

MINUTES OF A REGULAR MEETING OF THE HARBOR AND COASTAL ZONE MANAGEMENT COMMISSION OF THE VILLAGE OF MAMARONECK HELD ON APRIL 16, 2008, AT 7:30 P.M. IN THE COURTROOM AT VILLAGE HALL, MAMARONECK, NEW YORK

PRESENT: Mr. Steven Goldstein, Chairman
Mr. Lewis Fechter
Mr. Daniel Gallagher
Mr. Morton Heilman
Mr. Cary Sleeper
Mr. Anthony S. Weiner, Vice Chairman
Ms. Janet M. Insardi, Village Attorney
Mr. Keith Furey, Consulting Engineer for the Village
Trustee Liaison Toni Ryan

On a motion by Mr. Weiner, seconded by Mr. Gallagher, the Harbor and Coastal Zone Management Commission (HCZMC) adjourned to executive session.

Ayes: Goldstein, Fechter, Gallagher, Heilman, Sleeper, Weiner

Nays: None

Abstains: None

The HCZMC reconvened to the regular meeting at 7:47 p.m.

OLD BUSINESS:

MAMARONECK BEACH AND YACHT CLUB –TO OBTAIN A PERIMETER PERMIT FOR A DOCKING FACILITY

Mr. Paul Noto Esq. and Mr. Michael Ludwig/Ocean Coastal Consultants of Trumbull, Connecticut were present to represent the applicant.

A stenographer was present to transcribe the application of the Mamaroneck Beach and Yacht Club.

Mr. Noto gave an overview of the application, noting the following:

- Appropriate notifications were done
- The Mamaroneck Beach and Yacht Club has been in existence for 50-55 years
- The Mamaroneck Beach and Yacht Club is in the MR Zone
- The facility pre-dated the perimeter permit
- Submission completed
- There are no changes to the existing footprint

Mr. Ludwig discussed the perimeter, noting the following:

- The perimeter is laid out within the boundaries of the Mamaroneck Beach and Yacht
- Discussion of Part A

- Discussion of Part B
- North side of dock B is held by the Mamaroneck Beach and Yacht Club
- The perimeter meets Village requirements and there is no change in the square footage of the dockage, as is covered in the letter from the Army Corps of Engineers
- No additional boats added
- No change in the use, boats or square footage of dockage
- No loss of navigational servitude
- No orders of environmental impacts

The Chairman, Commission and representatives for the applicant held a discussion regarding the proposed application.

On a motion by Mr. Gallagher, seconded by Mr. Weiner, for the Commission to authorize the Village to retain a consultant/expert to advise the Board on the correct perimeter of the property and to make sure that the Board is not missing any information.

Ayes: Goldstein, Gallagher, Heilman, Sleeper, Weiner

Nays: None

Abstains: Fechter

The Chairman, Commission and representatives for the applicant continued the discussion regarding the proposed application.

Chairman Goldstein asked if there was anyone present who wanted to address the Commission with regards to this application.

The following residents addressed the Commission regarding their concerns about the application:

- Mr. Dan S. Natchez of 906 East Boston Post Road, representing Mr. Flick and his wife who own property on the causeway, as well as the Golubs, who own the property immediately adjacent to the club
- Mr. Len Aubrey of 727 Shore Acres Drive
- Mr. Allen Wood of 727 Soundview Drive
- Mr. Paul Ryan of 139 Waverly Avenue
- Ms. Susan Berenzweig of 931 Soundview Drive

On a motion by Mr. Weiner, seconded by Mr. Sleeper to adjourn the discussion of the application of the Mamaroneck Beach and Yacht Club to the May 21, 2008, meeting of the Commission, pending the delivery and review of the requested documents and for the Village to retain a consultant with sufficient time for that person to review the information and render an opinion to the Commission. The requested documents are: The metes and bounds should be annotated on the full size survey and plans, copy of licensing agreement, State DEC letter on their position on the rock reef and the ancillary issue on Otter Creek, more accurate information on the dredge that was done and show the depths within the perimeter on the drawings, copy of the deed that describes the actual metes and bounds description of the land that

is the subject of the license and for Mr. Spinelli to confirm the existing square footage of the docks that are there now on the plans.

Ayes: Goldstein, Fechter, Gallagher, Heilman, Sleeper, Weiner

Nays: None

Abstains: None

APPROVAL OF MINUTES:

On a motion by Mr. Gallagher, seconded by Mr. Sleeper the minutes of the Regular Meeting of the Harbor and Coastal Zone Management Commission (HCZMC) held on March 19, 2008 were approved as submitted.

Ayes: Goldstein, Fechter, Gallagher, Heilman, Sleeper

Nays: None

Abstains: Weiner

ADJOURNMENT:

There being no further business to come before the Board, on a motion by Mr. Weiner and seconded by Mr. Gallagher, the meeting was adjourned.

Ayes: Goldstein, Fechter, Gallagher, Heilman, Sleeper, Weiner

Nays: None

Abstains: None

PREPARED BY:

ELIZABETH A. DREAPER

RESPECTFULLY SUBMITTED BY:

AGOSTINO A. FUSCO
CLERK-TREASURER