

**CHECKLIST FOR INITIAL ZONING BOARD OF APPEALS SUBMISSION**

RECEIVED

OCT 14 2021

PLANNING DEPT.  
VILLAGE OF MAMARONECK

- ☒ Applicable fee
- ☒ 1 Electronic Copy of All documents submitted

**Applicant must submit sixteen (16) copies of the following:**

- ☒ Completed Application
- ☒ All Certificates of Occupancy or Temporary Certificate of Occupancy for the property, or Letter from the Building Department in lieu thereof
- ☐ N/A Violations on the property and proof that they have been corrected
- ☒ *Photographs* of the property (3" X 5" or larger) that depict the location and potential impacts of your application
- ☒ *Accurate survey\*\**, of the current status of the property which has been prepared and certified by a licensed surveyor *within the past twelve (12) months* of the application date, shall be submitted with each application.

**\*\*ALL SURVEYS SUBMITTED FOR A VARIANCE REQUEST *MUST SHOW THE SETBACKS FOR ALL STRUCTURES ON THE LOT TO THE PROPERTY LINE***

**Please Note:** Where a survey certified within the past 12 months is not available and the application does not involve any change to the exterior of the property, the ZBA will accept a certification by the owner that to his/her knowledge the existing survey accurately depicts the current status of the property

- ☒ *Certified drawings*, prepared by a registered architect or professional engineer, and other supporting documents
- ☒ *Written consent of the owner*, if you are not the owner of the property
- ☒ *Certification*, as required by NYS General Municipal Law
- ☒ State Environmental Quality Review (SEQRA) *Short or Long Environmental Assessment Form*
- ☒ *Copy of the Determination* being Appealed
- ☐ NOTE: See Instructions regarding submittal of Supplemental Materials or New Plans (Item VII in the Rules of the Zoning Board of Appeals of the Village of Mamaroneck and Instructions for Bringing an Appeal



Applicant's Signature

October 11, 2021

Date

**Village of Mamaroneck, New York  
Zoning Board of Appeals  
(Effective \_ 2007)**

- ☐ 16 Copies
- ☐ Completed Application
- ☐ COs or Letter
- ☐ Violations, if any
- ☐ Photographs
- ☐ Survey
- ☐ Certified Drawings
- ☐ Consent
- ☐ Certification/Affidavit
- ☐ EAF
- ☐ Copy of Determination being appealed
- ☐ Riders if Application is Corp./Business Entity

Application # \_\_\_\_\_  
 Agenda DATE: \_\_\_\_\_  
 SP: \_\_\_\_\_  
 AV:   X    
 UV: \_\_\_\_\_  
 Fence: \_\_\_\_\_  
 Sign: \_\_\_\_\_  
 Interpretation: \_\_\_\_\_

For Official Use Only

\*\*\*\*\*

**Village of Mamaroneck, New York  
Zoning Board of Appeals  
APPLICATION**

Date October 12, 20 21

TO: ZONING BOARD OF APPEALS-VILLAGE OF MAMARONECK  
 123 Mamaroneck Avenue  
 Mamaroneck., New York 10543

I (We) ALAN DANZIS

(Name of Applicant)

Of 533 WALTON AVENUE Zip: 10543  
 (Insert Complete Mailing Address)

Daytime Phone # \_\_\_\_\_ Daytime Fax # \_\_\_\_\_ EMAIL: adanzis@@gmail.com  
989-708-1823

Apply to the Board of Appeals regarding property located at \_\_\_\_\_  
533 WALTON AVENUE  
 (Insert Location of Premises)

Bearing Village of Mamaroneck Tax Map Number. 9 / 30 / 1  
 (Section) (Block) (Lot)

Village of Mamaroneck,  
New York Zoning Board of Appeals (Effective 2007)

**1. This is an Application for the following: check one (1) or more as applicable**

- ☒ **Area Variance** - This is to use land in a manner not allowed because of dimensional or topographical requirements in the Zoning Code
- ☐ **Use Variance**- This is to allow land to be used in a manner or for a purpose which is prohibited or not allowed by the Zoning code.
- ☐ **Special permit**
- ☐ **Sign Variance**
- ☐ **Fence Variance**
- ☐ **Appeal or Interpretation (Specify Code Section)**
- ☐ **Other:** Specify: \_\_\_\_\_

**2. The Date and Description of the determination that is being appealed (a copy of the determination must be attached)**

PROPOSED ADDITION FOR KITCHEN ALTERATION AND NEW LANDING AND STAIRS

**3. What is the present zoning of the property?** R-15

**4. This Application must be made in the name of the person or entity that has a *possessory interest in the property such as a tenant, purchaser or owner*. If you are the owner, on *what date did you acquire title*? 5/3/2016 If you are not the owner, list the name and address of the owner and describe your relationship to the property and the date said relationship commenced: N/A**

IF you have acquired title to the property within the past two years, provide the name of the prior owner:

**NOTE:**

**If the Applicant or Property Owner is a:**

**Corporation:** Attach a separate Rider listing all the corporation's officers, shareholders and their percentage of share ownership.

**Partnership:** attach a separate Rider listing the type of partnership and identify the partners and their partnership interests.

**LLC:** attach a separate Rider listing the LLCs members

**Village of Mamaroneck,  
New York Zoning Board of Appeals (Effective 2007)**

5. If someone else is authorized to act as your representative or to appeal with you on your behalf before the Board, his or her name, address and telephone number must be provided:

Name: RENE ROBERT MUELLER, ARCHITECT PLLC  
 Address: 5774 MOSHOLU AVENUE, BRONX NY 10471  
 Telephone: 914-841-1499  
 Email: rmue333233@aol.com

6. Has a prior variance, special permit, or interpretation Application ever been submitted for this property?

☒

Yes

☐

No

**If YES, you must attach copies of the prior variance or resolution and describe them:**

**Certificate of Compliance dated March 16, 2016 (for Permit #2012, issued in 1928)**

**Building Permit #22706**

**Plumbing Permit #16-0902-P**

**Building Permit #10-0199 (repair house due to tree falling)**

**Certificate of Occupancy dated 3/5/2016 (for Permit #21510, to alter single family dwelling in 2004)**

7. List all permits you must obtain in order to complete the subject project of this Application (include all permits or approvals necessary from any federal, state, county, or local agency or department):

ZONING BOARD OF APPEALS

ARCHITECTURAL REVIEW BOARD

BUILDING DEPARTMENT FOR BUILDING PERMIT

**Village of Mamaroneck,  
New York Zoning Board of Appeals (Effective 2007)**

8. Is the property subject to any covenants, easement, or other restrictions or encumbrances? If so, list and describe these. (You may be required to provide copies of these documents establishing same to the Board.) Please be advised that nothing herein or within board purview will alter or modify any existing contractual rights with respect to the subject property.

N/A

9. ☐ Check here if there has been any illegal use or violations issued with respect to the property, regardless of whether it has been removed or adjudicated.

If so, describe and provide the date(s) and details, including if the violation continues:

N/A

10. The following are the provisions of the Village Code from which either a variance is sought or a permit is requested (you must itemize each variance you seek, since a variance cannot be obtained unless it is expressly requested and is the subject of public notice:

CHAPTER 342	Article	27	Section	2	Subsection	MAXIMUM ALLOWED
	Article		Section		Subsection	LOT COVERAGE 35.00% - 1,500.45 sf.
	Article		Section		Subsection	EXISTING 40.54% - 1,738.0 sf.
CHAPTER 6	Article		Section	6	Subsection	PROPOSED 41.96% - 1,799.0 sf.
	Article		Section		Subsection	PROPOSED COST OF EXTERIOR WORK OVER \$10,000

**NOTE:**

IF this is an application for A *USE VARIANCE*,  
COMPLETE QUESTION 11 on page 10.

IF this is an application for an *AREA VARIANCE*,  
COMPLETE QUESTION 12 on page 11

IF this is an application for ALL OTHER APPLICATIONS-  
INCLUDING A SPECIAL PERMIT  
COMPLETE QUESTION 13 on page 12.

**Village of Mamaroneck,  
New York Zoning Board of Appeals (Effective 2007)**

**11. A use variance** may only be granted if it is determined that zonings regulations and restrictions cause the property owner unnecessary hardship. New York law provides that: "In order to prove such unnecessary hardship, the property owner shall demonstrate to the Board of Appeals that:

- 1) Under the applicable zoning regulations, the owner is deprived of a reasonable return for each and every permitted use under the zoning regulations for the particular district where the property is located This deprivation must be established by competent financial evidence;
- 2) the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- 3) the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- 4) the alleged hardship has not been self-created

You must set forth the facts which support your Application request. (Attach additional sheets, schedules, or other information that you want the Board to consider):

N/A

**Village of Mamaroneck,  
New York Zoning Board of Appeals (Effective 2007)**

**12.** Under State law, the Board of Appeals must consider the following factors in making a decision on your request for an area variance:

- 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

The requested area variance will not produce an undesirable change nor a detriment to nearby properties. The kitchen extension with new landing and stairs illustrated on the drawings have been located into an existing cutout of the building and the new landing with stairs relocated and aligned into property and therefore are well integrated into building footprint.

- 2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue other than an area variance;

The benefit sought by the applicant cannot be achieved by any other method. Proposed extension of kitchen is taking advantage of a current cut-out in the building footprint, integrating the addition into the overall footprint of house. The proposed new landing and stairs are in fact relocated back onto the property since current condition is beyond the property in the Town's right of away. New landing and stairs will accommodate a direct rear-yard access with no visual impact to neighbors. The stair location that was chosen was the most logical, non-exposed and tucked-away solution considering all other alternatives.

- 3) whether the requested area variance is substantial;

The area variance request is not substantial. Proposed kitchen extension is minor since it is an infill of a current cutout of building footprint. The new landing and stairs are aligned with kitchen extension and current building footprint and is placed back onto the property and tucked away from neighbor's views.

- 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

The area variance for the proposed kitchen extension and new landing with stairs will not have an adverse effect on the physical or environmental conditions. The proposed extensions are sized to minimum standards and will not create unwanted disturbance to the environmental conditions in the neighborhood or district.

- 5) whether the alleged difficulty was self-created...

The area variance for the proposed extensions was not self-created. The proposed kitchen extension is an infill of an existing cut-out in the building footprint, lending itself to extension without any difficulties. Reorienting the new landing with stairs will correct the current condition of over-reaching the property line. The architect attempted to place the proposed landing and stairs in the most practical available location on site, and in the most concealed and tucked-away fashion.



13. If this Application is not for an area or use variance, provide information that supports your Application. You must refer to the appropriate sections of the Village Code and to other legal requirements necessary for the board to consider your application

**(Article X Special Permit) § 342-71 Action on referral.**

**A.** That the location and size of the use, the nature and intensity of the operations and traffic involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to the type, arrangement and capacity of streets giving access to it and the hours of operation are such that the proposed use will be in harmony with the appropriate and orderly development of the district in which it is located.

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N/A

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**B.** That the location, nature and height of buildings, walls and fences and the nature and extent of the landscaping and screening on the site, as existing or proposed, are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

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N/A

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**C.** That operations in connection with the proposed use will not be objectionable by reason of noise, fumes, smoke, dust, vibration, glare, intensity or flashing of lights.

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N/A

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**D.** That the parking areas to be provided will be of adequate capacity for the particular use, properly located and suitably screened from adjoining residential uses and that the entrance and exit drives shall be laid out so as to achieve maximum safety.

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N/A

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**E.** That, where they are applicable, the standards and requirements established or approved by the Village Engineer have been satisfactorily met as evidenced by his certification and that all necessary approvals of any other governmental agency or board have been or will be obtained by the applicant.

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N/A

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**Village of Mamaroneck,  
New York Zoning Board of Appeals (Effective 2007)**

It is my responsibility as the Applicant to complete this Application completely and carefully, and to provide sixteen (16) copies of this Application, together with all necessary papers, plans, surveys, documents or other required information.

Failure to submit the required documents and information will delay my Application or result in its denial, since the ZBA cannot review or grant relief to incomplete Applications.

It is my responsibility to comply with all related requirements in presenting this Application, and the ZBA reserves the right to request additional documentation and/or drawing, and to condition any requested relief upon the filing of covenants and restrictions.

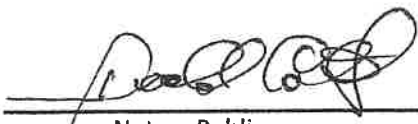
Although employees of the Village may provide me with assistance, I understand it is my responsibility to be familiar and comply with all applicable laws and to submit all necessary papers, plans, surveys, documents or other required information. I understand that copies of the Village Code are available for my review at the Village Clerks office as well as the Village Website and that I may be represented at the ZBA hearing.

I HEREBY CERTIFY THAT ALL STATEMENTS MADE ON THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE.

  
(Applicant's Signature)

Sworn to before me this 1<sup>st</sup>

Day of October, 2011

  
Notary Public

DONALD GOLDSMITH  
Notary Public, State of New York  
No. 01GO5021034  
Qualified in Westchester County  
Commission Expires Dec. 6, 2011

# CERTIFICATE OF OCCUPANCY



Village of Mamaroneck  
169 Mt. Pleasant Ave  
Mamaroneck, New York 10543

2/5/2016

Map. No.: **9-76A-PLOT**

Permit No.: **10-0199**

Cert. No.: **10-0199**

Location: **533 WALTON AV**

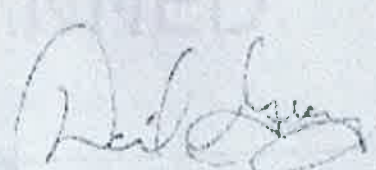
This Certifies that the building(s) located at the premises listed above conforms substantially to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is:

**Repair and restore house due to tree falling on dwelling, roof, 2nd floor bedroom, windows, etc.**

This CERTIFICATE is issued to the owner -

**WARDROPPER, IAN B**

of the aforesaid building(s).

  
**Building Inspector**

# PLUMBING PERMIT



Village of Mamaroneck  
169 Mt. Pleasant Ave  
Mamaroneck, New York 10543  
914-777-7731

Parcel ID: 9-76A-PLOT

Permit #: 16-0902-P

Permit Date: 8/31/2016

Expiration Date: 8/31/2017

Owner: WARDROPPER, IAN B SARAH ANNE MCNEAR  
Location: 533 WALTON AV  
Applicant: WARDROPPER, IAN B SARAH ANNE MCNEAR  
Work Description: PLUMBING  
replace water main line

## Contacts:

Roberto's Plg. & Htg. LLC  
25 Second Street, A4  
Stamford, CT 06905

Work: 203-323-4615

Lic. Number: 411

## Required Inspections:

## Fees:

PLUMBING FEE	\$106.80
Total	\$106.80

## Tasks To Be Completed:

**ALL PERMITS ARE REQUIRED TO HAVE EITHER A CERTIFICATE OF COMPLIANCE OR A CERTIFICATE OF OCCUPANCY. IF A CERTIFICATE OF OCCUPANCY IS REQUIRED, ONE MUST BE OBTAINED BEFORE THE BUILDING OR ANY PART MAY BE OCCUPIED.**

**NOTICE:** All work shall be executed in strict compliance with the permit application, approved plans, the NYS Uniform Fire Prevention and Building Code, and all other laws, rules and regulations which apply. The building permit does not constitute authority to build in violation of any federal, state or local law or other rule or regulation.

Acting Building Inspector  
Village of Mamaroneck - Building Department



### Miscellaneous Inspections

- Fire Alarm \_\_\_\_\_
- Sprinkler \_\_\_\_\_
- Fire Suppression \_\_\_\_\_
- Soil Containment \_\_\_\_\_

OTHER Clear construction site



VILLAGE OF

MAMARONECK

## BUILDING DEPARTMENT

### Required Inspections

- Footing \_\_\_\_\_
- Foundation \_\_\_\_\_
- Weatherproofing \_\_\_\_\_
- Framing where reqd.
- Insulation \_\_\_\_\_
- Rough Plumbing \_\_\_\_\_
- Gas \_\_\_\_\_
- Finals Reqd.

This notice must be prominently displayed on the property or premises to which it pertains.

# BUILDING PERMIT

#22706

PERMIT NO. \_\_\_\_\_ FOR a new roof with plywood

DATE ISSUED NOV 29 2005 EXPIRES May 29, 2007

LOCATION 533 Walton Avenue SEC. 9 BLOCK 76 LOT(S) plot

OWNER Sara McNear ADDRESS 533 Walton Avenue

ARCHITECT ADDRESS

CONTRACTOR A&D Roofing Co.

ADDRESS 126 Echo Avenue, New Rochelle, NY

NOTICE: All work shall be executed in strict compliance with the permit application, approved plans, the NYS Uniform Fire Prevention and Building Code, and all other laws, rules and regulations which apply. The building permit does not constitute authority to build in violation of any federal, state or local law or other rule or regulation. BEFORE THE BUILDING OR ANY PART THEREOF IS OCCUPIED A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED FROM THE BUILDING DEPARTMENT.

As Per Resolution,  
Board of Appeals # \_\_\_\_\_

Richard J. Carrolle  
Building Inspector - Village of Mamaroneck



# CERTIFICATE OF OCCUPANCY



Village of Mamaroneck  
169 Mt. Pleasant Ave  
Mamaroneck, New York 10543

3/16/2016

Map. No.: **9-76A-PLOT**

Permit No.: **2012**

Cert. No.: **2012**

Location: **533 WALTON AV**

This Certifies that the building(s) located at the premises listed above conforms substantially to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is:

**New One Family Dwelling**

This CERTIFICATE is issued to the owner -

of the aforesaid building(s).

**Building Inspector**



# Receipt # KVS10738



Village of Mamaroneck  
169 Mt. Pleasant Ave  
Mamaroneck, New York 10543  
914-777-7731

3/5/2016

**Reference:**

**App. Number:**  
**Permit Number:** 21510

WARDROPPER, IAN B S  
533 WALTON AV

**Legal Address:**  
533 WALTON AV

Mamaroneck

Date	Fee	Check Number	Amount
3/5/2016	CERTIFICATE OF OCCUPANCY - RESIDENTIAL	3190	\$179.00

**Total: \$179.00**

**PAID**

**This is a receipt for payment of fees. This is not a building permit.**

**Date Printed: 3/5/2016**

# ARISTOTLE BOURNAZOS, P.C.

LAND SURVEYORS - PLANNERS

20 CEDAR STREET  
NEW ROCHELLE  
NEW YORK 10801  
(914) 635-0100



## Survey of

Tax Lot 1, Block 30, Section 9 as shown on the Tax Maps of the  
Village of Manhattan, Town of Manhattan, Westchester County, New York.

I have located all existing buildings and lines of possession and have shown their positions hereon.

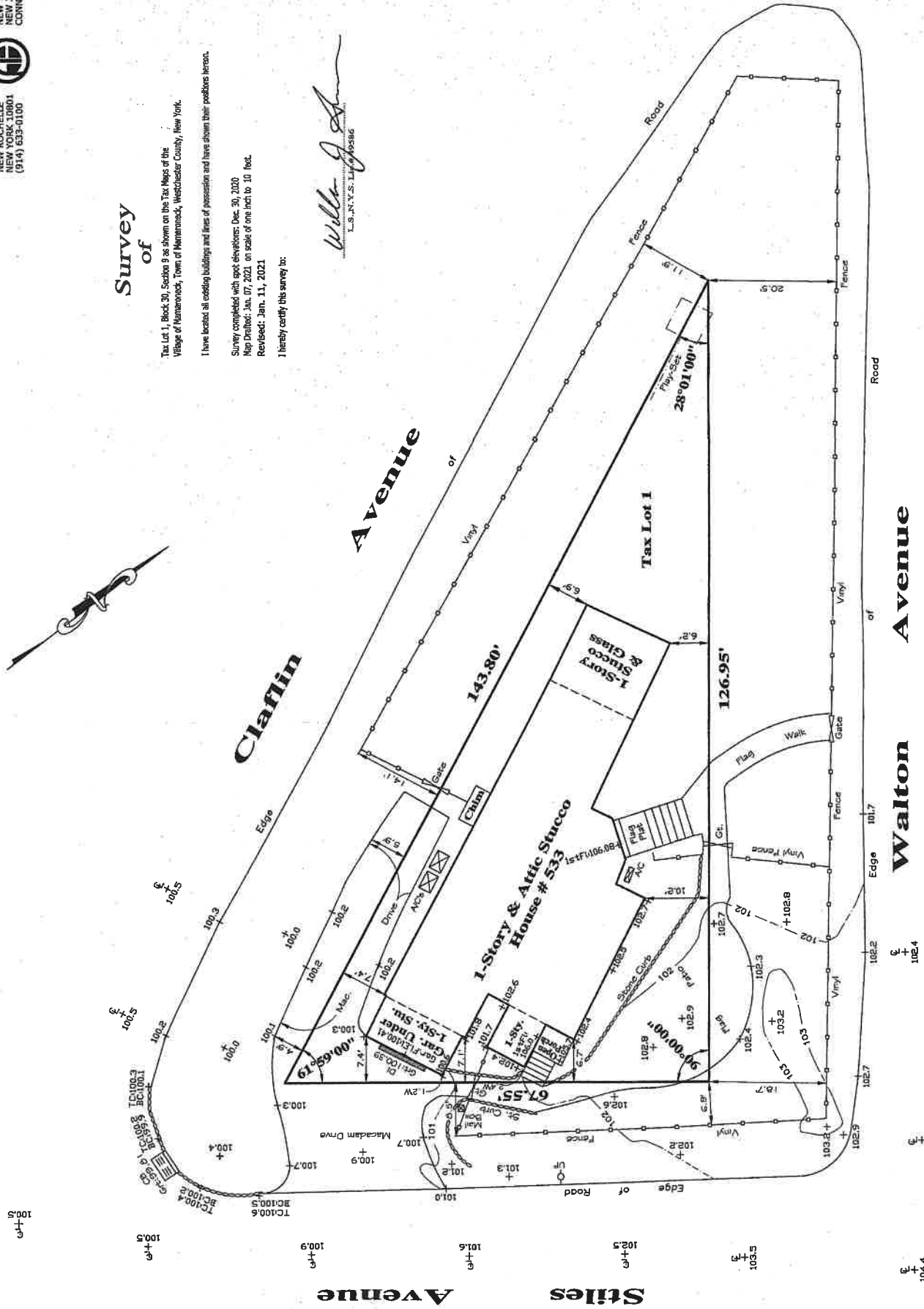
Survey completed with spot elevations: Dec. 30, 2020

Map Drafted: Jan. 07, 2021 on scale of one inch to 10 feet.

Revised: Jan. 11, 2021

I hereby certify this survey to:

*Willie J. Adams*  
L.S.N.Y.S. 1149386



Assumed Datum  
Contour Interval 1'  
Guarantee or certification indicated herein shall run only to the person or persons for whom the survey is prepared, and on his behalf  
to the City, County, State, and Federal Government, and to the person or persons to whom the survey is transferred. Guarantees or certifications are not transferred.  
Unauthorized alteration or addition to this survey map is a violation of section 7705 sub-section 2, of the New York State Education Law.  
No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless  
the surveyor has been specifically advised of such easements and has shown them on the map. The surveyor is not responsible for the accuracy of the  
information shown hereon, and the surveyor is not intended to be used for construction of fences, boundaries or other improvements.



To Whom it may concern,

August 23, 2021

Ref.: ZBA application for the proposed kitchen addition/alteration with new landing and stairs at 533 Walton Avenue, Mamaroneck NY 10543

Dear Madam/Sir,

We, Amy and Alan Danzis, are authorizing the Architect, Rene Robert Mueller from Rene Robert Mueller, Architect, PLLC. to act as our agents in representing the ZBA application for the proposed kitchen addition/alteration with new landing and stairs at 533 Walton Avenue, Mamaroneck NY 10543 to all agencies.

Sincerely,

A handwritten signature in black ink, appearing to be 'A. Danzis' or similar, written in a cursive style.

Amy and Alan Danzis

**CERTIFICATION**

(Required by New York State General Municipal Law)

ALAN DANZIS

states as follows:

(Applicant's name)

1. I am interested in this application for a variance or special use permit now pending before the Village of Mamaroneck Board of Appeals,
2. I reside at 533 WALTON AVENUE
3. The nature of my interest in the aforesaid application is as follows:  
ADDITION FOR KITCHEN ALTERATION WITH NEW LANDING AND STAIRS
4. If the Applicant or owner is a corporation, list the corporation's officers:  
President: N/A Vice President: N/A  
Secretary: N/A Treasurer: N/A
5. Do any of the following individuals have an interest, as defined below, in the owner or Applicant:
  - a. Any New York State officers, or
  - b. Any officer or employee of the Village of Mamaroneck, Town of Rye, Town of Mamaroneck, or Westchester County.

☐ Yes☒ No

For the purpose of this disclosure, an officer or employee shall be deemed to have an interest in the owner or Applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

- a. is the Applicant or owner, or
- b. is an officer, director, partner or employee of the Applicant or owner, or
- c. legally or beneficially owns or controls stock of corporate Applicant or owner; or
- d. Is a party to an agreement with such an Applicant or owner, express or implied, whereby he may receive any payment or other benefit, whether or not for service rendered dependent or contingent upon the favorable approval of such application.

A PERSON WHO KNOWINGLY AND INTENTIONALLY FAILS TO MAKE SUCH DISCLOSURE SHALL BE GUILTY OF A MISDEMEANOR AS PROVIDED IN GENERAL MUNICIPAL LAW, SECTION 809

If "Yes," state the name and nature and extent of the interest of such individual:

ALAN DANZIS

(Name &amp; Residence)

OWNER

(Extent of interest)



Applicant's Signature

Sworn to before me this 10<sup>th</sup> day of October, 2021


NOTARY PUBLIC

DONALD GOLDSMITH  
Notary Public, State of New York  
No. 01GO5021034  
Qualified in Westchester County  
Commission Expires Dec. 6, 2021

# Short Environmental Assessment Form

## Part 1 - Project Information

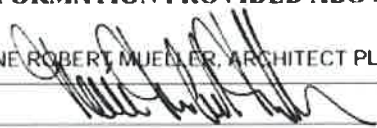
### Instructions for Completing

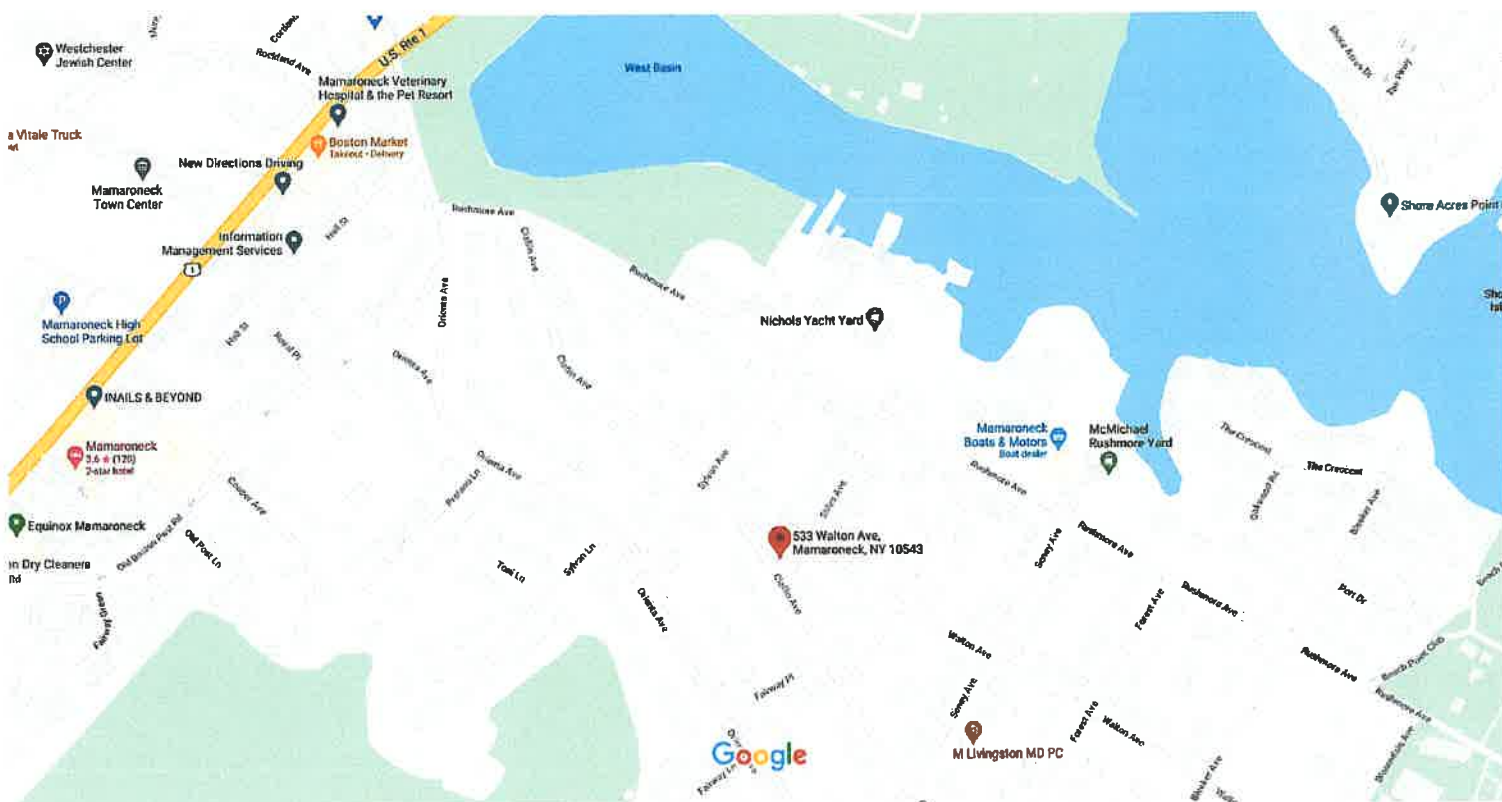
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: DANZIS RESIDENCE							
Project Location (describe, and attach a location map): 533 WALTON AVENUE (SEE ATTACHED LOCATION MAP)							
Brief Description of Proposed Action: ADDITION FOR KITCHEN ALTERATION WITH NEW LANDING AND STAIRS							
Name of Applicant or Sponsor: RENE ROBERT MUELLER		Telephone: 914-841-1499					
		E-Mail: rmue333233@aol.com					
Address: 5774 MOSHOLU AVENUE							
City/PO: BRONX		State: NY	Zip Code: 10471				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: - ZONING BOARD OF APPEALS - AREA VARIANCE, - ARCHITECTURAL REVIEW BOARD, - BUILDING DEPARTMENT FOR PERMIT			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.098 acres					
b. Total acreage to be physically disturbed?		0.013 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.098 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES STORM WATER DISCHARGE WILL BE DIRECTED INTO EXISTING CONVEYANCE SYSTEM			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>RENE ROBERT MUELLER, ARCHITECT PLLC</u> Date: <u>SEPTEMBER 8, 2021</u></p> <p>Signature: </p>		



LOCATION MAP FOR

533 WALTON AVENUE, MAMARONECK NY 10543



**Village of Mamaroneck**  
169 Mount Pleasant Avenue - Third Floor  
Mamaroneck, New York 10543  
(914) 777-7731

Property Address: 533 Walton Avenue

Date: 8/16/21

Section: 9

Block: 76A

Lot: Plot



Flash drive Submitted

Zoning: R-15

Applicant (name/address/email/phone): Rene Robert Mueller - architect (homeowner is applicant on permit app.)

5774 Mosholu Ave

Bronx

10471

RMUE333233@aol.com

718-432-2510

Owner(name/address/email/phone):

Amy and Alan Danzis

533 Walton Ave

adanzis@gmail.com

989-708-1823

Description of work:

addition for kitchen alteration with new landing and stairs

After reviewing the Village Code, it appears the following Land Use Boards and approvals are required:

☐ Planning Board

☒ Board of Architectural Review

☐ Other:

☒ Zoning Board

☐ Harbor/Coastal Zone Management

Chapter	Article	Section	Part	Description	Approval Required
342	27	2		maximum allowed lot coverage 35% - 1,500.45sf	Zoning Board area
				existing 40.54% - 1,738.0 sf	
				proposed 41.96% - 1,799.0 sf	
6		6		proposed cost of exterior work over \$10,000.	BAR

pictures have to be submitted prior to BAR meeting, extra copies of plans already submitted

Escrow Determination(s):

area variance \$750.00

Respectfully,

Frank P. Danz  
Building Inspector

*Signature*