



VILLAGE OF MAMARONECK
PLANNING DEPARTMENT

169 Mt. Pleasant Avenue,
Mamaroneck, NY 10543

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

Marine Structures Permit Application Review Checklist

SUBMISSION REQUIREMENTS: (TO BE DEEMED COMPLETE)

- Submit one hard copy set of the items below:
 - Cover Letter detailing the application.
 - Marine Structure Form.
 - Coastal Assessment Form (within this application form)
 - Full matrix of LWRP policies must be addressed. Not applicable responses must be explained.
 - [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).
 - Copies of submissions to other land use boards (if different from submission to HCZMC).
 - Copy of building permit application.
 - Copy of building determination letter.
 - Copy of zoning compliance.
- If a wetland permit and consistency are required in connection with the marine structure 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 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 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 by a licensed architect or engineer.
- 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:

*Chapter 240 - 5 Definitions **MARINE STRUCTURES** Any structure, including but not limited to jetties, groins, breakwaters, bulkheads, floats, piers, boathouses, moorings and/or docks in or upon any waters or underwater lands within the Village of Mamaroneck or bounding the Village of Mamaroneck to a distance of 1,500 feet from shore.



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

Application for Erecting A Marine Structure* in the Waters of the Village of Mamaroneck

Received By : _____ Date : _____

App # : _____

APPLICATION FOR ERECTING MARINE STRUCTURE AT: _____

APPLICANT: _____ OWNER/ LEASEE of PROPERTY: _____

PHONE NUMBER: _____ EMAIL ADDRESS: _____

GENERAL CONTACTOR: _____

INSTRUCTIONS

- A. You may need to obtain the following approvals; and it is your responsibility to contact these agencies. Applicant must check with the following Federal, State, and Local Agencies to determine whether their approvals, permits, and certificates are required for this project:

1. U.S. Army Corps of Engineers
2. N.Y. State Dept. of Environmental Conservation
3. Department of State, Office of Coastal Zone Management
4. Village of Mamaroneck, Coastal Zone Management Commission
5. Environmental Protection Agency
6. Office of General services, State of New York
7. Landmarks Advisory Committee (Board of Architectural Review), Village of Mamaroneck

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NAME OF OWNER OF PREMISES: _____

STATE WHETHER APPLICANT IS THE OWNER, LESSEE, AGENT, ARCHITECT,
ENGINEER OR BUILDER:

IF APPLICANT IS A CORPORATION, SIGNATURE OF DULY AUTHORIZED OFFICER:

(Name & Title of Corporate Officer)

1. Location of land from Village Tax Map: SECTION____, BLOCK____, LOT_____

2. Use of upland property: _____Business _____Proposed Residence

_____Existing Residence, Other: _____

3. Use of proposed waterway structure:____Commercial _____Non-Commercial

4. Description of proposed work and estimated cost: _____

5. Name of Compensation Insurance Carrier: _____

Policy Number:_____ Date of Expiration: _____

6. Electrical and plumbing work will be performed by_____, and permits obtained from the Village of Mamaroneck.

7. Electrical work will be inspected by:_____, and a certificate of Approval obtained from, the New York Board of Fire Underwriters.

8. 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.

STATE OF NEW YORK COUNTY

Of WESTCHESTER

I,_____being duly sworn deposes and says that he/she is the applicant above named. He is the_____(Owner, Contractor, Agent, Corporate Officer, etc.) or said owner or owners, and is duly authorized to perform or have performed the said work and to make and file this application; that all statements contained in this application are true to the best of his knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith.

Sworn to before me this _____

Day of_____year_____

Notary Public

Signature of Applicant

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.

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.

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.

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.

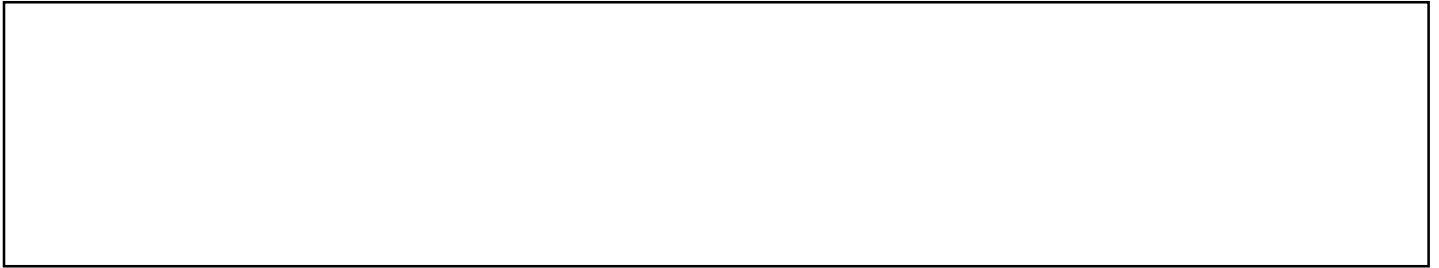
Policy 36. Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution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

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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.

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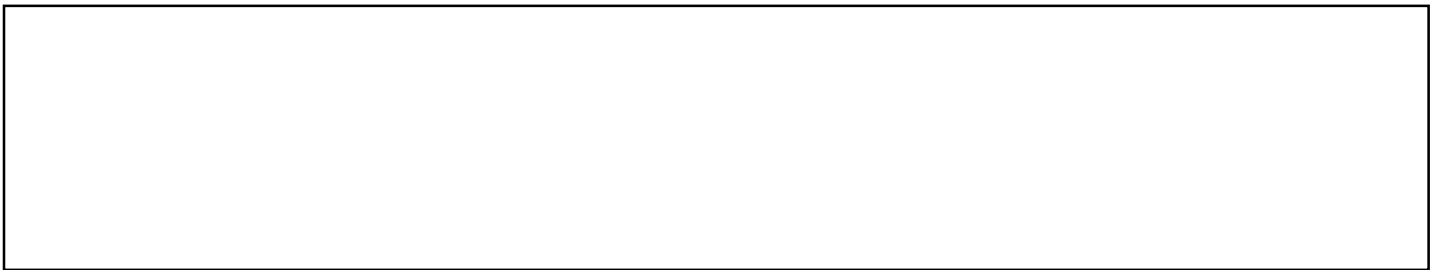
Policy 40. Not applicable.

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.

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