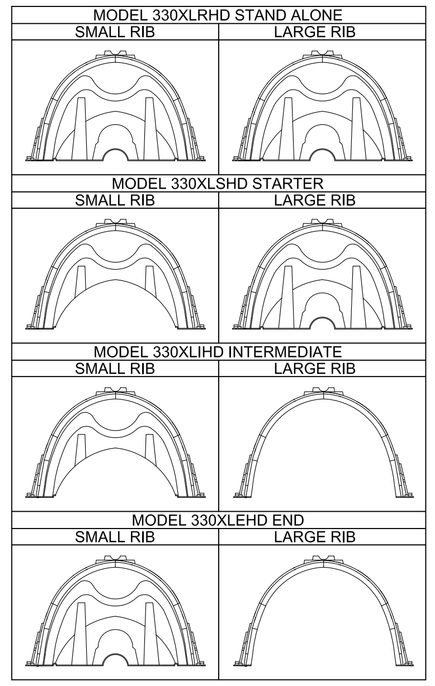
CULTEC UNDER GRADE

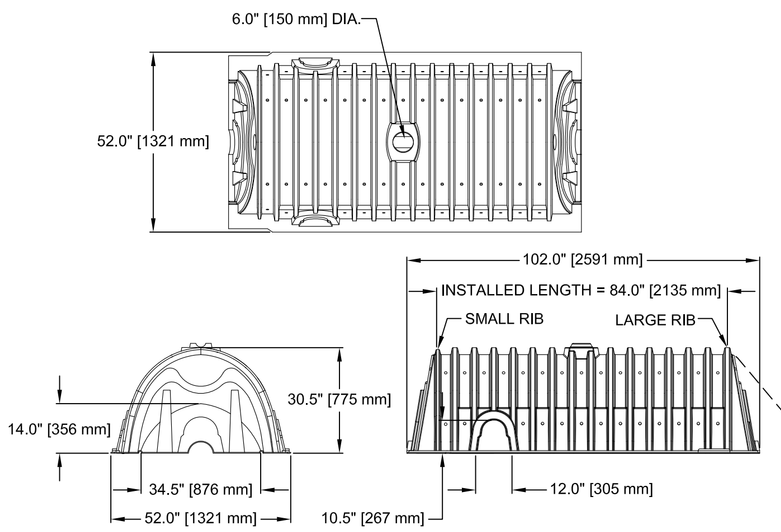
CULTEC NO. 20L POLYETHYLENE LINER TO BE PLACED BENEATH HVLV FC-24 FEED CONNECTORS WHEN UTILIZING INTERNAL MANIFOLD

GENERAL NOTES

RECHARGER 330XLHD BY CULTEC, INC. OF BROOKFIELD,CT.
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65m)
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

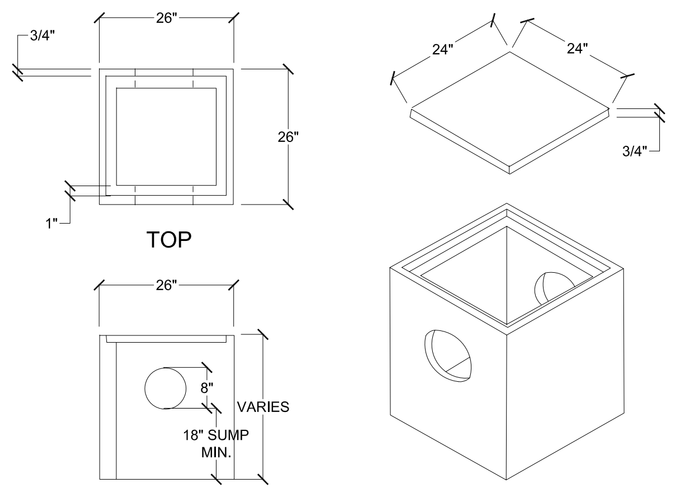




CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m3/m]
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]
ALL RECHARGER 330XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR.

DRY WELL DETAILS (TYP.)

SCALE: NTS



CLEAN OUT DETAILS (TYP.)

SCALE: NTS

LOT A

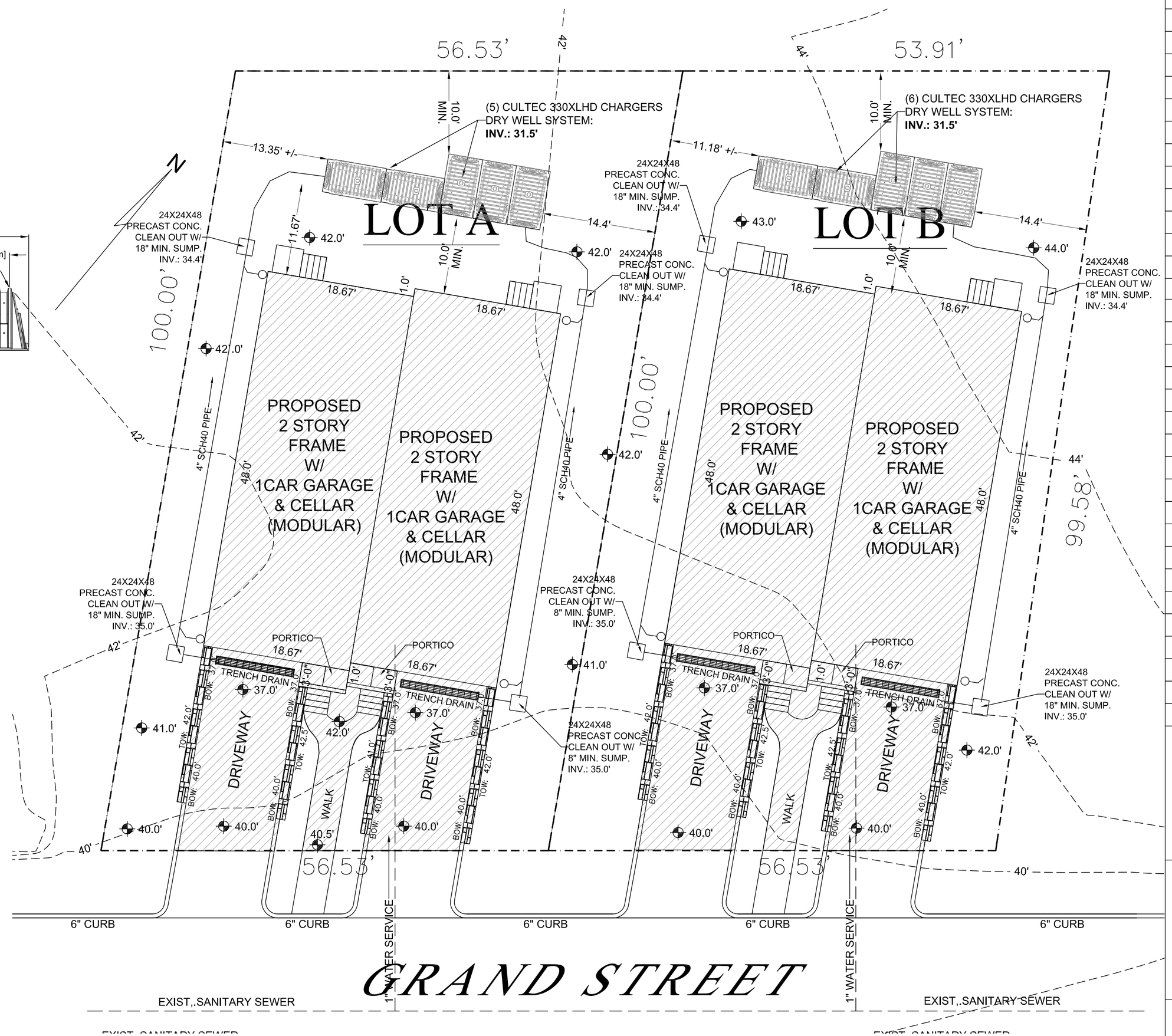
STORM WATER MANAGEMENT CALCULATIONS

BASED ON 25 YEAR EVENT = 2.4"
LOT AREA = 5571 SF
EXIST. SOIL TYPE UhB - HYDROLOGICAL SOIL GROUP B - >75% GRASS COVER CN=61
EXIST. STORMWATER RUN-OFF = 0.17"
EXIST. VOLUME RUN-OFF = 78.92 CF
NEW IMPERVIOUS SURFACE CN=98
NEW STORMWATER RUNOFF = 2.27"
NEW IMPERVIOUS SURFACE = 2578 SQ.FT
NEW VOLUME RUN OFF = 487.67 CF
NET INCREASE RUN-OFF VOLUME = 408.75
CAPACITY OF CULTEC CHARGER 330XLHD DRY WELL = 11.32 CF/LF OF DESIGN UNIT
ESTIMATED SOIL PERCOLATION PER LF = 1.08
CALCULATED NUMBER OF REQUIRED DRY WELL LENGTH = 32.96 LF
NUMBER OF UNIT @ 7 FT PER UNIT = 4.7 = 5 UNITS

LOT B

STORM WATER MANAGEMENT CALCULATIONS

BASED ON 25 YEAR EVENT = 2.4"
LOT AREA = 5442 SF
EXIST. SOIL TYPE UhB - HYDROLOGICAL SOIL GROUP B - >75% GRASS COVER CN=61
EXIST. STORMWATER RUN-OFF = 0.17"
EXIST. VOLUME RUN-OFF = 77.09 CF
NEW IMPERVIOUS SURFACE CN=98
NEW STORMWATER RUNOFF = 2.27"
NEW IMPERVIOUS SURFACE = 2585 SQ.FT
NEW VOLUME RUN OFF = 489.0 CF
NET INCREASE RUN-OFF VOLUME = 411.91
CAPACITY OF CULTEC CHARGER 330XLHD DRY WELL = 11.32 CF/LF OF DESIGN UNIT
ESTIMATED SOIL PERCOLATION PER LF = 1.08
CALCULATED NUMBER OF REQUIRED DRY WELL LENGTH = 33.22 LF
NUMBER OF UNIT @ 7 FT PER UNIT = 4.7 = 5 UNITS



SITE MANAGEMENT PLAN

SCALE: 1/8" = 1'- 0"

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(914) 524-9740

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ISSUE DATES:

No.	DATE	DESCRIPTION
01	12.14.15	PRELIM.
02	12.17.15	CLIENT REVISION
03	12.18.15	BD SUBMISSION
04	12.22.15	PLANNING BOARD SUBMISSION

PROJECT:

201
GRAND STREET
MAMARONECK
NEW YORK

DRAWING TITLE:

SWPPP

SEAL & SIGNATURE

DATE:	12.11.15
PROJECT No:	2015-124
DRAWING BY:	ME
CHK BY.:	JG
DWG No.:	ER3
APPL. No.:	

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:	Telephone: E-Mail:			
Address:				
City/PO:	State:	Zip Code:		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			**NO**	**YES**
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			**NO**	**YES**
3.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				
4. Check all land uses that occur on, adjoining and near the proposed action. □ Urban □ Rural (non-agriculture) □ Industrial □ Commercial □ Residential (suburban) □ Forest □ Agriculture □ Aquatic □ Other (specify): _____ □ Parkland				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		
b. Are public transportation service(s) available at or near the site of the proposed action?		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		
b. Is the proposed action located in an archeological sensitive area?		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		
16. Is the project site located in the 100 year flood plain?		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____ _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: _____

Signature: _____

COMMITMENT & INTEGRITY
DRIVE RESULTS

709 Westchester Avenue | Suite L2
White Plains, New York 10604
www.woodardcurran.com

T 800.807.4080
T 914.448.2266
F 914.448.0147

RECEIVED
By Department of Land Use at 1:14 pm, Jan 07, 2016

MEMORANDUM

TO: Mr. Stewark Sterk, Planning Board Chair

FROM: Hugh J. Greechan, P.E., Consulting Village Engineer

CC: Members of the Planning Board
Mr. Bob Galvin, AICP, Consulting Village Planner
Mr. Dan Gray, Village Building Inspector

DATE: January 7, 2016

RE: 201 Grand Street
Planning Board Application

The purpose of this memorandum is to provide the Planning Board with a summary of our review of the initial application documents received related to the proposed improvements at 201 Grand Street. The application proposes to subdivide an existing 0.27 acre lot into two separate lots, and construct one (1) two-family house on each new lot. The work on the current vacant lot includes construction of the new buildings, along with associated site and stormwater management improvements. This review was focused on the engineering design and the associated Village Code requirements in accordance with the following:

- Village of Mamaroneck Code, Chapter 294 *Stormwater Management and Erosion and Sediment Control*, and other sections, as applicable;
- New York State Department of Environmental Conservation (NYSDEC) *Stormwater Management Design Manual*, last revised January 2015;
- *New York State Standards and Specifications for Erosion and Sediment Control*, dated August 2015.

DOCUMENTS REVIEWED

- Village of Mamaroneck *Planning Board Application*, dated December 18, 2015.
- Village of Mamaroneck *Building Permit Application*, dated December 18, 2015.
- Six (6) unlabeled and undated neighborhood photographs.
- *Proposed 2 Family Dwellings: 201 Grand Street* drawing sheets, prepared by Gibbons Engineering, including:

Sheet Name	Revision Date	Sheet Name	Revision Date
Site Plan S1	12/22/15	Elevation A6	12/22/15
Cellar Plan A1	12/22/15	Elevation A7	12/22/15
1st Floor Plan A2	12/22/15	Site Management Plan ER1	12/22/15
2nd Floor Plan A3	12/22/15	Erosion Control Details ER2	12/22/15
Elevation A4	12/22/15	SWPPP ER3	12/22/15
Elevation A5	12/22/15		

- *Stormwater Pollution Prevention Plan for Lot A*, prepared by Gibbons Engineering, PC, dated December 22, 2015.
- *Stormwater Pollution Prevention Plan for Lot B*, prepared by Gibbons Engineering, PC, dated December 22, 2015.

DISCUSSION

The Applicant has provided drawings sheets, applications, and a SWPPP that describe the proposed site improvements. The project is located entirely outside of the FEMA defined floodplain.

The following is a summary of our comments at this time. It should be noted that further comments may be added upon receipt of additional detailed information.

1. Provide documentation of deep soil test and infiltration tests for each proposed infiltration area. Test pits shall show adequate separation between bottom of infiltration area and restrictive layer, such as bedrock or seasonal high groundwater.

2. SWPPP shall show that treatment of the water quality volume (WQv) is provided as required by Village Code §294-8B(2).

3. SWPPP shall show pre- and post-development peak discharge rates as required by Village Code §294-8B(2).

4. The design storm shall be the 25-year, 24-hour storm with total rainfall of 6.41", per the Northeast Regional Climate Center (NRCC).

5. Connection to proposed stormwater infiltration system shall be made with minimum 8-inch pipe to ensure sufficient capacity and facilitate cleaning.

6. Stormwater infiltration system shall be provided with inspection ports for inspection and maintenance.

7. Stormwater infiltration system shall be provided with positive means of overflow for storm events beyond the capacity of the system.

8. SWPPP shall include post-construction inspection and maintenance requirements, including schedule of activities to be completed by the owner.

COMMITMENT & INTEGRITY
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White Plains, New York 10604
www.woodardcurran.com

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F 914.448.0147

RECEIVED
By Department of Land Use at 11:49 am, Mar 14, 2016

MEMORANDUM

TO: Ms. Cindy Goldstein, HCZMC Chair

FROM: Hugh J. Greechan, P.E., Consulting Village Engineer

CC: Members of the HCZMC
Mr. Bob Galvin, AICP, Consulting Village Planner
Mr. Dan Gray, Village Building Inspector

DATE: March 14, 2016

RE: 201 Grand Street
HCZMC Application

The purpose of this memorandum is to provide the HZCMC with a summary of our review of the revised application documents received related to the proposed improvements at 201 Grand Street. The application proposes to subdivide an existing 0.27 acre lot into two separate lots, and construct one (1) two-family house on each new lot. The work on the current vacant lot includes construction of the new buildings, along with associated site and stormwater management improvements. This review was focused on the engineering design and the associated Village Code requirements in accordance with the following:

- Village of Mamaroneck Code, Chapter 294 *Stormwater Management and Erosion and Sediment Control*, and other sections, as applicable;
- New York State Department of Environmental Conservation (NYSDEC) *Stormwater Management Design Manual*, last revised January 2015;
- *New York State Standards and Specifications for Erosion and Sediment Control*, dated August 2015.

DOCUMENTS REVIEWED

- *Proposed 2 Family Dwellings: 201 Grand Street* drawing sheets, prepared by Gibbons Engineering, including:

Sheet Name	Revision Date	Sheet Name	Revision Date
Site Plan S1	2/26/16	Elevation A7	2/26/16
Cellar Plan A1	2/26/16	Site Management Plan ER1	2/26/16
1st Floor Plan A2	2/26/16	Erosion Control Details ER2	2/26/16
2nd Floor Plan A3	2/26/16	SWPPP ER3	2/26/16
Elevation A4	2/26/16	SWPPP Code Compliance Notes ER4	2/26/16
Elevation A5	2/26/16	Landscaping Plan L1	
Elevation A6	2/26/16		

- *Stormwater Pollution Prevention Plan for Lot A*, prepared by Gibbons Engineering, PC, dated December 22, 2015, last revised February 29, 2016.
- *Stormwater Pollution Prevention Plan for Lot B*, prepared by Gibbons Engineering, PC, dated December 22, 2015, last revised February 29, 2016.

DISCUSSION

The Applicant has provided revised drawings sheets and SWPPPs that describe the proposed site improvements. The project is located entirely outside of the FEMA defined floodplain.

The following is a summary of our comments at this time. The status of previous comments, as well as new comments, is in **Bold Type.** It should be noted that further comments may be added upon receipt of additional detailed information.

1. Provide documentation of deep soil test and infiltration tests for each proposed infiltration area. Test pits shall show adequate separation between bottom of infiltration area and restrictive layer, such as bedrock or seasonal high groundwater. **Partially addressed. SWPPP lists percolation includes documentation for deep and percolation testing completed January 18, 2016. However, tests were conducted near proposed driveway infiltration systems. Testing shall be conducted in the vicinity of the proposed infiltration systems at the rear of the property as well.**

2. **Previous plan submissions showed the stormwater management systems for the driveway and rear of the property linked. Based on the separation of these systems, the the Applicant shall consider the suitability of maintaining the installation of the rear infiltration system approximately 10 to 12 feet below grade, as currently shown.**

3. SWPPP shall show that treatment of the water quality volume (WQv) is provided as required by Village Code §294-8B(2). **Addressed. WQv calculations have been provided, confirming WQv treatment is provided.**

4. SWPPP shall show pre- and post-development peak discharge rates as required by Village Code §294-8B(2). **Partially addressed. SWPPP shows peak runoff rates for pre-development conditions. Post-development peak runoff rates shall be provided as well to confirm that post-development rates are less than pre-development rates for the 25-year design storm as required by Village Code.**

5. The design storm shall be the 25-year, 24-hour storm with total rainfall of 6.41", per the Northeast Regional Climate Center (NRCC). **Addressed. Design storm listed is 6.41".**

6. Connection to proposed stormwater infiltration system shall be made with minimum 8-inch pipe to ensure sufficient capacity and facilitate cleaning. A**ddressed. Pipe is shown as 8-inch.**

7. Stormwater infiltration system shall be provided with inspection ports for inspection and maintenance. **Addressed. Cultec infiltration systems are shown with inspection ports.**

8. Stormwater infiltration system shall be provided with positive means of overflow for storm events beyond the capacity of the system. **Addressed.**

9. SWPPP shall include post-construction inspection and maintenance requirements, including schedule of activities to be completed by the owner. **Addressed. Plan ER4 includes recommended inspection schedule and Inspection and Maintenance Checklist.**

10. Revised SWPPP includes design calculations recommending four (4) Cultec Chambers based on a post-development impervious area of 2,585 SF. This appears to be the impervious area for one of the proposed two-family homes, not both. The revised plans include calculations requiring two (2) Cultec chambers based on 1,822 SF of post-development impervious area. SWPPP and

plans shall be revised for consistency and to show calculations for full development of both two-family homes based on design storm and other revisions as noted above. **Addressed. Calculations have been revised and are consistent in recommending two Cultec Chambers for each driveway area and four Cultec chambers for each building area.**

11. Stormwater calculation shall account for pervious pavement and drywell. **Comment no longer applicable; pervious pavement and drywells have been removed from the plan.**

12. Plans reference pervious pavement driveways, but no detail is included for pervious pavement. Detail showing proposed pavement construction shall be included. **Comment no longer applicable; pervious pavement has been removed from the plan.**

13. Plans shall include a detail of proposed trench drain. **Addressed. Trench drain detail has been added to the plan.**

14. **Retaining walls greater than 3-feet shall include structural calculations prepared and sealed by a professional engineer.**

15. Proposed drywell shall be rated for use in parking and traffic areas and shall include cover at grade for inspection and maintenance access. **Addressed. Cultec chambers rated for paved areas are proposed for the driveway areas.**

16. Previous plan and SWPPP submissions were signed and sealed by professional engineer. Revised plans and SWPPP shall be signed and sealed by professional engineer. **Addressed.**

Village of Mamaroneck, NY

Item Title:	PLLF-2016
Item Summary:	**BOT Referral- PLL-F-2016 – Advisory Consistency Review** **Referral from Board of Trustees for an advisory consistency determination for a proposed local law to Amend Chapter 342 (Zoning) of the Code of the Village of Mamaroneck to add provisions for adaptive reuse of religious or educational buildings**
Fiscal Impact:	

ATTACHMENTS:

Description	Upload Date	Type
PLL F Adaptive Reuse	3/9/2016	Backup Material

RECEIVED 3 8 16 VoM PB & HCZMC

PROPOSED LOCAL LAW F-2016

To amend Chapter 342 (Zoning) of the Code of the Village of Mamaroneck, to add provisions for adaptive reuse of religious or educational buildings

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

Section I. Chapter 342, Zoning, of the Code of the Village of Mamaroneck is amended to add new Section 342-52.2 Adaptive Reuse of Religious or Educational Buildings to Article VII, Standards for Uses Subject to Special Permit Procedures as follows:

§342-52.2 Adaptive Reuse of Religious or Educational Buildings

The purpose of this section is to foster the renovation and reuse of structures originally constructed for religious or educational uses, which have historic, architectural, economic, cultural or other value to the Village and are at risk of becoming under-utilized, vacant or demolished. This section encourages the adaptive and flexible reuse of such buildings to allow more economic and efficient use of the property. Special regulations are appropriate to this type of reuse because of the difficulty present in adapting these structures to allow economic and efficient use of the property.

A. Special Permit Authority. The Planning Board may grant a special permit subject to the additional provisions set forth below to allow the use of an eligible building for uses which may not otherwise be allowed and such adaptive reuse of an existing building may occur within its existing footprint even if dimensionally non-conforming. The Planning Board may modify minimum lot area, height, stories, minimum lot frontage, maximum coverage, maximum habitable floor area, minimum lot width, and front, side and rear yard setback requirements if the Planning Board determines that the modification is necessary to preserve the building and allow its adaptive reuse. The granting of a special permit will require compliance with site plan review requirements. The special permit authority granted to the Planning Board would be in lieu of, rather than in addition to, the Zoning Board of Appeals' special permit authority generally for private schools, places of worship, and places of religious instruction in residential zones.

B. Eligible Buildings. Any building originally constructed for religious or educational purposes including buildings previously occupied as a primary or secondary school, place of worship, accessory building to a place of worship (such as a rectory, convent, school gym or similar use) on properties less than 5 acres in size.

C. Exterior Alterations. As a condition of the special permit, the applicant shall demonstrate that all proposed exterior alterations shall be generally consistent with the original structure's architecture and the neighborhood in which it is located.

D. Parking. The Planning Board may modify off-street parking requirements based on applicant's information regarding the parking impacts of the proposed adaptive reuse. Parking may also be provided on lot(s) in private ownership within 500 feet of the building entrance as part of the Planning Board approval of the special permit.

E. Restrictions on Uses in Particular Districts.

(1) For eligible buildings on a lot zoned partially residential and partially commercial the Planning Board may permit an adaptive reuse for any use permitted in either of the applicable zoning districts.

(2) For eligible buildings on a lot zoned entirely for single family or two family residential use, only uses permitted in such zone shall be allowed, except for an eligible building located on or with direct access to an arterial or collector road as defined by the NYSDOT, the Planning Board may permit multi-family housing for senior citizens 62 years of age or older subject to the open space and maximum FAR requirements in the RM-2 District.

F. Additional Conditions**.** The Planning Board may attach such additional conditions to a Special Permit granted under this section as may be necessary to protect the neighborhood surrounding the property and to encourage the most appropriate adaptive reuse of the buildings and property.

Section II. Section 324-21A is amended to add new subsection (11) as follows:

(11) Adaptive reuse of educational and religious buildings by Special Permit from the Planning Board as permitted by Section 342-52.2.

Section III. Section 324-30A(1) is amended to add new subsection (q) as follows:

(q) Adaptive reuse of educational and religious buildings by Special Permit from the Planning Board as permitted by Section 342-52.2.

Section IV. Severability
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, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section V. Effective Date
This Local Law shall take effect immediately upon adoption and filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

Village of Mamaroneck, NY

Item Title: Draft Minutes

Item Summary: **Review of Draft Minutes from February 23, 2016 meeting of the HCZM Commission.**

Fiscal Impact:

ATTACHMENTS:

Description	Upload Date	Type
02 23 2016_MINUTES_draft	3/14/2016	Backup Material

DRAFT –NOT APPROVED

VILLAGE OF MAMARONECK

HARBOR AND COASTAL ZONE MANAGEMENT COMMISSION MEETING MINUTES

FEBRUARY 23, 2016 – 7:30 PM

COURT ROOM- 169 MT. PLEASANT AVENUE

PRESENT:

Chairperson:	Cindy Goldstein
Commissioners:	Alice Pernick
	Clark Neuringer
	Doreen Roney
	Brian Glattstein
	Pam Michels
	Kevin LaFollette

Absent:

Also Present:	Anna Georgiou, Land Use Counsel
	Hugh Greechan, Engineer
	Sven Hoeger, Environmental Consultant
	Robert Galvin, Village Planner

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1. OPEN MEETING

The meeting of the HCZMC was called to order by Chairperson Cindy Goldstein at 7:30 p.m.

2. OLD BUSINESS

A. Retaining Open Water Relocation Sites for Dredge Material in LI Sound

Chair Goldstein began, stating this item was discussed at the January meeting. There was a letter from various boat yards and concerned citizens. The Commission has now had time to review the documents and a memo from their environmental consultant was received.

Dan Natchez addressed the Commission and noted he had distributed two draft resolutions to the Commissioners for consideration in support of continuation of the DMMP, the open water relocation of dredged materials in the Long Island Sound. He

discussed the history of the dredging, the agencies involved and how it affects the Mamaroneck Harbor.

Mr. Neuringer clarified the discussion is not the ACOE report or findings but the EPA's action. He understood they already have taken positive action. This is a relocation program, it's just moved from one area to the next.

Chair Goldstein felt the resolutions submitted by Mr. Natchez were better suited for the action of the Board of Trustees. Harbor Master Russo agreed with the recommendation and in support of the resolutions.

Mr. Glattstein noted that based on his review of the Army Corps report only a narrow portion affects Mamaroneck and the materials removed from here were 'fine'.

Mr. Hoeger noted there are areas of extremely fine sand; this was included in his report. It alone should not pollute the sound, but the action of dumping, it is a disturbance. This is more of an economic fact, and environmentally we have to believe the Federal Government.

Mr. Greechan added that the material is placed by the bottom of the barged opening and afterwards sand is placed over it.

Mr. Jeff Grey, ship yard manager stated he strongly supported this: it is not just a benefit, but a requirement. Without the deep water access to his ship yard, his business would go away. His is one of the few businesses which could work on the larger yachts and commercial boats, whereas other yards can only accommodate smaller boats.

The Commissioners discussed the merits of the resolutions and adopted the following resolution, which includes support of the EPA's proposed rulemaking:

HARBOR & COASTAL ZONE MANAGEMENT COMMISSION
RECOMMENDATION TO BOARD OF TRUSTEES ON
DREDGED MATERIAL MANAGEMENT PLAN

WHEREAS, the Village of Mamaroneck's harbors are vital to the quality of life within the Village; and

WHEREAS, the Village maritime industry and recreational boating are major assets to our community and provide access by the public onto the waters; and

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WHEREAS, waterways and marine dependent facilities within and in the vicinity of the Village must be periodically dredged to maintain and restore adequate navigational and berthing depths; and

WHEREAS, Commission members have reviewed the U.S. Army Corps of Engineers Long Island Sound Dredged Material Management Plan and/or plan summary documents ("DMMP') last released by the Army Corps of Engineers on January 11, 2016; and

WHEREAS, it has been represented that U.S. Environmental Protection Agency's proposed rulemaking action EPA-R01-0W-2016-0068 is essential to retain the western and central relocation sites for dredged materials and an acceptable alternative with additional safeguards; and

WHEREAS, according to the DMMP the relocation of dredged materials can only be undertaken after rigorous testing and permit approvals, with these materials being placed in deep holes within the Sound and where needed capped with clean material; and

WHEREAS, the U.S. Army Corps of Engineers has been monitoring the dredge material relocation activities since 1977 through the DAMOS program (U.S. Army Corps of Engineers' Disposal Area Monitoring System within Long Island Sound) and has scientifically shown no adverse consequences.

On motion of Mr. Neuringer, seconded by Ms. Roney:

BE IT RESOLVED, that the Commission strongly recommends that the Village Board of Trustees immediately urge Governor Cuomo and New York State to support the initiatives of the U.S. Environmental Protection Agency and Army Corps of Engineers to retain the relocation sites for dredged material in an environmentally safe manner in accordance with the Dredged Material Management Plan and the Final Programmatic Environmental Impact Statement for Long Island Sound and the U.S. Environmental Protection Agency proposed rulemaking R01-0W-2016-0068.

AND BE IT FURTHER RESOLVED, that the Commission recommends that copies of this resolution and any resolution adopted by the Village Board of Trustees in support of these initiatives be sent to Governor Andrew Cuomo, Governor Daniel Molloy, the U.S. Environmental Protection Agency Regions 1 and 2, the U.S. Army Corps of Engineers New England Division and New York District and the New York State Department of Environmental Conservation.

The motion passes:

Ayes: Mr. Glattstein, Ms. Pernick, Ms. Michels, Mr. Neuringer, Ms. Goldstein, Ms. Roney, Mr. LaFollette
Nays: None
Abstain: None
Absent: None

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B. Water Quality and I & I issues re: New Development

Hernane DeAlmeida, Village Engineer & Superintendent of Public Works & Greg Cutler, Assistant Planner

Mr. DeAlmeida began by stating the Village has been very proactive with the maintenance of the sanitary sewerage system and slip lining. Quite a bit has been done roughly there are 43 miles of sewer; slightly more than 1/3 has been done. The project was started many years ago by the County and they began the slip lining and the Village agreed to finish it, using the Butler list/letter of Sewers Pipe and Manholes which took five to six years and was completed in 2007. Another study was done by the County 2006-07, they identified locations and created another list which was completed. The Village was given three years to do the work, this covered portions of Orienta, Flagler, Forrest, Frank, Florence, Halstead. The County comes every few years, the EPA recently released the Village of a violation and I & I issues are being worked out with DEC. With regard to the mapping we have – the Village, early in the process began mapping the sewers, man holes etc., using GIS. Each time we receive new information our system is updated. The Village is working on a live version; there is also an intra-web version.
Mr. Neuringer asked for clarification on what information GIS can provide
The map shows the layout of the infrastructure at a glance, once you click on the items such as sewer or pipe, you can see the detail; when it was slip lined/piped and what the length or size pipe is.

Mr. Neuringer asked whether there a map which shows infrastructure and graphically shows what is deficient, what has been done what needs to be done.
Mr. Cutler responded that we do have maps that show what has been done what has been rehabilitated, the year and type of slip lining done. We do not currently have a map of what is identified as problem areas. Arcadis may have that information.

Mr. DeAlmeida stated that the system is over 100 years old, most is clay and like most municipalities could be deficient. Priorities are set by either using CC TV, or through observations, where are the overflows most common. Mr. Cutler added every SSO that is reported is mapped; this would indicate deficient areas.
Chair Goldstein felt it would be important to know what was deficient in order to set a treatment priority. It would also aid when a developer submitted a project to know the condition of the pipes in the area being developed.

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Mr. DeAlmeida felt that decision could be made during site plan review. The Applicant should submit an engineering study, the Village can ask for an analysis to be done.

Chair Goldstein is concerned with the increased density and the usage on the aging infrastructure. Each application alone is not a concern but combined impact may be an issue. Mr. Neuringer agreed considering the possible addition of 300-500 units proposed in the Village.

Mr. DeAlmeida felt the effect is really diluted across the Village since the projects are spread throughout the Village. There has to be a balance. Mr. Glattstein added that a project of any size could possibly be required to demonstrate how they will connect to the system. He felt the information presented is great and when an application is submitted possibly the applicant can share the cost of the analysis. He also felt before an application is submitted, the questions can be answered.
Mr. DeAlmeida recommended if they have questions or concerns they could ask for information from him and Village consulting engineers Woodard & Curran; investigations can possibly be done based on project size.

Mr. Galvin noted the system in place can now show the size of the lines; which lines have been slip lined. He thought they could show flow and areas where SSO happen. He added that this is a great resource; the Commissioners agreed.

Chair Goldstein asked how long slip lining lasted. Mr. Almeida did not have any information regarding any data on the life of lining. Mr. Greechan added the lining is very strong and could outlast the original pipe and is structurally sound by itself.

Mr. Neuringer thanked Mr. DeAlmeida & Mr. Cutler for their time and information.
He felt there were two paths of conversation: one which is capacity, the second is his concern with the increased intensity on the usage of the pipe (which by definition are either deficient or defective). He had concerns with adding additional housing units to the system, which will add to the I & I. This should be part of the review of a development project.

Mr. DeAlmeida noted the number of SSO calls has reduced greatly due to the slip lining project. This is not just a Village problem, but a County one as well since the Village is located at the end of the line. This is all passed down from other

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municipalities and the Village is closest to the treatment plant. This is why our water is dirty; we are the end of the line.

Mr. Neuringer asked for clarification on information presented by the Village Manager regarding the percentage of line work completed. It was stated the Village completed 15% of slip lining over 10 years.
Mr. Cutler stated that information only included the work done in between the years 2004-16. The information on what was done prior to that time has now been added to the GIS system and the totals now reflect a greater percentage. There are 43.29 Miles of Village owned lines, 13.92 miles have been lined. The worst were done first.

As the lines are slipped, it also reduces the number of unauthorized hook ups, because access to the relined pipes are only cut for the approved connections.
Mr. DeAlmeida again offered himself as a resource for the Commissioners.

Member Pernick added that many times there are no representatives at the meetings. Mr. DeAlmeida reminded the Commissioners they just need to ask, and he will attend. Mr. Glattstein would appreciate more input that the lines were checked, the size and the condition of the lines before a project is approved.

Mr. DeAlmeida stated he can look at the general information he has; but would not make a certified statement, nor would any other design professional without any testing being performed. The Commissioners understood.

Ms. Roney asked if after a connection was made to the system, an inspection was done to assure it is correct. Mr. DeAlmeida responded yes, it is part of the plumbing permit.

Ms. Michels asked what the sources of SSO reports?
Generally the public does the reporting. The only concern is when the public notifies other agencies as opposed to the DPW or even the Police Department after hours. Mr. Neuringer asked if DPW was to be contacted for things such as oil slicks in the river. Mr. DeAlmeida noted there were multiple agencies involved sometimes it is the Village Manager's office, others it could be include the Building Department, NYSDEC. It's a team effort.

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Mr. Cutler noted for the public the Water Quality reporting Form is on the Village website. On the main page left side look for 'Water Quality' then click on "report a stream or water quality report". Smart phones can also be used to report if gps is enabled on the phone and photos can be uploaded which go directly on the map. This is checked every morning.

There was a brief discussion on the Jefferson Avenue Bridge concerns and the great amount of effort taking place investigating the situation. There has been a great deal of assistance from the Building Department.
Mr. DeAlmeida & Mr. Cutler were thanked for their time.

C. LWRP Status Update

The LWRP working group has forwarded the document to the Department of State. It is being worked on and edited.

D. Mamaroneck Beach & Yacht Club - Status Update

The Planning Board has not yet received the requested revisions. The Commission has received the DSEIS Draft submission by the Applicant (9/1/15) and the Planning Board's completeness memo submitted to the Applicant on 10/14/15.

There is no change in information regarding this application

3. NEW BUSINESS

A. 620 WEST BOSTON POST ROAD - Site Plan *(Preliminary Discussion)*

Preliminary Presentation of Site Plan for construction of 6 multi-family residential units in a three story building located in the C-1 General Commercial District and the Harbor Island Scenic Overlay Zone. Application also requires infill housing in the C-1 District under 342-50.

Mr. Noto began by distributing a completely new set of renderings to the Commissioners of a design different than the plan submitted for the deadline.

He explained the deadline for this meeting was February 3rd; this project has been before the Planning board for several meetings. The Board did not like the previous designs of the project. They requested the applicant change the design, which was done, and now he has joined this project team. What was submitted to the commissioners for deadline is not was will be filed with the planning board for their next meeting.

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He felt the new design would not change the SWPPP or stormwater issues. It does affect visuals and the view shed. Bohler is the engineering firm and Ray Sullivan is the architect but they could not attend this meeting.

He also noted the impervious surface was reduced by 12.95%, there is a proposal to install a system, since there is currently none on site. It will meet all Village code requirements.
There was a memo from the engineering consultant on the previous plan. Any required revisions to the SWPPP will be made if needed. The foot print is similar.

Mr. Galvin noted the height of the previous design complied with zoning.

The Commissioners expressed concern with the submission. They prepared for the meeting reviewing the old plans and now are reviewing a completely different plan.
The following items were discussed and will need to be revised, reviewed and submitted by the applicant.

SWPPP will need to be revised
Actual building height will need to be confirmed is it 38 or 45'
(Brierley Rock Removal Report document 4 stories and 45')
Long EAF will need to be revised- page 2 ambient noise – will need to be addressed.
Mr. Galvin agreed and had noted this point as well this should be yes.
Chair Goldstein also noted there were a few points in the EAF which need a closer look.
Site plan will need to be submitted
Changes in the rock removal report need to be documented regarding quantity changes
Rock removal and the effects to the elementary school.

Mr. Noto commented that the process is fluid and the applicant wanted to get the Commissioners involved early in the process for preliminary input and the project may change by the time they get to consistency.

Mr. Glattstein commented that it would have been helpful to have reviewed the plan they were to discuss and felt the commissioners could not give constructive comment because they reviewed a completely different plan.
The following list was created to be included a memo to the Planning Board:

1) Sewer capacity and condition must be determined to be adequate and in good repair.

2) Concern was expressed about water flow to and from adjacent properties especially due to the rock outcroppings. Erosion issues must be investigated and addressed.

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3) Renderings are requested to show the height of the proposed buildings in comparison to adjacent properties and the area in general. This site is of concern due to LWRP policy 25 dealing with scenic vistas and views to and from Harbor Island Park, a locally identified significant scenic resource.

4) Serious concerns were raised about the proposed blasting at the site especially since they are adjacent to a gas station with underground tanks and across the street from a school. Some of the other items that raised concerns were the impact of construction activities (rock removal, site disturbance, construction vehicles, etc.) on nearby properties given the proximity to a school and gas station. Specific safeguards must be identified and adhered to.

5) A detailed site plan showing floor plans and all dimensions.

6) An analysis of stormwater management including comparisons of pervious and impervious surfaces. Any representations must be attested to by the Village Engineer and Stormwater Management Officer. See item 2 above about erosion concerns. Any assertions must be verified by the appropriate Village personnel.

7) Landscaping and planting plans must be provided.

8) Revised applications must be submitted in light of the fact that the project has been significantly changed since the original documents were submitted.

9) All application materials - especially the CAF and EAF - must be completed and in conformity with each other.

10) An accurate representation must be made concerning the amount of rock that must be removed and its disposal. Health concerns must be considered if any disposal method creates dust.

At this point it was clarified with Mr. Noto that the applicant would not return for additional preliminary review, and the Commissioners would submit a letter of review and comment to the Planning Board. Mr. Noto assured the Commissioners they will return for a Consistency Determination with a complete application. The documents submitted are of no value and will be recycled.

** Added to Agenda -Discussion of the January 25, 2016 letter to the Village and other Departments regarding planned rebuilding and expansion of the South Barry Avenue Pump Station from SAPOA. It was clarified this is not Westchester Joint Water Works, but the Sanitary sewer pump station owned by the Westchester County Department of Facilities.

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Attorney Georgiou noted there is a threshold issue that involves two government units, the County and Village. This is a County owned and operated facility located in the Village. The question is: when are local permits required and whether the County is subject to the Village's zoning and building laws. For this Commission to have jurisdiction to determine consistency, it would be in conjunction with other local approvals, such as for site plan review. This is a complex issue however it appears after preliminary review that the County's project would not be subject to local review and approval. It is also the County's position that they do not require local approval for this project. If the Board of Trustees disagrees, they could approach the County. Mr. Neuringer felt it was suspicious that the Village was not invited into the conversation early in the process.

Mr. Galvin suggested Woodard and Curran could go to the County and take a look at the records. Ms. Georgiou added that would be appropriate for the Board of Trustees to make such a request.

Chair Goldstein will draft a memo to be circulated to the Commissioners then forwarded to the Board of Trustees. This will include concerns with the materials being used, and impacts to the South Barry Avenue Bridge, disturbance, and potential effects on the Harbor, effects to Guion Creek. The Commissioners also felt other Boards and Committees should be included in the conversation.

B. U.S. Army Corps of Engineers – NY District's consistency determination for preliminary review for consistency with the LWRP.

On Thursday 2/25/16 there is a meeting to ask questions of the ACOE. LMC- TV will also be there.

The HCZMC will be advising the State (Department of State), it can be discussed and a resolution can be formed for the next meeting. The Village's LWRP policies are similar to the State's policies; items 23 & 24 were not filled out.

The Commissioners plan to create a list of questions and noted the commentary prepared by Sue McCrory on the ACOE report which was submitted to the ACOE. There is a DEIS with a mid-March deadline for public comment. Mr. Hoeger noted the large amount of material to be reviewed. There are no construction drawings just rules and procedure. He understood the Commissioners look for the details and this was lacking. In looking at the policies, he did not agree with the ACOE interpretation. He also felt the Commissioners could not make a statement of consistency due to lack of information presented.

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Mr. Hoeger then reviewed the ACOE consistency document and presented his comments on consistency with the Villages' LWRP and a comparison of the State, Village and Town policies. Subsequent to the meeting he submitted his comments in writing in the following memo that has been incorporated into these meeting minutes:

From: Sven Hoeger, Environmental Consultant to the Village Land use Boards
To: Members of the Harbor and Coastal Zone Commission
Date: February 26, 2016

RE: US Army Corps of Engineers (ACE) LWRP commentary of January 29, 2016.

This letter commits to paper the commentary I gave on the above referenced subject at the HCZMC meeting on February 23 in a somewhat shortened form due to the late hour that day.

My commentary reviews the consistency findings issued in an internal public ACE letter dated January 29, 2016. This letter is referenced verbatim hence force in italic script. The letter references the Village LWRP in its introduction and in the reference section, but fails to correctly mention its implication for individual policies.

For better clarity, I am listing the policies in the following order:

1) Policies that I find consistent with the Village LWRP.
2) Policies that I find not consistent with the Village LWRP.
3) Policies that will require additional information materials given to the public before a determination can be made about their consistency with the Village LWRP.
4) LWRP Policies that do not apply to the project.

My review further lists the ACE text, then my commentary, which includes clarification on text differences between the State, Town and Village versions of a given Policy.
Where the text of all three jurisdictions is equal, no particular mention is given.

The January 29 letter states the project title as:

Project: *Mamaroneck and Sheldrake Rivers Flood Risk Management Project, Village of Mamaroneck, New York.*

It lists itself as the applicant:

Applicant: *U.S. Army Corps of Engineers, New York District (District).*

The letter provides a consistency statement as follows:

Applicant's Statement:

Applicable Policies: *Based on a review of the Coastal Management Program policies for New York, state policies 2, 4, 8, 11-14, 16-18,23-25,33,37-39,41,43 and 44 are applicable and Town of Mamaroneck policies 7 a, 12, 17, 33a, 39a, and 44a are applicable. These policies are listed below.*

Consistency Determination: *All of the applicable policies were evaluated with respect to the Project's consistency with their stated goals. The Project has been found to be consistent with each policy.*

My commentary on the summary:

The presented Alternative 1Z cannot be considered summarily consistent with the Village of Mamaroneck Local Waterfront Revitalization Policies.

Polices consistent with the Village LWRP are numbers 1, 2, 8, 11, 14, 18, 25, 37, and 39. Not consistent are the Policies 9, 17, 19, 22, 23, 33, 38 and 44. In particular, finding of consistency was not possible due to insufficient information for Policies # 12, 13 and 35. Not found applicable are the policies 4, 6, 7, 7a,

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10, 20, 21, 30, 31, 34 and 36. In addition, the following state policies are labeled Not Applicable to the Village in the text of the LWRP are state policies:
3, 5, 15, 16, 24, 26 - 29, 32, and 40 – 43 (where ACE commented on those policies, ACE commentary was omitted).

1) Policies that I find consistent with the Village LWRP in detail.

(Note: cursive is text taken from the ACE January 29 letter)

State Policy 1 *- Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.*

Note: Village Policy #1 reads as follows:

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

Determination *- N/A: The Project will not occur in a waterfront area, and is expected to contribute to the economic vitality of Mamaroneck Harbor.*

Commentary on Policy 1: Consistent

The Village LWRP applies to all parts of the Village of Mamaroneck. Flood prone areas targeted by this Flood Risk Management project are generally underutilized at this time. The project will further the objective of Policy #1 and is therefore CONSISTENT with the Village LWRP.

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

Determination *- Consistent: The Project involves construction of flood risk management structures along the Mamaroneck and Sheldrake rivers. These improvements are necessary to address the substantial flood risk that is present within the Village of Mamaroneck. The flood risk management Project is compatible with adjacent uses and will provide for protection of coastal resources. The Project also will benefit the continued and future water dependent uses and facilities located within the regional coastal zone area.*

Commentary on Policy 2: Consistent

The ACE conclusions can be supported by the Village. The project is CONSISTENT with Policy 2 of the Village LWRP.

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.*

Determination*- Consistent: All Federal, Army, and state policies for the handling, storage, and transport of hazardous materials and other pollutants will be complied with throughout implementation of the Project.*

Sediments that will be disturbed to complete the Project are not expected to contain pollutants that would affect fish and coastal resources. Completion of the Project is expected to improve water quality within reaches of the Mamaroneck and Sheldrake Rivers located within the Project area, as well as improve the water quality of waters discharging from the Mamaroneck River into Mamaroneck Harbor.

Commentary on Policy 8: Consistent

The Village of Mamaroneck LWRP is identical to the State Policy. The ACE conclusions can be supported by the Village. The project is CONSISTENT with Policy 8 of the Village LWRP.

State 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.*

Determination - Consistent: The flood risk management Project will provide improved flood and erosion protection for buildings and other structures located within the 100- year and 500-year floodplains of the Project area and the Village of Mamaroneck. The Project will reduce the risk of flooding and erosion in the area, thereby reducing flood and erosion damages to property and reducing the endangerment of human lives within the coastal hazard area associated with the region. In addition, Preferred Alternative #1Z includes the potential implementation of nonstructural measures (i.e., structural elevation and ring wall construction) for eight residential properties and one nonresidential (industrial) property along the rivers, further improving flood protection for at-risk buildings. The implementation of these measures would be contingent upon owner approval.

Commentary on Policy 11: Consistent

The ACE conclusions can be supported by the Village. The project is CONSISTENT with Policy 11 of the Village LWRP.

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

Determination *-Consistent: See text for Policy 13. The Project site has been designed to maximize flood and erosion protection for the Village of Mamaroneck and surrounding areas.*

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Commentary on Policy 14: Consistent

The Village of Mamaroneck LWRP is identical with the State Policy. The ACE conclusions can be supported by the Village. The project is CONSISTENT with Policy 14 of the Village LWRP

State Policy 18- *To safeguard the vital economic, social, and environmental interests of the state and of its citizens (*and the Village of Mamaroneck*), proposed major action in the coastal area must give full consideration to those interests, and to the safeguards which the state (*and Village*) has* (have*) established to protect valuable coastal resource areas.*

Note: Text in parentheses shows added language in Village Policy #18.

Determination -Consistent: The proposed Project will not significantly impair any valuable coastal waters and resources, and is intended to provide flood protection for both man-made and natural coastal resources.

Commentary on Policy 18: Consistent

The ACE conclusions can be supported by the Village. The project is CONSISTENT with Policy 18 of the Village LWRP.

State Policy 25 *- Protect, restore, or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.*

Determination - Consistent: Short-term temporary impacts to aesthetic and scenic resources are expected to result from the Proposed Action; however, these will be limited to the construction period. Long-term permanent adverse visual impacts will be associated with the Project area, and these will be mitigated by revegetating exposed banks and disturbed soils with appropriate native plants prior to completion of the Project, and screening of the construction area as feasible during the construction phase of the Project.

Note: Text of Village LWRP -

Policy # 25: Prevent impairment of scenic resources of statewide or local significance

Commentary on Policy 25: Consistent

The focus of the Village of Mamaroneck LWRP is more geared toward scenic resource in general than the State Policy. The ACE conclusions can be supported by the Village. The project is CONSISTENT with Policy 25 of the Village LWRP.

State Policy 37*- Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics, and eroded soils into coastal waters.*

Determination *- Consistent: Stormwater from the Project will be controlled as described for Policy 33. Approved BMPs for erosion and sediment control will be used during ground-disturbing activities, and the Project will provide for long-term attenuation of stormwater discharges to the Mamaroneck and Sheldrake rivers that could cause or contribute to flooding.*

Commentary on Policy 37: Consistent

The ACE conclusions can be supported by the Village. The project is CONSISTENT with Policy 37 of the Village LWRP.

State 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 Also applicable:* ***Town of Mamaroneck Policy 39a****- Litter and dog waste shall be strictly controlled in the coastal area. Determination - Consistent: All solid wastes generated by the Project will be transported, stored, treated, and disposed of in accordance with applicable Federal and state policies.*

Commentary on Policy 39: Consistent

The ACE conclusions can be supported by the Village. The project is CONSISTENT with Policy 39 of the Village LWRP.

2) Policies that I find NOT consistent with the Village LWRP in detail.

(Note: *cursive* is text taken from the ACE January 29 letter)

State 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.* (Such efforts shall be made in a manner which ensures the protection of renewable fish and wildlife resources and considers other activities dependent on them.)

Note: Text in parentheses shows added language in Village Policy #9.

Determination *- N/A: The Project is not related to recreational uses of coastal fish and wildlife resources.*

Commentary on Policy 9: Not Consistent

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This policy puts emphasis on the word "Expand". It should also be noted that the Village's LWRP covers the entire Village of Mamaroneck. While the "recreational" use of fish and wildlife resources is currently minimal in the project area, this project practically begs for the "expansion" of opportunities for recreational use of wildlife resources, such as fishing, birding, and other nature observations. The project does not consider/specifically mention plans for the inclusion of recreational considerations of any kind. It appears that plans for fish habitat improvements, observation platforms near the water, native plantings for butterflies and birds, and much more could be added at little cost to the project. The Applicant should show that this policy has been considered, and why it was deemed not applicable with respect to the Village's LWRP.

The applicant should note that the Village of Mamaroneck LWRP contains additional language in its version of this policy, which specifically states "Such efforts shall be made in a manner which ensures the protection of renewable fish and wildlife resources and considers other activities dependent on them." As noted by the applicant in the listing of fish species found at the project area, the American Eel is common in the Mamaroneck River. This species has twice undergone reviews by the Federal government in the past eight years for potential listing as an endangered species, due to local population declines in several areas. Even though both reviews came to the conclusion that globally this species is not endangered, its local population may warrant attention and protection. The proposed dredging and hardening of the Mamaroneck River in particular threatens to diminish a crucial habitat for juvenile eels. Protection of eel habitat should be considered for inclusion into the project plans.
Contrary to the ACE conclusion policy #9 is applicable to the project. In its current form the project is NOT CONSISTENT with policy #9 of the Village of Mamaroneck LWRP.

State Policy 17- Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.
Also applicable: Town of Mamaroneck Policy 17- Whenever possible, use non- structural measures to minimize damage to natural resources and property from flooding and erosion. Such measures shall include: (1) the setback of buildings and structures: (2) the planting of vegetation and the installation of sand fencing and drainage systems; (3) the reshaping of bluffs; (4) the flood proofing of buildings or their elevation above base flood level.

Note: Text of Village LWRP is identical to Town's wording.

Determination - Consistent: The primary flood risk management measures associated with the Project to minimize damage to natural resources and property from flooding and erosion are structural. However, Preferred Alternative #1Z also includes the potential implementation of non-structural measures (i.e., structural elevation and ring wall construction), per owner approval, for nine properties selected based on a benefit-cost evaluation. See text for Policy 11

Commentary on Policy 17: Not Consistent

The Village of Mamaroneck puts considerable emphasis on the words "whenever possible".
Project Alternative 8 mentions maintenance dredging of two flood control reservoirs and modifications to the outflow structures of their dams. The Village code requires very strict storm water controls locally, including on-site retention for every new development project. It is unclear why not more non-structural measures were discussed and why they are barely included with this project. Considerable improvements of the project including watershed-wide storm water retention incentives, retrofits and new construction are possible. The ACE has not shown that it is impossible to make extensive use of nonstructural measures within the watershed to maximize the project's effectiveness. The project is NOT CONSISTENT with Policy 17 of the Village LWRP.

State Policy 19- Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities.
Also applicable: Town of Mamaroneck Policy 19- Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities so that these resources and facilities may be fully utilized by the public in accordance with reasonably anticipated public recreation needs and protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas and water front parks.

DRAFT

Note: Text of Village LWRP is identical to Town's wording.
Determination*- N/A: The Project does not involve any areas of access to public water-related recreation resources and facilities.*
Commentary on Policy 19: Not Consistent
The Village of Mamaroneck includes all public parks in this policy. The removal of two foot bridges at Columbus Park can be interpreted as a restriction or diminishment of access – be it in this case a view of s flowing stream. While it is apparent that the abutments of two foot bridges in Columbus Park pinch the cross section of the flood plain of the Sheldrake River, it is not clear why the bridges cannot be replaced with longer spanned bridges after the embankment have been regraded. The project is NOT CONSISTENT with Policy 19 of the Village LWRP.

State Policy 22 *- Development when located adjacent to the shore would provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.*
Note: Text of Village LWRP differs:-
Policy #22. Development, when located adjacent to the shore, shall provide for water-related recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonably anticipated demand for such activities and the primary purpose of the development. In the Village of Mamaroneck, this also applies to re-development of waterfront property.
Determination *- N/A: The Project area is not located adjacent to the shore.*
Commentary on Policy 22: Not Consistent
Policy # 22 is geared toward large public works and large private developments. The flood risk project can easily accommodate multiple uses, such as outlined in the discussion of policy # 9. The applicant should show that this policy has been considered, and why it was deemed not applicable with respect to the Village's LWRP.
Contrary to the ACE conclusion policy #22 is applicable to the project. In its current form the project is NOT CONSISTENT with policy #22 of the Village of Mamaroneck LWRP.

State Policy 23 *- Protect, enhance, and restore structures, districts, areas of sites that are of significance in history, architecture, archeology, or culture of the State, its communities, or the Nation.*
Note: Text of Village LWRP -
Policy #23. Protect, enhance and restore structures, districts, areas, or sites that are of significance in the history, architecture, or archeology or culture of the Village of Mamaroneck.
Determination -
Commentary on Policy 23: Not Consistent
Policy # 23 specifically addresses locally important history, architecture, archeology or culture.
The ACE discussion of this matter signals that a "memorandum of agreement" would be signed with the state and tribal interests, but does not mention the Village. This omission renders the project NOT CONSISTENT with policy #23 of the Village of Mamaroneck LWRP.

State Policy 33 *- Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.*
Also applicable: ***Town of Mamaroneck Policy 33a*** *eliminate discharge of raw sewage into coastal waters and residential areas during storms, all connections which carry stormwater runoff into the sanitary sewer system shall be prohibited and appropriate administrative, legal and physical actions shall be taken as expeditiously as possible to remove all such connections.*
Determination *- Consistent: The Project is designed to attenuate stormwater flows to the Mamaroneck and Sheldrake Rivers that could result in, or contribute to flooding. All construction activities will be conducted in accordance with applicable Federal, state, and local regulations for erosion and sediment control; a site-specific Storm Water Pollution Prevention Plan and erosion and sediment control plan; and requirements of the NYS Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-08-001) for ground disturbances involving one or more acres.*
Commentary on Policy 33: Not Consistent

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The explanation of Policy # 33 specifically addresses basin-wide non-structural methods to be encouraged by Westchester County and the Village aiming at a "zero increase" policy for storm water runoff for the entire watershed referencing the 1985 status. This mandate is not discussed nor considered by the project. As outlined in the commentary for policy #17, incentives, retrofits etc. could be discussed and used to contribute to volume and quality control of storm water – potentially affecting the peak storm discharges in Sheldrake and Mamaroneck rivers. The ACE has not shown that it considered and tried to include all possible storm flow runoff control for the watershed. The project is NOT CONSISTENT with Policy 33 of the Village LWRP.

State 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.*
Determination *- Consistent: See text for Policy 37. The Project would not affect primary or sole source water supplies, and would not adversely affect surface or ground waters.*

Commentary on Policy 38: Not consistent

The ACE conclusions cannot be supported by the Village as long as the effects of the project on an aquifer underlying the Village are not discussed and not taken into consideration. The project is NOT CONSISTENT with Policy 38 of the Village LWRP.

State Policy 44- *Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.*
Also applicable: ***Town of Mamaroneck Policy 44a-*** *restore tidal and freshwater wetlands already damaged by erosion, siltation, and pollution.*
Determination *- Consistent: Project impacts to wetlands will be mitigated in accordance with permit requirements received from USAGE and New York State Department of Environmental Conservation. Onsite construction mitigation (BMPs) will be implemented as required by USAGE and New York State Department of Environmental Conservation. Impacts will be minimized during construction by employing standard industry BMPs for construction work within wetlands and restoration of the riparian areas after work is completed.*
Following construction, temporary workspaces would be stabilized and revegetated by planting native trees and shrubs in forested wetlands.

Commentary on Policy 44: Not consistent

The ACE conclusions cannot be supported by the Village as long as only State and Federal Wetland permits are going to be taken into account. A Village Wetland Permit should also be obtained. The project is NOT CONSISTENT with Policy 44 of the Village LWRP.

3) Policies that will require additional information materials given to the public before a determination can be made about their consistency with the Village LWRP. (Note: *cursive* is text taken from the ACE January 29 letter)

State Policy 12 *-Activities or development in the coastal area would (will) be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands, and bluffs.*
Also applicable: ***Town of Mamaroneck 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 including beaches, dunes, barrier islands and bluffs. Primary dunes will be protected from all encroachments that could impair their natural protective capacity.*
Determination *- Consistent: The flood risk management Project will provide long-term protection of natural resources and property that have historically been prone to floods, erosion, and flood damage. The Project area does not contain any beaches, dunes, barrier islands, bluffs, or other natural coastal protective features.*
Construction activities will be limited to segments of the Mamaroneck and Sheldrake rivers located within the Village of Mamaroneck.

Commentary on Policy 12: Unable to determine due to insufficient information

Wording of the Village of Mamaroneck LWRP Policy #12 is identical with the State Policy.

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However, the explanation of this policy specifically mentions the protective function of trees and wetlands for erosion control and as flood mitigators. The lack of landscaping and wetland mitigation plans makes it impossible to render a definitive finding on consistency of the project with the Village LWRP. The reviewed materials are incomplete, so that it is not possible to state with certainty that the project is consistent with policy #12. Needed for evaluation will be replacement proposals for the removal of a number of mature trees from the stream banks (planting AND erosion control plans) that address the same degree of protection as currently afforded by the existing vegetation.

State Policy 13 *-The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least 30 years as demonstrated in design and construction standards and/or assured maintenance or 'replacement programs.*

Note: The text of Village policy #13 ends after the words "30 years".

Determination- Consistent: The Project design is based on U.S. Army Corps of Engineers (USAGE) experience and industry standards for providing long-term flood risk management.

Commentary on Policy 13: Clarification needed

In its explanation the Village LWRP specifically emphasizes the long-term protection from riverine erosion and the minimization of silt transport to and accumulations in the harbor. The ACE consistency review seems to have missed this point. The project appears to increase hard armor overall, which would presumably reduce overall bank erosion. It is unclear to which extent this hard armor may increase bed erosion and therefor hasten sediment accumulations in the harbor. Given the ACE's experience and track record the Village should assume that the project will be consistent with this policy. It would however be desirable to get verification from ACE as to this point, given their apparent misinterpretation of the Village's concerns.

State Policy 35 *- Dredging and filling (*dredge spoil disposal*) in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing state (*and Federal*) permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands. ·*

Note: Text in parentheses shows added language in Village Policy #35.

Determination- N/A: The Project will not involve dredging or filling in coastal waters or the disposal of dredged material.

Commentary on Policy 35: Unable to determine due to insufficient information

The project plans make no mention of disposal methods or locations for dredged materials from Sheldrake and Mamaroneck rivers. While potentially consistent with the Village LWRP, a determination can only be made upon receipt of additional information about dredge spoil disposal plans.

4) LWRP Policies that do not apply to the project (Note: *cursive* is text taken from the ACE January 29 letter)

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

Note: Text in parentheses shows added language in Village Policy #4.

Determination*- Consistent: The Project will not detract or adversely affect existing traditional and/or desired anticipated uses, or the economic base of the Mamaroneck Harbor community.*

Commentary on Policy 4: Not applicable

While the ACE conclusions can be supported by the Village, this policy does NOT seem to be APPLICABLE to the project.

State Policy 6 *- Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.*
Determination*- N/A: This policy is applicable to state agencies and local governments participating in the*

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Waterfront Revitalization Program

Commentary on Policy 6: Not applicable

This policy is NOT APPLICABLE to the project.

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

Note: Text in parentheses shows added language in Village Policy #7.

Also applicable: ***Town of Mamaroneck Policy 7a****- The following locally important habitats designated as critical environmental areas: (1) the hammocks salt marsh complex including the east creek area; (2) the Larchmont reservoir-Sheldrake-Leatherstocking freshwater wetland complex; (3) the premium salt marsh complex shall be protected, preserved, and, where practicable, restored, so as to maintain their viability as habitats.*

Village of Mamaroneck Policy 7a *- The following areas are identified in this program as significant fish and wildlife habitats; and they will be protected, preserved, and where practical, restored so as to maintain their viability as habitats. a. Delancey Cove b. Greacen Point Marsh c. Ginsberg Hill (Fusco property) d. Guion Creek Salt Marsh e. Kirstein Cove/ Buttenweiser ls./Pops Rocks f. Magid Pond g. Otter Creek Salt Marsh h. Van Amringe Mill Pond.*

Determination *- N/A: The Project does not involve any areas of significant or critical fish and wildlife habitat.*

Commentary on Policies 7 and 7a: Not applicable

These policies are NOT APPLICABLE to the project.

State Policy 10 - *Further develop commercial finfish, shellfish, and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities, increasing marketing of the state's seafood products, maintaining adequate stocks; and expanding aquaculture facilities.*

Also Applicable: Town of Mamaroneck Policy 10a- improve water quality in long island sound waters to permit the taking of shellfish for human consumption.

Determination *- N/A: The Project is not related to commercial fishery development activities long island sound waters.*

Commentary on Policy 10: Not applicable

The Village's version of this policy is shortened and emphasizes the commercial fishing interests, which are not going to be affected by the project. For the record, the Village Policy # 10 reads: "Further develop commercial finfish, shellfish, and crustacean resources in the coastal area". This policy is NOT APPLICABLE to the project.

State Policy 20 *-Access to 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 shall be provided in a manner compatible with adjoining uses.*

Also applicable: ***Town of Mamaroneck 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.*

Determination *- N/A: The Project does not involve any areas of the publicly-owned foreshore, lands immediately adjacent to the foreshore, or the water's edge that are publicly-owned.*

Commentary on Policy 20: Not applicable

This policy is NOT APPLICABLE to the project.

State Policy 21*- Water-dependent and water-enhanced recreation would be encouraged and facilitated, and would be given priority over non-water related uses along the coast.*

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

Determination *- N/A: The Project will not affect water-dependent or water-enhanced recreational uses.*

Commentary on Policy 21: Not applicable

DRAFT

This policy is NOT APPLICABLE to the project.

State 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.'*

Determination*- N/A: The Project will not involve any municipal, industrial, and commercial discharge of pollutants into coastal waters. Industry and best management practices (BMPs) for conducting in-stream work will be implemented to protect water quality.*

Commentary on Policy 30: Not applicable

This policy is NOT APPLICABLE to the project.

State Policy 31 *- State coastal area policies and management objectives of approved local waterfront revitalization programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.*

Determination*- N/A: The Project will not involve the review of coastal water classifications or the modification of water quality standards.*

Commentary on Policy 31: Not applicable

This policy is NOT APPLICABLE to the project.

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

Determination - *N/A: The Project will not involve the discharge of waste materials into coastal waters from vessels.*

Commentary on Policy 34: Not applicable

This policy is NOT APPLICABLE to the project.

State 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.*

Determination - *N/A: The Project will not involve activities related to the shipment and storage of petroleum and other hazardous materials.*

Commentary on Policy 36: Not applicable

This policy is NOT APPLICABLE to the project.

End of commentary

Ms. Roney read the executive summary on page 1 of the US fish & Wild Life Service, she also noted page 107 of the Hydrolic section that notes a map of the Village depicting there would no longer be flooding after the project. Currently there are 203 people with main floor flooding and there will only be 29 after the project.

Mr. Galvin then explained the cost benefit ratio analysis for the project.

Mr. Neuringer suggested that after having 600 pages of information to digest to make a determination, it would be beneficial for the Commissioners to have some assistance from a consultant.

He recommended requesting Mr. Paul Rubin to assist and guide the Commissioners in their review. There was great concern with the Halstead Avenue Bridge. The Commissioners supported requesting Mr. Rubin as a consultant to assist the Commission.

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Chair Goldstein will contact the Village Manager and request Mr. Rubin be hired to assist the Commissioners. She also noted many questions may be answered at the Thursday night ACOE meeting.

Mr. Galvin noted he too read the report but did not feel Mr. Rubin had all the information before him, the ACPOE report came out after he did his work. The Commissioners were urged to attend the 2/25/16 meeting with ACOE, many concerns with the DEIS and the policies could be addressed then. Public comment on the ACOE DEIS could be submitted by HCZMC members individually.

When the Commission completes its review Chair Goldstein will compile policy concerns and forward them to Ms. Mendes for consideration by DOS. The previous Paul Rubin report should be forwarded to the Army Corps as public comment on the DEIS.

4. APPROVAL OF MINUTES

A. Review of Draft Minutes from January 20, 2016 meeting of the HCZM Commission.

Motion by Mr. Glattstein to approve the minutes of the January 20, 2016 as revised by Attorney Georgiou; second by Ms. Pernick.

Ayes: Ms. Goldstein, Mr. Neuringer, Ms. Pernick, Mr. Glattstein, Ms. Roney, Ms. Michels
Nays: None
Abstain: Mr. LaFollette
Absent: None

5. ADJOURN MEETING

Motion by Ms. Roney to adjourn the meeting at 10:47pm; seconded by Ms. Goldstein

Ayes: Ms. Goldstein, Mr. Neuringer, Ms. Pernick, Mr. Glattstein, Ms. Roney, Ms. Michels, Mr. LaFollette
Nays: None
Abstain: None
Absent: None

The next regularly scheduled meeting of the HCZM Commission will be held on Wednesday, March 16, 2016 at 7:30 PM at the Courtroom @ 169 Mount Pleasant Avenue.

Respectfully submitted,

Betty-Ann Sherer

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Village of Mamaroneck, NY

Item Title:	Adjourn Meeting
Item Summary:	**The next regularly scheduled meeting of the HCZM Commission will be held on Wednesday, April 20, 2016 at 7:30 PM at the Courtroom @ 169 Mount Pleasant Avenue**.
Fiscal Impact:	