



**TOWN OF MAMARONECK - VILLAGE OF LARCHMONT
COASTAL ZONE MANAGEMENT COMMISSION**

Wednesday, September 5, 2018

**Mamaroneck Town Center, 2nd Floor - Conference Room A, 740 W. Boston Post
Road, Mamaroneck, NY 10543**

Approval of Minutes

1. Approval of Minutes - July 23, 2018

Agenda Items

1. 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
MEETING MINUTES - DRAFT
MONDAY, JULY 23, 2018**

Approval of Minutes

1. Approval of Minutes - April 23, 2018
The Minutes of the April 23, 2018 Meeting were approved as submitted.

Agenda Items

1. 2417 Boston Post Road – Special Use Permit
Greg Katsaros and Sophia Zoumboulis presented the proposal to open a retail store at 2417 Boston Post Road in the space formally occupied by Augie's restaurant. The building has an existing office space and two – one bedroom apartments above the retail space.

Although the property contains wetlands, no outdoor changes to the site are proposed with the exception of the creation of handicapped parking spaces. As such, CZMC found the proposal to be consistent with the policies in the Local Waterfront Revitalization Program.

2. 33 Glen Eagles Drive – Residential Subdivision
The applicant was unable to attend the CZMC meeting and requested an adjournment until August.

Old Business

No old business to discuss.

New Business

1. Introduction of Sara Hanna who was appointed by the Village of Larchmont.
2. Elizabeth Paul reported that a builder has expressed an interest in demolishing the old Weaver Street School at 84 Weaver Street. This structure is not on the National Historic Register, but is identified in the LWRP as being of local historic significance. It will be referred to us for consistency review when they make an application to the Planning Board.

Meeting Adjournment

The meeting was adjourned at 7:55 pm. The next meeting is scheduled for Monday, August 13th, 2018.

5



1) LOOKING EAST UNIMPROVED LOT AT LEFT



2) LOOKING AT DRIVEWAY OF EXISTING HOUSE



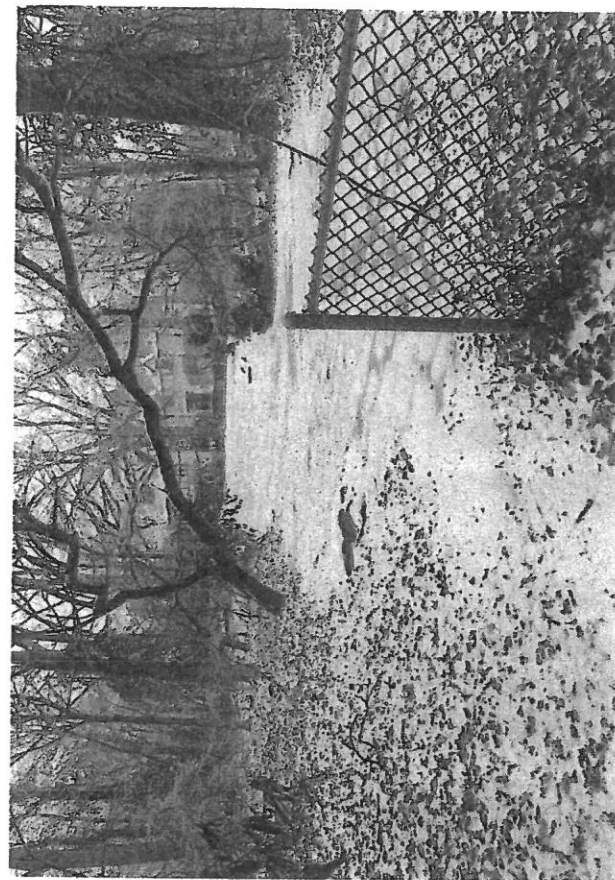
3) LOOKING NORTHEAST FROM GLEN EAGLES



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



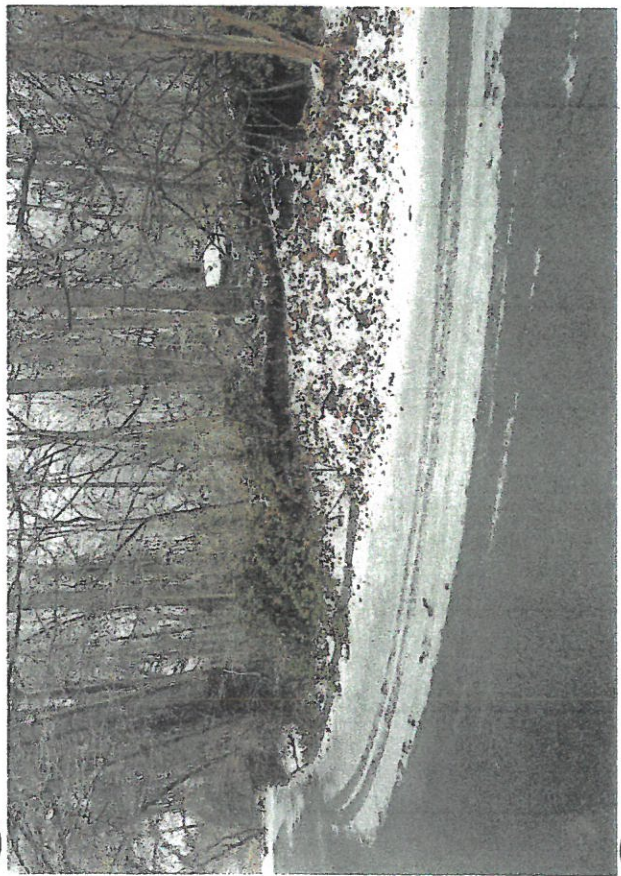
8 LOOKING SOUTH FROM UNIMPROVED LOT



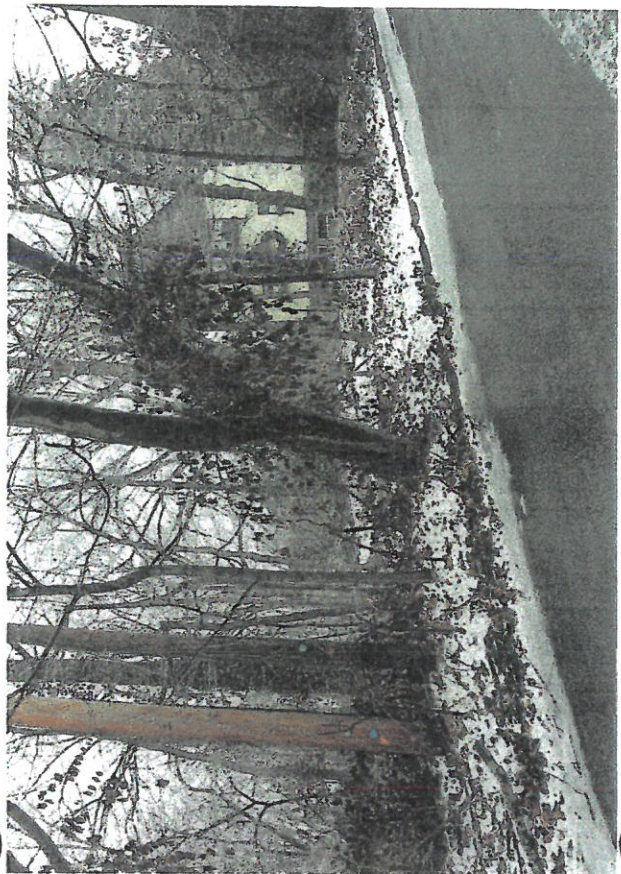
9) LOOKING SOUTHEAST FROM UNIMPROVED LOT



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)**

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: 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)

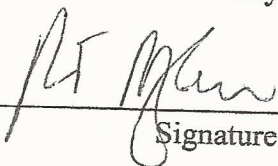
(... if necessary)

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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 2016


Signature of Applicant

Prepared by: (if different than the applicant)

Name and Title: _____

Agency/Company: _____

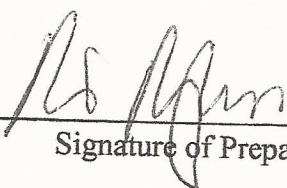
Street Address: _____

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 2016


Signature of Preparer