

VILLAGE OF MAMARONECK
PLANNING BOARD APPLICATION AND INSTRUCTIONS
FOR WIRELESS TELECOMMUNICATIONS FACILITY SPECIAL USE PERMIT

1. It is the applicant's responsibility to complete this application carefully and to provide, together with the application, all the necessary information, including certified plans, surveys, photographs, maps and proof supporting your application. Failure to submit certified drawings and a survey within the past 12 months by a licensed surveyor that accurately depicts the current condition and status of the property, or any other information, will only delay your application, since the Board cannot review incomplete applications.
2. All applications to the Planning Board are to be submitted to the Building Department. The Building Department will determine the amount of and collect the fees to be paid in connection with the application. Plans will be reviewed for conformance to the Village Zoning Code and applicable building codes to the satisfaction of the Building Inspector. An application for a wireless telecommunications facility on a freestanding tower shall be directed by the Building Department to the Board of Trustees for review and approval.
3. An application for a Wireless telecommunication facility must meet the requirements of Chapter 342 Article XVII of the Village code and be submitted at least (10) days in advance of the next Planning Board meeting.
4. Planning Board Meetings are regular scheduled for the Second and Fourth Wednesdays of each month at 7:00 pm in the Village Hall located at 169 Mt. Pleasant Avenue, Mamaroneck, New York. There are **NO** meetings scheduled in the month of August.
5. Thirteen (13) Copies of a full application accompanied by a digital copy, supporting plans, surveys, and other documents shall be filed with the Building Department, along with the prescribed fees. (All applications must be individually collated.)
6. Public Hearing and Notice Requirements
 - 6a. A public hearing shall be held by the Planning Board for any application for a wireless telecommunications facility special use permit. Notice of the public hearing shall be published by the Village Clerk in the official newspaper of the Village at least five days prior to the public hearing.
 - 6b. To facilitate notification of the public, a public notification list shall be prepared by the applicant, using the most current Village of Mamaroneck tax maps and tax assessment roll, showing the Tax Map sheet number, the section, block and lot numbers, the owner's name and the owner's mailing address for each property located wholly or partially within 750 feet of the perimeter of the property that is the subject of the application in the case of a freestanding tower and within 250 feet of the perimeter of the property in the case of all other wireless telecommunications facility applications. If a property on the public notification list is also listed as a cooperative or an apartment on a list maintained by the Village Assessor's office, the address of each of the dwelling units in the building shall also be listed under the named occupant and each occupant shall be considered a property owner for the purposes of the list. The applicant shall deliver a copy of the public notice provided by the Village Clerk to all of the property owners contained on the public notification list, either personally or by first-class mail, and shall post a sign on the property in accordance with the following requirements.
 - 6c. In the case of personal delivery, the public notice shall be delivered to all of the property owners contained on the public notification list at least 14 days prior to the date of the public hearing. In the case of delivery by mail, the public notice shall be mailed to all of the property owners contained on the public

notification list by first-class mail, posted within Westchester County at a post office or official depository of the Postal Service, at least 19 days prior to the public hearing.

6d. Within two business days after the personal delivery or mailing of the public notice, the applicant shall file an affidavit with the Village Clerk stating that the public notification list was prepared in accordance with required procedures, that the list includes all properties located wholly or partially within 750 feet (in the case of a freestanding tower) or within 250 feet (in the case of all other wireless telecommunications facility applications) of the perimeter of the property that is the subject of the application, and all municipalities within 500 feet of the perimeter of the subject property and that the public notice was personally delivered or mailed to all of the property owners and municipalities on the list and the date on which the public notice was delivered or mailed, which affidavit shall contain a copy of the list and the public notice.

6e. In the event that a mailed public notice is returned by the Postal Service because it could not be delivered, the envelope indicating the reason for the return shall be filed with the Village Clerk no later than the day before the day of the public hearing.

6f. At least one week preceding the date of the public hearing, at least one sign, a minimum of two feet by three feet in size shall be posted on the property. Said sign must say "**ON THIS SITE A (describe action set forth in the application) IS PROPOSED. THIS MATTER WILL BE DISCUSSED AT A PLANNING BOARD MEETING ON (give date) AT (give time) AT (give location).**" The applicant shall update the sign at least two weeks prior to every Board meeting in which the applicant's matter will be heard. The height of the lettering on the sign shall be no less than two inches, except that the words "Public Notice" appearing at the top of the sign shall have lettering no less than five inches high. The sign shall be in full public view from the street and not more than 30 feet there from. No later than the day before the day of the public hearing, applicant shall file an affidavit with the Village Clerk stating that the sign was posted on the property in accordance with these requirements. The sign shall be removed from the property within two days after the close of the public hearing.

Failure to comply with any of the provisions hereof shall be a basis for denying any approval sought by the applicant.

7. At the time of submission of an application to the Village Planning Board, the applicant shall deposit funds with the Village sufficient to reimburse the Village for all reasonable costs of planning, environmental, engineering, legal, architectural, accounting and/or other consultants deemed appropriate by the Planning Board utilized in connection with the review of the application. When an application is filed, the Building Inspector shall fix the amount of the initial deposit (escrow) to be made by the applicant. If at any time during the review process the amount of the escrow account falls below 50% of the initial escrow, then the applicant shall be required to submit an additional deposit to bring the total escrow up to the full amount of the initial deposit (as determined by the Building Inspector). In the event an applicant fails to make any escrow payment required and/or fails to pay the full amount billed for consultant fees, the Planning Board shall adjourn any pending application and/or withhold final approval until such payment is made. In the event final approval has been granted and an outstanding balance for consulting fees remains unpaid, the Building Inspector shall not grant a building permit and/or certificate of occupancy until payment of approved outstanding consulting fees has been made in full. **NO MEETINGS WITH ANY CONSULTANT CAN BE HELD UNTIL AN ESCROW ACCOUNT HAS BEEN ESTABLISHED.**

8. Escrow Deposits.

Cell Tower	\$10,000.00
Cell Antenna	\$4,000.00

* Any amount that is not listed please contact the Building Inspector for the proper amount.

9. Upon the submission of a complete application, the following application fees shall be paid.

Application Fee	\$263.00
Free Standing Tower	\$5,253.00
Applied Facility	\$2,101.00
Co-Location	\$2,101.00
Modification	\$525.00

10A. Wireless Telecommunication Definitions

Freestanding tower Any structure that is specifically designed for the purpose of supporting a wireless telecommunications device. This definition shall include monopoles and self-supporting and guyed towers.

Applied Wireless Telecommunications Facility An antenna array that is applied or attached to a building or structure with any accompanying pole or device that attaches the antenna array to the building or structure and connection cables.

Co-location The use of the same structure or telecommunications tower to carry two or more antennas for the provision of wireless services by two or more persons or entities.

Any Questions can be directed to the Building Inspector and or the Secretary to the Planning Board at (914) 777-7731.

6. Use of site: Present, if any: _____

Proposed: _____

7. Covenants, easements or other restrictions to which site is subject, if any. List here, and submit pertinent documents, or state "None"

8. Area of site: _____ sq., or _____ acres

9. Application relates to: an existing building erected: (Date) _____ that (is) or (is not) conforming to Zoning Ordinances; a proposed use, or a Cert. of Occupancy. For existing building, CO issued: (date) _____; (No.) _____.

10. Proposed gross floor area: _____ Existing gross floor area: _____

11. Number of existing parking spaces if any: _____

12. Proposed parking spaces: _____ Total spaces: _____

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)		_____		_____
2. Flood Hazard Areas (11, 12, 17)		_____		_____
3. Tidal or Freshwater Wetland (44)		_____		_____
4. Scenic Resource (25)		_____		_____

15. Are there any other discretionary actions before any other board within the Village? If yes, please explain:

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: _____

Owner's signature: _____ Date: _____

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR	2. PROJECT NAME
3. PROJECT LOCATION: Municipality _____ County _____	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: _____	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

_____ Name of Lead Agency _____ Date _____

_____ Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer _____

_____ Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (If different from responsible officer) _____

Reset

AFFIDAVIT OF NOTICE TO NEIGHBORS

STATE OF NEW YORK)

COUNTY OF WESTCHESTER)

Ss:

I _____, be duly sworn
dispose and say:

That I am over the age of eighteen years and reside at _____
_____(City) _____(State) _____(Zip code)_____

That on the _____ day of _____, the enclosed Notice
of Hearing in connection with an application for _____

_____ was sent Certified Mail to
the persons and parties set forth on the enclosed receipts which are annexed hereto and
made a part hereof OR hand delivered (signatures acknowledging receipt attached).

(NOTE: Two methods of service are permitted. Cross out method of service **NOT** used.)

That such persons and/ or parties are the owners of all properties within 200 feet of any part
of the property which is the subject matter of this application as indicated on the tax records
of the Village of Mamaroneck, New York.

(SIGNATURE OF OWNER OR
REPRESENTATIVE)

Sworn to me this _____ day of _____, 20_____.

Notary Public

Application # _____

AFFIDAVIT VERIFYING PLACEMENT OF REQUIRED NOTICE SIGN

STATE OF NEW YORK)
COUNTY OF
WESTCHESTER)

Ss:

I _____, being duly sworn, deposes and say: That I am the _____ of the above-referenced application to the Planning Board of the Village of Mamaroneck with respect to the property located at: _____ and, that I have placed, and will maintain, the required notification sign in accordance with the provisions of subsection B (2) of section 342-94 of chapter 342 of the code of the Village of Mamaroneck, as may have been modified by the Planning Board Chairman.

Sworn before me this _____
day of _____, 200_____

Notary Public

Application # _____

Village of Mamaroneck Planning Board

Letter of notification to adjoining property owners within the prescribed distance.

Application # _____

Name of Applicant: _____

Site location address: _____

Detailed description of proposed application:

Date of Planning Board meeting: _____

Time and location of meeting:
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, N.Y. 10543
7:00 PM

Date: _____ Signature of applicant: _____

The application can be viewed at the Village of Mamaroneck Building Department 169 Mt. Pleasant Avenue, Mamaroneck, N.Y. 10543. Third floor. Hours of operation Mon.-Fri. 9-4 pm.