



**VILLAGE OF MAMARONECK  
PLANNING DEPARTMENT**

169 Mt. Pleasant Avenue,  
Mamaroneck, NY 10543

Phone: (914) 825-8758  
[www.village.mamaroneck.ny.us/planning-department](http://www.village.mamaroneck.ny.us/planning-department)

**Harbor & Coastal Zone Management Commission (HCZMC) Consistency**  
**Review Application Checklist**

**SUBMISSION REQUIREMENTS: (TO BE DEEMED COMPLETE)**

- Submit one hard copy set of the items below:
  - HCZMC Application.
  - Cover Letter explaining the application.
  - Coastal Assessment Form (within this application form)
    - Full matrix of LWRP policies must be addressed. Not applicable responses must be explained. (within this application form)
  - [Short Environmental Assessment Form](#) Part 1 ([Full Environmental Assessment Form](#) upon request of the commission or if the action is type 1).
  - Copy of the most recent survey, if the survey is more than one year old a sworn statement from the owner attesting there have been no changes that would affect the accuracy of the survey.
  - Stormwater Pollution Prevention Plan, if applicable (see determination letter).
  - Engineering and architectural plans, if applicable.
  - Copies of submissions to other land use boards (if different from submission to HCZMC).
  - Copy of building permit application.
  - Copy of building determination letter.
- If consistency is required in connection with a wetland permit, a professional wetland scientist report must be included that assesses the application to determine if it will have any adverse effects on the wetland. In addition, the following items must be included/reviewed:
  - Wetlands and Wetland Controlled Area should be shown on all plans, if applicable.
  - If the action is located in a coastal area, the applicant must review the limit of DEC jurisdiction to determine whether a tidal wetland permit is required.
  - If the action is located in a coastal area, the applicant must review Coastal Erosion Hazard Map to determine whether a Coastal Erosion Permit from DEC is required.
- Submit a digital copy with each set of items as a separate pdf to the Planning Department (e.g. one pdf with architectural plans, one pdf of the survey, one pdf of the application, one pdf of the SWPPP etc.)
  - Note: copies of both physical and digital plans must be signed and sealed.
- Please confirm application fees with the Planning Department. A check with the application fee made payable to “Village of Mamaroneck” must be included with the application. The Village fee schedule is available [here](#).
- A check with the required escrow deposit made payable to “Village of Mamaroneck” must be included with the application as needed. Please refer to the determination letter for the specified escrow deposit amount.
  - Note: the escrow deposit must be a separate check from the application fees.

**NOTICE REQUIREMENTS:**

- Please review Chapter [372-3](#), staff will provide detailed notice instructions once the above has been deemed complete.



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**Harbor & Coastal Zone Management Commission Consistency Review Application**

Received By : \_\_\_\_\_ Date : \_\_\_\_\_

App # : \_\_\_\_\_

Address: \_\_\_\_\_

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

1. Has this property come before this Commission within the past 3 years? If so, when?

Date: \_\_\_\_\_

2. It is the applicant's obligation to determine whether permitting is required by any state/federal agencies including but not limited to the Department of State Dept. of Environmental Conservation, NY State Army Corp of Engineers, or Federal Consistency Review. Please note the HCZMC will not take action until all required federal and state permits have been approved.

It is also the applicant's obligation to determine if any other local permits or approvals (e.g., Zoning, Planning, BAR, etc.) are or are not required for the action for which they seek review. The applicant will provide copies of all permit(s) obtained.

3. DESCRIPTION OF PROPOSED ACTION

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

☐ Direct Agency Action

☐ Application for an Approval

If this is an Application for an Approval or Permit, identify which board or commission has the permit authority? \_\_\_\_\_

- b. Describe nature and extent of proposed activity:

- c. Location of proposed activity (include street or site description):

- d. Will the action to be directly undertaken require funding or approval by either a state or federal agency?

☐ Yes

☐ No

If yes, which state or federal agency?

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

Date: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

I hereby give permission to members of said Boards/Commissions and/or supporting Staff to visit the property in question at a reasonable time during the day.

The foregoing information is affirmed by:

\_\_\_\_\_  
APPLICANT SIGNATURE

\*This application must be made in the name of and signed by a person or entity that has a possessory interest in the property such as a tenant, purchaser, or owner.

- i. If you are the property owner, on what date did you acquire title?

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If you have acquired title to the property within the past two years, provide the name of the prior owner(s):

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- ii. If you are not the property owner, list the name and address of the owner and describe your relationship to the property and the date said relationship commenced:

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- iii. If you are not the property owner, written consent of the owner must be submitted with this application.

**NOTE: If the Applicant or Property Owner is a:**

- Corporation: Attach a separate rider listing all the corporation's officers, shareholders, and their percentage of share ownership.
- Partnership: Attach a separate rider listing the type of partnership and identify the partners and their partnership interest.
- LLC: Attach a separate rider listing the LLCs members.

## Coastal Assessment Form

### **I. Instructions**

- a. In accordance with Chapter 240 of the Village Code, proposed actions are to be reviewed to determine their consistency with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program. This Coastal Assessment form is intended as an aid to that review.
- b. As early as possible in an agency's formulation of a direct action or as soon as an agency receives an application for approval of an action, the agency shall do the following:
  - i. For direct agency actions, the agency shall complete this Coastal Assessment Form. This CAF shall be completed prior to the agency's determination of environmental significance under SEQRA.
  - ii. Where applicants are applying for approvals, the agency shall cause the applicant to complete this Coastal Assessment Form, which shall be completed and filed together with the applications for approval and Environmental Assessment Form.
  - iii. Unless the application is being undertaken, funded, or approved by the Board of Trustees or is otherwise exempted under Chapter 240 of the Village Code, CAFs shall be forwarded to the Harbor Coastal Zone Management Commission for a determination of consistency. Where the action is being undertaken, funded, or approved by the Board of Trustees, the Harbor Coastal Zone Management Commission shall be provided with a copy of the CAF for purposes of making a written recommendation on consistency to be forwarded to the Board of Trustees to assist that Board in determining consistency of the application. If an action cannot be certified as consistent to the maximum extent practicable with the coastal policies, it shall not be undertaken.
- c. Before answering the questions in Section II, the preparer of this form should review the coastal policies contained in the LWRP. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

### **II. Coastal Assessment Form (Check either "Yes" or "No" for each of the following questions). (See Chapter 240 of the Village Code for additional information.)**

- a. Will the proposed action be located in, or contiguous to, or to have a significant effect upon any of the resource areas identified in the Local Waterfront Revitalization Program?

Resource Area	Yes	No
Significant fish/wildlife habitats (7, 7a, 44)	<input type="checkbox"/>	<input type="checkbox"/>
Flood Hazard Areas (11, 12, 17)	<input type="checkbox"/>	<input type="checkbox"/>

Tidal or Freshwater Wetland (44)	<input type="checkbox"/>	<input type="checkbox"/>
Scenic Resource (25)	<input type="checkbox"/>	<input type="checkbox"/>
Critical Environmental Areas (7, 7a, 8, 44)	<input type="checkbox"/>	<input type="checkbox"/>
Structures, sites, or sites districts of historic, Archeological, or cultural significance (23)	<input type="checkbox"/>	<input type="checkbox"/>

b. Will the proposed action have a significant effect on any of the following?

	Yes	No
Commercial or recreational use of the fish and wildlife resource (9, 10)	<input type="checkbox"/>	<input type="checkbox"/>
Development of the future or existing water-dependent uses (2)	<input type="checkbox"/>	<input type="checkbox"/>
Land and water use (2, 4)	<input type="checkbox"/>	<input type="checkbox"/>
Existing or potential public recreation opportunities (2, 3)	<input type="checkbox"/>	<input type="checkbox"/>
Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement (11, 13, 17, 19, 22, 25, 37, 38)	<input type="checkbox"/>	<input type="checkbox"/>
Physical alteration of one or more areas of land along the shoreline, land under water or coastal waters (2, 4, 11, 12, 17, 20, 28, 35,44)	<input type="checkbox"/>	<input type="checkbox"/>
Physical alteration of three or more acres of land located elsewhere in the coastal area (11, 12, 17, 33, 37, 38)	<input type="checkbox"/>	<input type="checkbox"/>
Sale or change in use of state-owned lands, located under water (2, 4, 19, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>
Revitalization/redevelopment of deteriorated or underutilized waterfront site (1)	<input type="checkbox"/>	<input type="checkbox"/>
Reduction of existing or potential public access to or along coastal waters (19, 20)	<input type="checkbox"/>	<input type="checkbox"/>
Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35)	<input type="checkbox"/>	<input type="checkbox"/>

Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck (34, 35, 36)	<input type="checkbox"/>	<input type="checkbox"/>
Draining of storm water runoff either directly into coastal waters of Mamaroneck or into any river or tributary which empties into them (33, 37)	<input type="checkbox"/>	<input type="checkbox"/>
Transport, storage, treatment or disposal of solid waste or hazardous materials (36, 39)	<input type="checkbox"/>	<input type="checkbox"/>
Development affecting a natural feature which provides protection against flooding or erosion (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>

c. Will the proposed activity require any of the following?

	Yes	No
Waterfront site (2, 4, 6, 19, 20, 21, 22)	<input type="checkbox"/>	<input type="checkbox"/>
Construction or reconstruction of a flood or erosion control structure (13, 14)	<input type="checkbox"/>	<input type="checkbox"/>

### III. Remarks or Additional Information

Preparer's Name/Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
PREPARER'S SIGNATURE

Date: \_\_\_\_\_

## Coastal Assessment Form - Narrative

### Compliance with LWRP Policies

#### **INSTRUCTIONS**

Please indicate how your project complies with each LWRP policy. If a policy does not pertain to your project, please indicate - N/A." A response must be provided for each policy. If additional space for responses is needed, please add an addendum. The Village of Mamaroneck LWRP can be viewed at: <http://www.village.mamaroneck.ny.us/pages/mamaroneckny/webdocs/LWRP.pdf>

#### **Development Policies**

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

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

Policy 3. Not applicable.


Policy 4. Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.

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

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

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## **Fish and Wildlife Policies**

Policy 7. Significant coastal fish and wildlife habitats, as identified on the N.Y. Coastal Area Map (when finalized), shall be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

Policy 7a. Significant coastal fish and wildlife habitats, as identified in this document, shall be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

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

Policy 9. Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks and developing new resources.

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Policy 10. Further develop commercial finfish, shellfish, and crustacean resources in the coastal area.

Flooding and Erosion Hazards Policies

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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.

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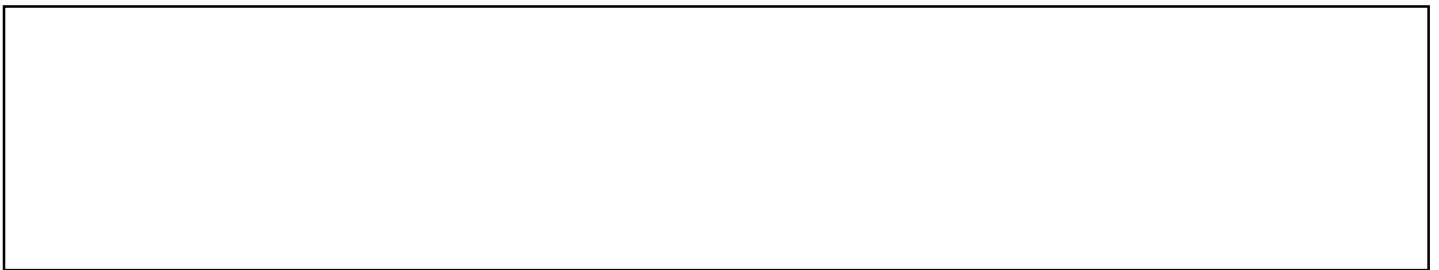
Policy 12. Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features.

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Policy 13. The construction and reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years.

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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.

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Policy 15. Not applicable.

Policy 16. Not applicable.

Policy 17. Wherever possible, use nonstructural measures to minimize damage to natural resources and property from flooding and erosion.

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## **General**

Policy 18. To safeguard the vital economic, social, and environmental interests of the State and the Village of Mamaroneck, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State and this Village have established to protect valuable coastal resource areas.

## **Public Access Policies**

Policy 19. Protect, maintain, and increase the levels and types of access to public water related recreation resources and facilities so that these resources and facilities may be fully utilized by all the public in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas, and waterfront parks.

Policy 20. Access to the publicly owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided, and it should be provided in a manner compatible with adjoining uses. Such lands shall be retained in public ownership.

## Recreation Policies

Policy 21. Water-dependent and water-enhanced recreation shall be encouraged and facilitated and shall be given priority over non-water-related uses along the coast, provided it is consistent with the preservation and enhancement of other coastal resources and takes into account demand for such facilities.

Policy 22. Development, and redevelopment, when located adjacent to the shore, shall provide for water-related recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonably anticipated demand for such activities and the primary purpose of the of the development.

Policy 23. Protect, enhance, and restore structures, districts, areas, or sites that are of significance in the history, architecture, archeology or culture of the State, Village, or the Nation.

### **Scenic Quality Policies**

Policy 24. Not applicable.

Policy 25. Prevent impairment of scenic resources of Statewide or local significance. \*Note Harbor Island Park is a scenic resource of local significance.

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Policy 26. (Agricultural Lands Policy) Not applicable.

### **Energy Management Policies**

Policy 27. Not included.

Policy 28. Not applicable.

Policy 29. Not included.

### **Water and Air Resources Policies**

Policy 30. Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.

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Policy 31. State coastal area policies and purposes of approved Local Waterfront Revitalization Programs will be considered while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

Policy 32. Not applicable.

Policy 33. Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Policy 34. Discharge of waste materials from vessels into coastal waters will be limited so as to protect significant fish and wildlife habitats, recreational areas, and water supply areas.

Policy 35. Dredging and dredge spoil disposal in coastal waters will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

Policy 36. Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

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

Policy 38. The quality and quantity of surface water and groundwater supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

Policy 39. The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas, will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land, and scenic resources.

Policy 40. Not applicable.

Policy 41. Not included.

Policy 42. Not included.

Policy 43. Not included.

Policy 44. Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.