

Village of Mamaroneck
Planning Board Application

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APR 30 2019

1. Zone: R-15 Section: 4 Block: 77 Lot: 28B1

BUILDING DEPT.

2. Project Address: 700-702 Taylors Lane

Mamaroneck, NY 10543

3. Owner's Address: Mr. Kamran Tabaddor

700 Taylors Lane Mamaroneck, NY 10543

Phone #: 917.796.7730

Cell #: _____

Email: kamran@tabaddor.com

4. Applicant or Owner's Representative:

Address: Catizone Engineering, P.C.

One West Avenue, Suite 219, Larchmont, NY 10538

Phone #: 914.269.8358

Cell #: _____

Email: pcatizone@catizoneengineering.com

5. Description of work being proposed or action be requested:

The replacement of two existing water services for 700 Taylors Lane and 707
Taylors Lane. The water service alignment is from Taylors Lane through Van
Amringe Mill pond to 700 Taylors Lane (Shadow Island).

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

Proposed: Residential (no change)

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

Consent Agreements were provided; water service crosses multiple properties:

Frederick and Jean Bogart, Constance Weissman, Julie and Ruediger Flick and
attached

8. Area of site: 114,955 sq., or 2.639 acres

9. Application relates to: an existing building erected: (Date) 1930 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: 6956 sqft (no change) Existing gross floor area: 6956 sqft

11. Number of existing parking spaces if any: 2

12. Proposed parking spaces: 2 (no change) Total spaces: 2 (no change)

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)		<input checked="" type="checkbox"/>		<input type="checkbox"/>
2. Flood Hazard Areas (11, 12, 17)		<input checked="" type="checkbox"/>		<input type="checkbox"/>
3. Tidal or Freshwater Wetland (44)		<input checked="" type="checkbox"/>		<input type="checkbox"/>
4. Scenic Resource (25)		<input type="checkbox"/>		<input checked="" type="checkbox"/>

5. Critical Environmental Areas (7, 7A, 8, 44)
6. Structures, sites or sites districts of historic, Archeological or cultural significance (23)

<input checked="" type="checkbox"/>
<input type="checkbox"/>

<input type="checkbox"/>
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13B.

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

1. Commercial or recreational use of the fish and wildlife resource (9, 10)
2. Development of the future or existing water-dependent uses (2)
3. Land and water uses (2, 4)
4. Existing or potential public recreation opportunities (2, 3)
5. 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)
6. Physical alteration of one or more areas of land along the shoreline, land under water or coastal waters (11, 13, 17, 19, 22, 25, 37, 38)
7. Physical alteration of three or more acres of land located elsewhere in the coastal area (11, 12, 17, 33, 37, 38)
8. Sale or change in use of state-owned lands, located under water (2, 4, 19, 20, 21)
9. revitalization/redevelopment of deteriorated or underutilized waterfront site (1)
10. Reduction of existing or potential public access to or along coastal waters (19, 20)
11. Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35)
12. Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck (34, 35, 36)
13. Draining of storm water runoff either directly into coastal waters of Mamaroneck or into any river or tributary which empties into them (33, 37)
14. Transport, storage, treatment or disposal of solid waste or hazardous materials (36, 39)
15. Development affecting a natural feature which provides protection against flooding or erosion (12)

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13C.

Will the proposed activity require any of the following:

1. Waterfront site (2, 4, 6, 19, 20, 21, 22)
2. Construction or reconstruction of a flood or erosion control structure (13, 14)

<input checked="" type="checkbox"/>
<input type="checkbox"/>

<input type="checkbox"/>
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14. Has this property been a subject of past Village Board, Planning Board or Zoning Board applications and/or approvals? If yes, please explain:

No

15. Are there any other discretionary actions before any other board within the Village? If yes, please explain:
No, however, action from HCZC will be required as part of this application.

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: 3/25/19

Owner's signature:



Date: 3/25/19