



Village Department of Planning and Development

Village of Mamaroneck
169 Mount Pleasant Avenue - Third Floor
Mamaroneck, New York 10543
(914) 825-8757

Thomas Murphy and Board of Trustees
Mayor

Jerry Barberio
Village Manager

November 4, 2020

Andrew Spatz, Esq.
650 Halstead Avenue - Suite 105
Mamaroneck, NY 10543

Re: 1025 Rushmore Avenue (Section 9, Block 98, Lot 1)

Mr. Spatz:

Your application located at 1025 Rushmore Avenue (Section 9, Block 98, Lot 1) does not satisfy the requirements of the Planning Board's Rules and Procedures, 342-78 and Section 342-16 of the Zoning Code. The following items must be submitted for the application to be deemed "Technically Complete". The items are:

1. Provide a notarized letter or statement from the applicant authorizing you to serve/represent the applicant on behalf of this application. (There is nothing in the documents submitted authorizing you to represent the owner of the property nor is your name listed on the application.)
2. Provide Building Department "Determination" letter issued by the Building Inspector indicating all Boards and permits required as part of this application.
3. Provide the attached technical site plan check list. Indicate next to each item whether you "comply" or "do not comply". Where you "comply", please ensure the plans reflect compliance. Where you "do not comply", provide an explanation as to the reason for not complying.
4. Provide an exterior lighting plan including the type of light fixture, location of light fixtures, intensity of light fixtures.
5. Provide the attached Stormwater Pollution Prevention check list. Indicate next to each item whether you "comply" or "do not comply". Where you "comply", please ensure the plans reflect compliance. Where you "do not comply", provide an explanation as to the reason for not complying.
6. Provide the attached Landscape Plan check list. Indicate next to each item whether you "comply" or "do not comply". Where you "comply", please ensure the plans reflect compliance. Where you "do not comply", provide an explanation as to the reason for not complying.

8. Are any trees going to be removed as part of the project? If so, indicate the location and amount.
9. Provide the attached Zoning Table.
10. Provide labeled pictures of the site indicating the address of the subject property and the view depicted.
11. Provide a full site layout.
12. Provide a vicinity map.
13. Provide survey.
14. In the Environmental Assessment Form (EAF), provide a list of all agencies which require approval. Please use a separate sheet if necessary. (Question 2 of the EAF.)
15. Please check the accuracy of Question 7 of the EAF.
16. Please complete the attached EAF pursuant to New York State Law.
17. Provide the "Environmental Resource Mapper" pursuant to New York State Law. It can be found at: <https://www.dec.ny.gov/animals/38801.html>

The items listed above must be corrected and/or revised for the application to be deemed "Technically Complete". Please respond to this letter in writing. Please do not send out public notices until you are notified by this Office of your exact hearing date. Any notifications which are published and/or distributed prior to official written notification from this Office, are done so at your own risk. If you have any questions, comments or concerns, please feel free to contact me at (914) 825-8757.

Sincerely,



William Long
Planning Administrator