

Village of



Mamaroneck

Village Building Department
169 Mt. Pleasant Avenue, 3rd Floor
Mamaroneck, N.Y. 10543
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Building Inspector
Daniel Gray

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TO: John Verni, Members of the Planning Board

RE 416 Waverly Avenue Variance requirements

FROM: Daniel Gray, Building Inspector

DATE: May 22, 2018

Members of the Planning Board,

This memo is provided to explain the initial indication of the variances required for this Site Plan application, based on my review of the initial submission received May 10, 2018. The Building Department is continuing to review the application.

Building coverage allowed - 22078 sq. ft., Building coverage proposed - 25834 sq. ft.
Variance - 3,756 sq. ft.

Percent of lot coverage allowed - 50%, Percent of lot coverage proposed - 59%
Variance - 9%

Maximum FAR allowed - 1.0, FAR proposed - 2.26
Variance - 1.26

Maximum gross floor area allowed - 44,156 sq. ft., proposed gross floor area - 99,805 sq. ft.
Variance - 55,649

Maximum number of stories allowed - 3, Number of stories proposed - 4
Variance - 1

Fenimore Road setback required - 10 ft., Front setback proposed - 7.8 ft.
Variance - 0.4 ft.

Off street loading spaces required - 8, Proposed off street loading spaces - 4
Variance - 4

Off street parking spaces required - 140, Proposed off street spaces proposed - 25
Variance - 115

Best,
Dan