

MINUTES OF THE HARBOR-COASTAL ZONE MANAGEMENT COMMISSION
REGULAR MEETING HELD ON WEDNESDAY, FEBRUARY 20, 2008 AT 7:30
P.M. IN THE COURTROOM AT VILLAGE HALL, 169 MOUNT PLEASANT
AVENUE, MAMARONECK, NEW YORK

PRESENT: Andrea Sambrook,
Anthony S. Weiner (VICE CHAIR)
Daniel Gallagher
Steven Goldstein (CHAIR)
Liaison - Trustee Ryan
Guest-Keith

Excused: Cary Sleeper

Steven Goldstein called the meeting to order.

First on Agenda:

1308 Greacen Point Road

Mr. Bill Bedford; Architect, John Annicelli; Engineer for Drainage, Mr. Crysipi(sp);
Builder, Livingston Builders

Here in September, found issues needed to be resolved.

Survey, made a few changes and pushed garage back 50 feet so it conforms to
parameters.

Flood plain based on a hundred year storm.

504 cubic feet additional for 25-year storm.

25-year storm is 6 inches of rainfall.

100-year storm is 7 1/2 inches.

Roof area to be conservative instead of 540 cubic feet we doubled to 1,060 cubic feet,

Covering 100 year storm plus.

Andrea Sambrook suggests planting of greenery with natural ability to take toxins out, withstand heavy water, and mitigate soil erosion.

First resolution:

SEQR listing it as a Type II (two) Action.

Declaration of no environmental impact.

On motion by Tony Weiner, seconded by Daniel Gallagher:

AYES: Andrea Sambrook
Steven Goldstein

NAYS: Passes unanimously

Second resolution,

Certificate of compliance with LWRP.

Favorable finding with no particular concerns as plans are drawn.

On motion by Tony Weiner, seconded by Daniel Gallagher.

AYES: Andrea Sambrook
Steven Goldstein

NAYS: Passes unanimously.

AND WHEREAS this resolution shall serve as the Village and Harbor Coastal Zone Management Commissions... Certification of said project.

Thank you.

Second on agenda:

Gallern Property

506 Shore Acres Drive.

Mr. Bill Paul Milliot from Dan S. Natchez and Associates

916 East. Boston post road Mamaroneck, NY

On behalf of Lionel Gallern

Reviewed project at last months meeting.

Tonight here for public hearing portion.

Gallern proposes to renovate and add second story addition to existing residence.

Re-grade and landscape the upland.

Rehabilitate (shore interface?) including the replacing the existing water stone sea wall down to stone riprap and rehabilitating the launch ramp as well as reconfiguration and moving floating dock facility of property of 506 Shore Acres.

Establish a reconfiguration perimeter through docking facility.

Application indicates - not applicable to Village.

Submitted letter of support to Village and the Army Core, Deep Sea and DOS. The Village Perimeter Permit is only issued to commercial facilities. No issuance of reconfiguration perimeters or/perimeter permits to residential properties.

We have asked for approval of that to the State and Federal levels with acknowledgement Village does not have interest or mechanism to approve that.

This is a replacement dock for existing gangway and long series of floating docks.

Proposed dock is fixed pier, to a single floating dock.

Floating dock provides attachment for fowling organisms and additional fowl community so there are certain trade offs the State has decided outweigh one versus the other.

The elevations are correct.

Removing present structure will not disturb area.

Replacement will increase the separation to Shore Acres.

Does not extend as far out from shore.

MOTION TO CLOSE PUBLIC HEARING:

On motion by Daniel Gallagher, seconded by Ms. Andrea Sambrook.

AYES: Mr. Tony Weiner

Mr. Steven Goldstein

NAYS: Passes unanimously

First resolution:

Resolution for Type II as an unlisted action carrying a negative declaration of no environmental impact.

On motion by Mr. Tony Weiner, seconded by Daniel Gallagher

AYES: Ms. Andrea Sambrook

Steven Goldstein

NAYS: Passes unanimously

Second resolution declaring this project-the plans are in compliance with the LWRP.

On motion by Tony Weiner, seconded by Andrea Sambrook:

AYES: Daniel Gallagher

Steven Goldstein

NAYS: Passes unanimously

AND WHEREAS this resolution shall serve as the Village and Harbor Coastal Zone Management Commissions Certification of said project.

Thank you.

Please sign three sets of the plans for the files.

Third on Agenda:

Westchester Day School

856 Orienta Ave.

Paul Milliot from Dan Natchez and Associates

Behalf of Westchester Day School

Proposed project of retention of four existing moorings and addition of two moorings and retention of series of three 10X20 foot floats that are used as Boating Educational Program connected to Day camp run in the summer.

Last month reviewed most of details of project.

Overall approach would be minimal to provide reasonable access for educational programs.

Mr. Paul Sideman is here tonight on behalf of Westchester Day school.

-presently four motor boats, 18 to 24 feet, would like to add additional two.

Motion to CLOSE PUBLIC HEARING:

On motion by Mr. Tony Weiner.

AYES: Andrea Sambrook
 Daniel Gallagher
 Steven Goldstein

NAYS: Passes unanimously

First resolution:

Resolution for SEQR as Type II action declaring a negative declaration - no environmental impact.

On motion by Daniel Gallagher, seconded by Tony Weiner.

AYES: Andrea Sambrook
 Steven Goldstein

NAYS: Passes unanimously

Second resolution declaring this project as proposed-the plans are in compliance with the LWRP, approval for erecting a marine structure in water.

On motion by Tony Weiner, seconded by Daniel Gallagher.

AYES: Andrea Sambrook:

Steven Goldstein

NAYS: Passes unanimously

*Note for minutes - There isn't request for reconfiguration perimeter approval.

Motion to amend previous resolution for Gallern property combining our approval of/and consistency with LWRP along with our consent to build marine structure.

On motion by Tony Weiner, seconded by Daniel Gallagher.

AYES: Andrea Sambrook

Steven Goldstein

NAYS: Passes unanimously

AND WHEREAS this resolution shall serve as the Village and Harbor Coastal Zone Management Commissions Certification of said project.

Thank you.

Please sign three sets of the plans for the files.

Fourth on agenda:

Four Shore Road

Home of Steven Aimes

Existing Dwelling on Four Shore Road, on Sound.

Mr. John Colgan(sp), Architect

Existing dwelling on Four Shore Road under ownership of the Aimes Family since 1930's. Build one room addition to the west, that addition is located on existing masonry platform. It is a hardcover.

-Commission has made suggestions for next meeting.

Revision of elevation certificate.

Focus on resisting dry well; keep in mind perk test and location of septic field.

Consider rain garden as an alternative.

Haybells, more detailed final drainage plan.

Documents to be finalized and sent to Keith he will review (likely) before next meeting and hopefully make a decision at next meeting.

Need full environmental assessment form.

Make 10 copies.

Automatically rescheduled for next meeting after review of new forms.

Fifth on agenda

Garry Hirsch
1067 Constable Drive.

Property owner.
Extension of existing square foot blue stone patio.

Home Constructed 1 ½ years ago.
Adding 204 sq. feet of impervious surface water, can be drained by existing surface.

Give an indication of where or how it ties in.

Provide documents supporting existing storm water system can handle the excess run off from the additional 80 sq. ft. patio.

First resolution:

SEQR listing it as a Type II (two) Action.

Declaration of no environmental impact.

On motion by Andrea Sambrook, seconded by Tony Weiner:

AYES: Daniel Gallagher
Steven Goldstein

NAYS: Passes unanimously

Second resolution:

Patio extension as shown on plans is in compliance with LWRP. Subject to confirmation that the existing storm water system can handle the excess run off from the additional 80 Square foot blue stone patio.

Subject to approval to be confirmed or denied at next meeting.

Favorable finding with no particular concerns as plans are drawn.

On motion by Daniel Gallagher, seconded by Tony Weiner.

AYES: Andrea Sambrook

Steven Goldstein

NAYS: Passes unanimously.

AND WHEREAS this resolution shall serve as the Village and Harbor Coastal Zone Management Commissions... Certification of said project.

Thank you.

Any other business?

Steven Goldstein I declare H.C.Z.M.C.

Anthony S. Weiner: move adjourn.