



**TOWN OF MAMARONECK
COASTAL ZONE MANAGEMENT COMMISSIONS**

Monday, July 23, 2018

**Mamaroneck Town Center, 1st Floor - Conference Room D, 740 W. Boston Post
Road, Mamaroneck, NY 10543**

Approval of Minutes

1. Approval of Minutes - April 23, 2018

Agenda Items

1. 2417 Boston Post Road
2. 33 Glen Eagles Drive

Old Business

New Business

Meeting Adjournment

Any physically handicapped person needing special assistance in order to attend the meeting should call the Town Administrator's office at 381-7810.



Town of Mamaroneck — Village of Larchmont

COASTAL ZONE MANAGEMENT COMMISSION

TOWN CENTER: 740 West Boston Post Road, Mamaroneck, NY 10543-3353

TEL: 914-381-7845 FAX: 914-381-8473 conservationdept@townofmamaroneck.org

CZMC Minutes - Draft

April 23, 2018

A meeting of the Coastal Zone Management Commission (CZMC) was held on Monday, April 23, 2018 in the Mamaroneck Town Center, Conference Room D, 1st Floor, 740 W. Boston Post Road, Mamaroneck, New York. The meeting was called to order at 7:30 p.m.

MEMBERS PRESENT:

C. Alan Mason, Chairman

Kanan Sheth

Matthew Teitsch

OTHERS PRESENT:

Elizabeth Paul, Environmental Planner, Town of Mamaroneck

Sabrina Fiddelman, Liaison to Mamaroneck Town Board

Marc Godick, Liaison to Village of Larchmont Planning Board

Daniel Gaul, Consultant, 87 Griffen Avenue

Jeffrey Fischer, Applicant, 87 Griffen Avenue

George Mottarella, Engineer, Saints John and Paul, 280 Weaver Street

1. Approval of Minutes

The minutes of the March 26, 2018 meeting were approved as submitted.

2. Referral – 280 Weaver Street – Saints John and Paul –Site Plan Amendment for New Playground

George Mottarella presented the proposal to construct a new playground at Saints John and Paul church and school. The playground will have a permeable wood chip or Fibar surface and will be enclosed by a retaining wall and fence. The fence will be screened with Arborvitae and 8 red maple trees will be planted on the hillside.

CZMC found the proposed action to be consistent with the policies in the Local Waterfront Revitalization Program. By leveling the playground area and using a permeable play surface, the amount of stormwater runoff from the location will be reduced. The addition of 8 red maple trees will also provide an environmental benefit.

3. Referral – 87 Griffen Avenue– Residential Site Plan Approval/Wetlands and Watercourses Permit

Daniel Gaul and Jeffrey Fischer presented the proposal to construct a new single family home with a pool and a stormwater detention system in the rear yard. The property is

adjacent to the west branch of the Sheldrake River and the project will be located within the wetlands buffer of the river.

CZMC found the proposal to be consistent with the policies in the LWRP because the proposed action will not increase stormwater runoff or reduce water quality. CZMC requested that the discharge pipe leading to the bank of the river be made of black HDPE in order to make the pipe less visibly offensive.

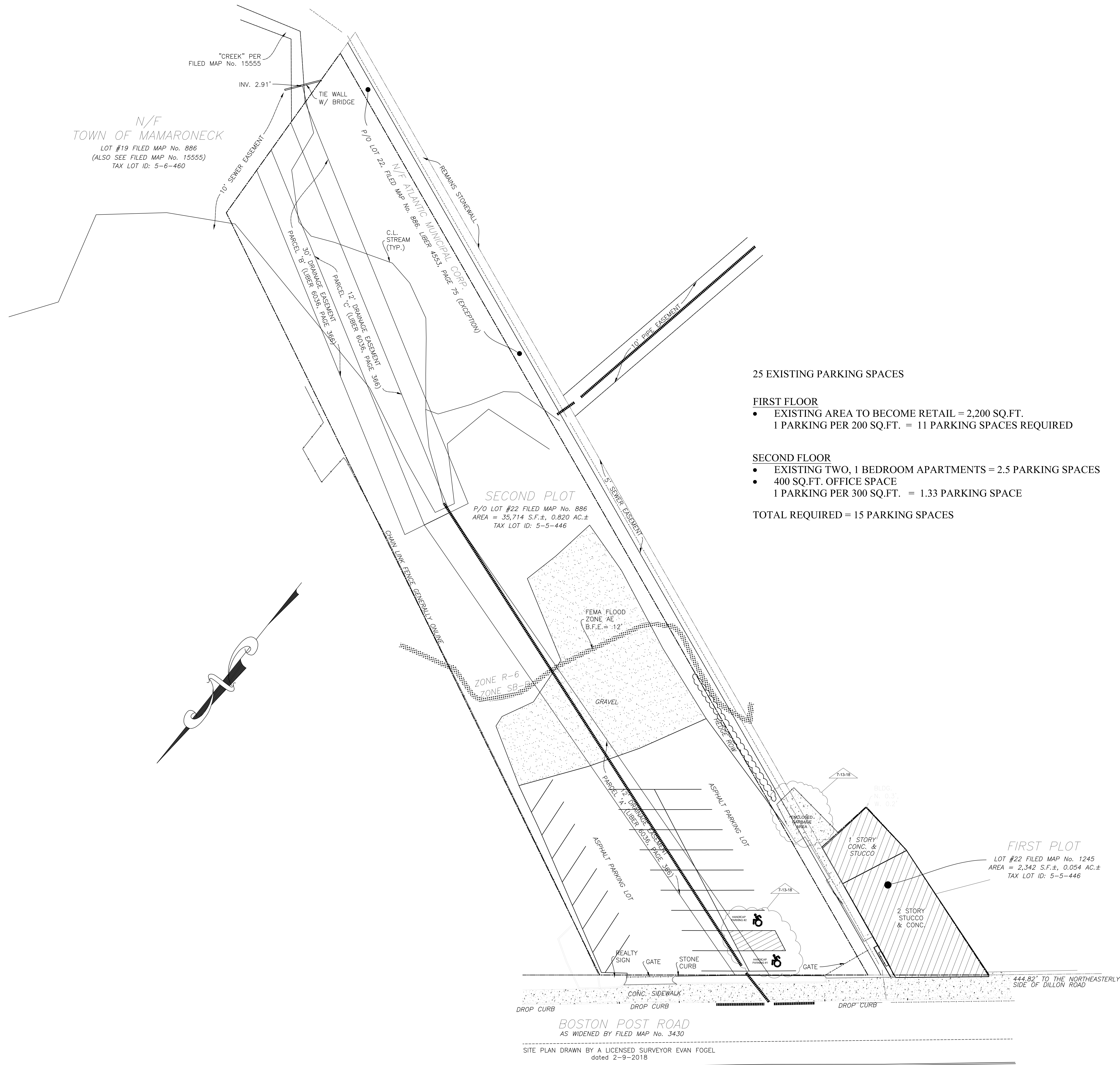
4. **Old Business**

The agenda program Novus Agenda is not fully functional yet. It should be working by the middle of May to distribute meeting materials to all members. More details will be forwarded as they become available.

5. **New Business**

No new business to discuss.

The meeting was adjourned at 8:10 p.m.



DATE	REMARKS
7-13-18	LABELLED H/C PARKING & ENCLOSED GARBAGE AREA



RICHARD F. HEIN
ARCHITECTS P.C.
132 LARCHMONT AVENUE
LARCHMONT, NY 10538
914.834.1414 richard@rfdesign.com

RETAIL STORE
2417 BOSTON POST ROAD
LARCHMONT, NEW YORK, 10538
SITE PLAN (SCHEMATIC) SCALE $\frac{1}{16}$ "=1'-0"

DATE: 5-22-18

SP-1

**Town of Mamaroneck - Village of Larchmont
Coastal Assessment Form (CAF)**

Applicants, or the appropriate municipal agency, shall complete this Coastal Assessment Form (CAF) for proposed actions which are subject to Local Consistency Review (see Waterfront Revitalization Law §§234-1 through 234-5 in the Code of the Town of Mamaroneck and §§292-1 through 292-4 in the Code of the Village of Larchmont). This assessment is intended to supplement other information used by the Bi-Municipal Coastal Zone Management Commission in making a determination of consistency with the Town of Mamaroneck and Village of Larchmont Local Waterfront Revitalization Program.

Upon completion of this form, it should be submitted as part of a complete application package for review. If assistance or further information is required for Town of Mamaroneck matters, please contact the Town of Mamaroneck Environmental Planner at (914) 381-7845. For Village of Larchmont matters, please contact the Village of Larchmont Building Inspector at (914) 834-6210.

PLEASE PRINT OR TYPE ALL ANSWERS.

A. GENERAL INFORMATION

Will the proposed action be undertaken by a municipal agency? Yes [] No [☒]

If yes, please list agency or agencies and contact person(s): _____

If no, please complete the applicant information:

Name of Applicant: MARIA KATSAROS / SOPHIA ZOMBOULIS
Street Address: 305 FLORENCE STREET
City, State, Zip: MAMARONECK, NY. 10543
Phone: 203-550-0537 Fax: _____ Email: MARIAKATSAROS12@GMAIL.COM

Location and ownership of property for which action is proposed:

Section: 5 Block: 5 Lot: 446
Owner of Property: FIRST KM 2417 HOLDING CORP.
Street Address: 2417 BOSTON POST RD.
City, State, Zip: LARCHMONT NY. 10538
Phone: 903-550-7147 Fax: _____ Email: GGK405@GMAIL.COM

Size of property (square feet): 38,056 Is the property now developed? Yes [☒] No []

Will project require a zoning variance? Yes [] No [☒]

If yes, briefly describe: _____

Describe any unique/unusual landforms on the project site (rock outcroppings, swales, etc.):

N/A

Percentage of site which contains slopes of 25% or greater: N/A

Are there streams, lakes, ponds or wetlands existing within or contiguous to the project area?

If so, describe (name, size, characteristics): YES, WETLANDS TO THE REAR OF PROPERTY WILL NOT BE IMPACTED BY THE USE. WETLANDS FLAGGED ON SITE PLAN.

Will the action require approval by a state or federal agency? Yes [] No [X]

If yes, specify which state or federal agency and attach a copy of pending application and any relevant information and/or documentation to this form:

B. DESCRIPTION OF SITE AND PROPOSED ACTION

Provide a written description of the nature and the extent of the proposed action. Attach plans or additional information as necessary and/or required by application procedures.

TO OPERATE A RETAIL STORE IN THE EXISTING SPACE, THE STORE FOR SALE OF HOME ACCESSORIES, UNIQUE, ONE OF A KIND PIECES, AND SOME FURNITURE.

C. COASTAL ASSESSMENT

Check either "Yes" or "No" for each of the following questions:

1. Will the proposed action be located in, or contiguous to, or have a **potentially adverse effect** upon any of the following designated resource areas?

	Yes	No	Maybe
a. Significant fish or wildlife habitat or designated critical environmental area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Scenic resources of local significance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Natural protective features in an erosion hazard area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTE: If the answer to any of the above questions is "Yes", please explain in Section D any measures which will be undertaken to mitigate the adverse effects.

2. Will the proposed action have a **significant effect** upon:

	Yes	No	Maybe
a. Commercial or recreational use of fish and wildlife resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Scenic quality of the coastal environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Development of future, or existing water dependent uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Land or water uses within a small harbor area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Stability of the shoreline	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Surface or groundwater quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Existing or potential public recreation opportunities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Structures, sites or districts of historic, archeological or cultural significance to the local area, state or nation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Will the proposed action **involve or result in** any of the following:

	Yes	No	Maybe
a. Physical alteration of land along the shoreline, land underwater or coastal waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Expansion of existing public services or infrastructure in or near undeveloped or low density areas of the coastal area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Filling, dredging, excavation or mining in coastal waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Reduction of existing or potential public access to or along the shore	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Development within a designated flood or erosion hazard area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Development of a natural feature that protects against flooding or erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Replacement of eroded sand or soil	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Construction or reconstruction of erosion protective structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Any change in surface or groundwater quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Removal of trees from the site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. Project details:

	Yes	No	Maybe
a. If the project is to be located adjacent to the shore:			
1. Does the project require a waterfront site in order to function	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will water-related recreation be provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will public access to shore or state owned underwater lands be provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will it replace a recreational or maritime use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Do essential public services and facilities presently exist at or near the site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Is the site located near a flood prone area.....[] [] ☒
7. Is the site located in an area of high erosion.....[] [N] []
- b. Is the site presently used by the community as an open space or recreation area.....[] [N] []
- c. Does the project site offer or include scenic views/vistas known to be important to the community or the state[] [N] []
- d. Will the surface area of any waterways or wetland areas be increased or decreased by the project.....[] [N] []
- e. Will the project involve any waste discharges into coastal waters.....[] [N] []
- f. Does the project involve discharge of toxins, hazardous substances or other pollutants into coastal waters.....[] [N] []
- g. Will the project affect any area designated as a tidal or freshwater wetland.....[] [N] []
- h. Will the project result in an alteration of drainage flow patterns or surface water runoff on or from the site.....[] [☒] []
- i. Will best management practices (BMPs) be utilized to control stormwater runoff.....[] [☒] []
- j. Will any aspect of the proposed project result in emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates.....[] [☒] []

Please explain any of the above answers that may need further clarification in Section D.

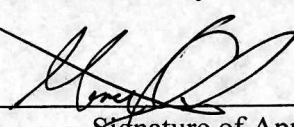
D. COMMENTS AND ADDITIONAL INFORMATION: (continue on back if necessary)

1A. THERE WILL BE NO IMPACT BY THE USE OF THE SPACE ON THE ENVIRONMENTAL AREA. RETAIL STORE.

4A.6 FEMA FLOOD ZONE LOCATED AT THE VERY REAR OF PARKING LOT, AS NOTED ON SITE PLAN.

I certify that I am the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

Date: 7-13- 2018


Signature of Applicant

Prepared by: (if different than the applicant)

Name and Title: GREGORY KATSAROS - PROPERTY OWNER

Agency/Company: OFFICER FIRST KM 2417 HOLDING CORP. -

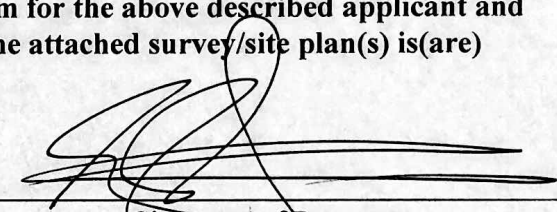
Street Address: 2417 BOSTON POST ROAD

City, State, Zip: LARCHMONT NY. 10538

Phone: 203-550-7147 Fax: _____ Email: GGK405@GMAIL.COM

I certify that I prepared this Coastal Assessment Form for the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

Date: 7/13 20 18


Signature of Preparer

5



1) LOOKING EAST UNIMPROVED LOT AT LEFT



2) LOOKING AT DRIVEWAY OF EXISTING HOUSE



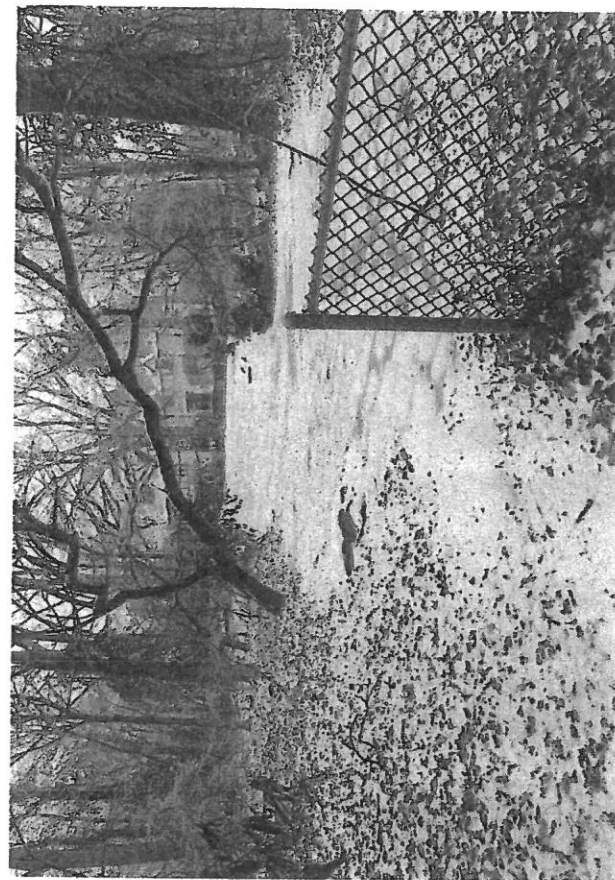
3) LOOKING NORTHEAST FROM GLEN EAGLES



4) LOOKING NORTH FROM GLEN EAGLES



5 LOOKING EAST FROM KNOWLEDGE



6 LOOKING SOUTH AT END OF EXISTING FENCE



7 LOOKING SOUTH FROM UNIMPROVED LOT



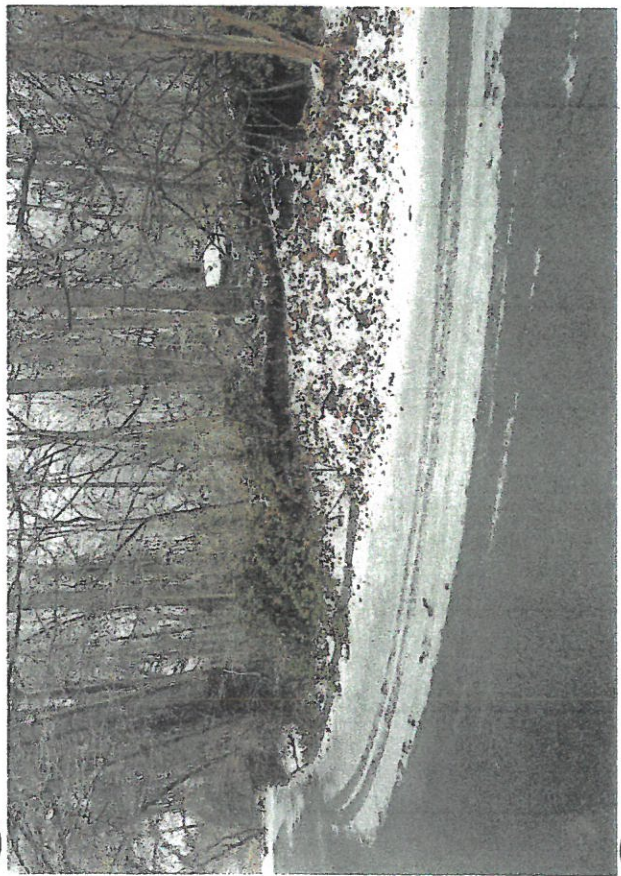
8 LOOKING SOUTH FROM UNIMPROVED LOT



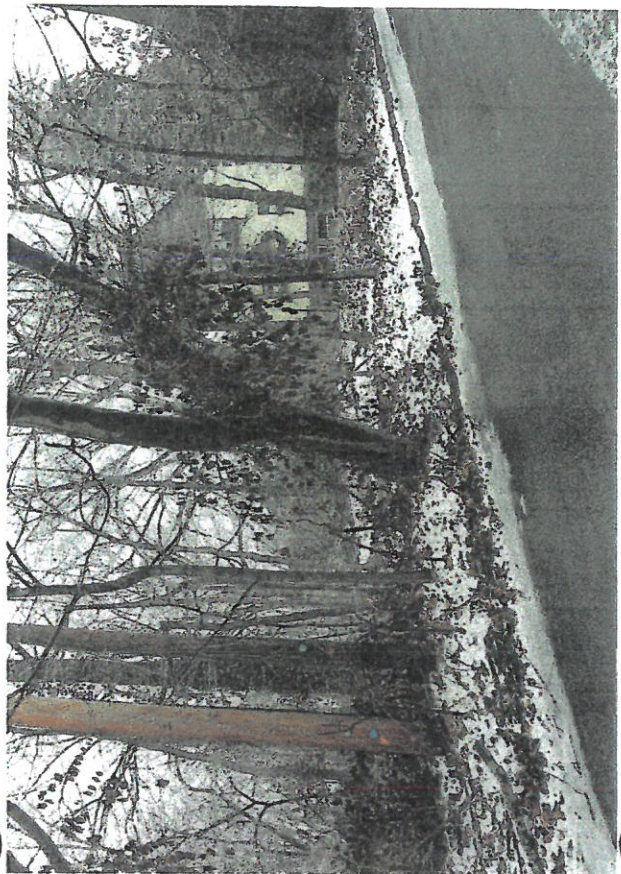
9) LOOKING SOUTHEAST FROM UNIMPROVED LOT



10) LOOKING SOUTH NEAR SUBDIVISION LINE



11) CURVE AT KNOWLWOOD + GLEN EAGLES



12) LOOKING EAST FROM UTILITY POLES

**Town of Mamaroneck - Village of Larchmont
Coastal Assessment Form (CAF)**

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Upon completion of this form, it should be submitted as part of a complete application package for review. If assistance or further information is required for Town of Mamaroneck matters, please contact the Town of Mamaroneck Environmental Planner at (914) 381-7845. For Village of Larchmont matters, please contact the Village of Larchmont Building Inspector at (914) 834-6210.

PLEASE PRINT OR TYPE ALL ANSWERS.

A. GENERAL INFORMATION

Will the proposed action be undertaken by a municipal agency? Yes [] No [✓]

If yes, please list agency or agencies and contact person(s): _____

If no, please complete the applicant information:

Name of Applicant: ROBERT MOTZKIN

Street Address: 15 CARLEON AVE

City, State, Zip: LARCHMONT, NY 10538

Phone: 914-834-4933

Fax: 914 834-4933

Email: BUDMBARONIS@OFFPUNLINE.NET

Location and ownership of property for which action is proposed:

Section: _____ Block: _____ Lot: _____

Owner of Property: JANET AND STEPHEN DAY

Street Address: 33 GLENAGLES DRIVE

City, State, Zip: LARCHMONT, NY 10538

Phone: 914-834-9306

Fax: NA

Email: FOURDAYS@VERIZON.NET

Size of property (square feet): 40,324

Is the property now developed? Yes [✓] No [✓]

Will project require a zoning variance? Yes [] No [✓]

If yes, briefly describe: APPLICATION IS FOR SEPARATION OF EXISTING LOT WITH HOUSE FROM UNIMPROVED LOT TO CREATE TWO R-10 COMPLYING ZONING LOTS

Describe any unique/unusual landforms on the project site (rock outcroppings, swales, etc.):

PROPOSED LOT SUBDIVISION INTO 2 LOTS, ONE WITH HOUSE (DEVELOPED), ONE UNDEVELOPED. UNDEVELOPED LOT CONTAINS SOME ROCK OUTCROPPINGS, TREES & VARIED TOPOGRAPHY. GRADIENT VARIES FROM ELEVATION 136 TO APPROXIMATELY 145 OVER A DISTANCE OF APPROXIMATELY 120 FEET OR ABOUT 7 PERCENT.

Percentage of site which contains slopes of 25% or greater: 0 (ZERO)

Are there streams, lakes, ponds or wetlands existing within or contiguous to the project area? No

If so, describe (name, size, characteristics):

Will the action require approval by a state or federal agency? Yes [] No [X]

If yes, specify which state or federal agency and attach a copy of pending application and any relevant information and/or documentation to this form:

B. DESCRIPTION OF SITE AND PROPOSED ACTION

Provide a written description of the nature and the extent of the proposed action. Attach plans or additional information as necessary and/or required by application procedures.

PROPOSED SUBDIVISION OF EXISTING LOT WITH HOUSE. SUBDIVISION WILL CREATE TWO ZONING LOTS, ONE WITH THE HOUSE AND THE OTHER UNDEVELOPED. NO IMPROVEMENT OF THE UNIMPROVED LOT IS CONTAINED IN THIS APPLICATION
SEE ATTACHED SUBDIVISION PLAT

C. COASTAL ASSESSMENT

Check either "Yes" or "No" for each of the following questions:

1. Will the proposed action be located in, or contiguous to, or have a **potentially adverse effect** upon any of the following designated resource areas?

	Yes	No	Maybe
a. Significant fish or wildlife habitat or designated critical environmental area	[]	[✓]	[]
b. Scenic resources of local significance	[]	[✓]	[]
c. Natural protective features in an erosion hazard area	[]	[✓]	[]

NOTE: If the answer to any of the above questions is "Yes", please explain in Section D any measures which will be undertaken to mitigate the adverse effects.

2. Will the proposed action have a **significant effect** upon:

	Yes	No	Maybe
a. Commercial or recreational use of fish and wildlife resources	[]	[✓]	[]
b. Scenic quality of the coastal environment	[]	[✓]	[]
c. Development of future, or existing water dependent uses	[]	[✓]	[]
d. Land or water uses within a small harbor area	[]	[✓]	[]
e. Stability of the shoreline	[]	[✓]	[]
f. Surface or groundwater quality	[]	[✓]	[]
g. Existing or potential public recreation opportunities	[]	[✓]	[]
h. Structures, sites or districts of historic, archeological or cultural significance to the local area, state or nation	[]	[✓]	[]

3. Will the proposed action **involve or result in** any of the following:

	Yes	No	Maybe
a. Physical alteration of land along the shoreline, land underwater or coastal waters	[]	[✓]	[]
b. Expansion of existing public services or infrastructure in or near undeveloped or low density areas of the coastal area?	[]	[✓]	[]
c. Filling, dredging, excavation or mining in coastal waters	[]	[✓]	[]
d. Reduction of existing or potential public access to or along the shore	[]	[✓]	[]
e. Development within a designated flood or erosion hazard area	[]	[✓]	[]
f. Development of a natural feature that protects against flooding or erosion	[]	[✓]	[]
g. Replacement of eroded sand or soil	[]	[✓]	[]
h. Construction or reconstruction of erosion protective structures	[]	[✓]	[]
i. Any change in surface or groundwater quality	[]	[✓]	[]
j. Removal of trees from the site	[]	[]	[✓]

POSSIBLY IN FUTURE BUILDING APPLICATION FOR UNIMPROVED SUBDIVIDER LOT.

4. Project details:

	Yes	No	Maybe
a. If the project is to be located adjacent to the shore:			
1. Does the project require a waterfront site in order to function	[]	[✓]	[]
2. Will water-related recreation be provided	[]	[✓]	[]
3. Will public access to shore or state owned underwater lands be provided	[]	[✓]	[]
4. Will it replace a recreational or maritime use	[]	[✓]	[]
5. Do essential public services and facilities presently exist at or near the site	[✓]	[]	[]

- | | | | |
|--|-----|-----|-----|
| 6. Is the site located near a flood prone area..... | [] | [✓] | [] |
| 7. Is the site located in an area of high erosion..... | [] | [✓] | [] |
| b. Is the site presently used by the community as an open space or recreation area..... | [] | [✓] | [] |
| c. Does the project site offer or include scenic views/vistas known to be important to the community or the state | [] | [✓] | [] |
| d. Will the surface area of any waterways or wetland areas be increased or decreased by the project..... | [] | [✓] | [] |
| e. Will the project involve any waste discharges into coastal waters | [] | [✓] | [] |
| f. Does the project involve discharge of toxins, hazardous substances or other pollutants into coastal waters..... | [] | [✓] | [] |
| g. Will the project affect any area designated as a tidal or freshwater wetland | [] | [✓] | [] |
| h. Will the project result in an alteration of drainage flow patterns or surface water runoff on or from the site | [] | [✓] | [] |
| i. Will best management practices (BMPs) be utilized to control stormwater runoff | [] | [✓] | [] |
| j. Will any aspect of the proposed project result in emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates | [] | [] | [✓] |
| | [] | [✓] | [] |

Please explain any of the above answers that may need further clarification in Section D.

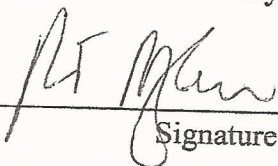
D. COMMENTS AND ADDITIONAL INFORMATION: (continue on back if necessary)

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

I certify that I am the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

Date: JUNE 25 2018


Signature of Applicant

Prepared by: (if different than the applicant)

Name and Title: _____

Agency/Company: _____

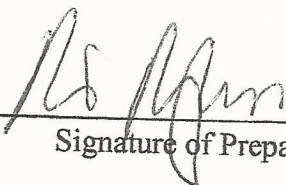
Street Address: _____

City, State, Zip: _____

Phone: _____ Fax: _____ Email: _____

I certify that I prepared this Coastal Assessment Form for the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

Date: JUNE 25 2018


Signature of Preparer