



## Village of Mamaroneck Planning Board Application

1. Zone: R-20 Section: 9 Block: 60 Lot: 118

2. Project Address: 1310 Flagler Drive, Mamaroneck, NY 10543

3. Owner's Address: Same as above.

Phone#:

Cell#: 914-761-1300

Email:

4. Applicant or Owner's Representative:

Address: Cuddy + Feder LLP, 445 Hamilton Avenue, 14th Floor, White Plains, NY 10601

Attorneys for the Applicants, David and Bonnie Bleustein

Phone#: 914-761-1300

Cell#: \_\_\_\_\_

Email: kmotel@cuddyfeder.com

5. Description of work being proposed or action being requested

The Applicants propose to demolish the existing single-family home, reconstruct a new single-family home  
and replace existing improvements in approximately the same area as existing improvements. Please see  
attached narrative.

6. Use of site: Present, if any: Existing single-family residential.

Proposed: Single-family residential.

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

None.

8. Area of site: 34,563 sq.ft. or ~.8 acres

9. Application relates to an existing building erected: (Date) 1961 that (Is) or (is not) conforming to Zoning Ordinances; a proposed use, or a Certificate of Occupancy. For existing building, CO issued: (date) \_\_\_\_\_

10. Proposed gross floor area: 8,635 sq. ft. Existing gross floor area: 5,530 sq. ft.

11. Number of existing parking spaces if any: 2

12. Proposed parking spaces: 3 Total Spaces: 3

13. Coastal Assessment Form  
(See Sec.240-28 of the Village code for additional information.)

**Bleustein Property – 1310 Flagler Drive  
Village of Mamaroneck, Westchester County  
Coastal Assessment Form**

<b>II. Coastal Assessment Form</b> (Check either "Yes" or "No" for each of the following questions). (See Chapter 240 of the Village Code for additional information.)		
<b>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?</b>		
<b>(Check) Yes or No</b>		
1. Significant fish/wildlife habitats (7, 7a, 44)	X	
2. Flood Hazard Areas (11, 12, 17)	X	
3. Tidal or Freshwater Wetland (44)	X	
4. Scenic Resource (25)	X	
5. Critical Environmental Areas (7, 7a, 8, 44)	X	
6. Structures, sites or districts of historic, archeological or cultural significance (23)		X
<b>B. Will the proposed action have a significant effect on any of the following?</b>		
1. Commercial or recreational use of the fish and wildlife resource (9, 10)		X
2. Development of the future or existing water-dependent uses (2)		X
3. Land and water uses (2, 4)		X
4. Existing or potential public recreation opportunities (2, 3)		X
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)		X
6. 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)		X
7. Physical alteration of three or more acres of land located elsewhere in the coastal area (11, 12, 17, 33, 37, 38)		X
8. Sale or change in use of state-owned lands, located under water (2, 4, 19, 20, 21)		X
9. Revitalization/redevelopment of deteriorated or underutilized waterfront Site (I)		X
10. Reduction of existing or potential public access to or along coastal waters (19, 20)		X
11. Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35)		X
12. Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck (34, 35, 36)		X
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)		X
14. Transport, storage, treatment or disposal of solid waste or hazardous materials (36, 39)		X
15. Development affecting a natural feature which provides protection against flooding or erosion (12)		X
<b>C. Will the proposed activity require any of the following:</b>		
1. Waterfront site (2, 4, 6, 19, 20, 21, 22)		X
2. Construction or reconstruction of a flood or erosion control structure (13,14)		X

### III. Remarks or Additional Information

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Signature: Kristen Motel, Esq. Date: 7/18/2022

Preparer's Name/Title: Kristen Motel, Esq. Attorney for the Applicants, David and Bonnie Bleustein

Company: Cuddy + Feder LLP

Address: 445 Hamilton Avenue, 14th Floor, White Plains, NY 10601



## AFFIDAVIT VERIFYING PLACEMENT OF REQUIRED NOTICE SIGN

STATE OF New York

COUNTY OF

WESTCHESTER

SS:

I \_\_\_\_\_ being duly sworn, deposes and say: That I am the \_\_\_\_\_ of the above-referenced application to the Planning Board of the Village of Mamaroneck with respect to the property located at: \_\_\_\_\_ and, that I have placed, and will maintain, the required notification sign in accordance with the provisions of subsection B (2) of section 342-94 of chapter 342 of the code of the Village of Mamaroneck, as may have been modified by the Planning Board Chairman.

\_\_\_\_\_  
Sworn before me this \_\_\_\_\_ day of  
\_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Application # \_\_\_\_\_



## VILLAGE OF MAMARONECK- PLANNING BOARD

Letter of notification to adjoining property owners within the prescribed distance.

Application # \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Site location address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Detailed description of proposed application:

\_\_\_\_\_  
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\_\_\_\_\_

Date of Planning Board meeting: \_\_\_\_\_

Time and location of meeting:

Village Hall  
169 Mt.Pleasant Avenue  
Mamaroneck, N.Y.10543  
7:00PM

Date: \_\_\_\_\_ Signature of applicant: \_\_\_\_\_

The application can be viewed at the Village of Mamaroneck Building Department 169 Mt.Pleasant Avenue, Mamaroneck, N.Y.10543. Third floor. Hours of operation Mon.- Fri.9-4 pm (July 1 through & August 8:30am-3:00pm)



## Village of Mamaroneck

169 Mount Pleasant Avenue  
Mamaroneck, NY 10543

### WETLANDS PERMIT APPLICATION

DO NOT WRITE IN THIS SPACE- FOR OFFICE USE ONLY

Application Fee Received: \_\_\_\_\_ Amount Received: \_\_\_\_\_  
 Maps/Survey Received: \_\_\_\_\_ List of Owners Names Received: \_\_\_\_\_  
 Consent of Owner Received: \_\_\_\_\_ Application Complete: \_\_\_\_\_

Application Transmitted to:

\_\_\_\_ Abutting Municipality (if applicable)  
 \_\_\_\_ Board of Trustees  
 \_\_\_\_ Building Inspector  
 \_\_\_\_ County Planning  
 \_\_\_\_ Engineering Consultant  
 \_\_\_\_ HCZMC  
 \_\_\_\_ NYS DEC (if applicable)  
 \_\_\_\_ Planning Board  
 \_\_\_\_ Wetlands Consultant (if applicable)

PLANNING BOARD RECS RECEIVED: \_\_\_\_\_

APPLICATION (Date): \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

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Please type or print the requested information for items 1 through 13

1. Name: David & Bonnie Bleustein Address: 1310 Flagler Drive
2. City: Mamaroneck State: NY Zip Code: 10543
3. Mailing address if different from above: \_\_\_\_\_
4. Telephone: Home: 914-761-1300 Work: \_\_\_\_\_
5. Applicants Agent: Name: Cuddy + Feder LLP  
 Address: 445 Hamilton Avenue, 14th Floor, White Plains, NY 10601
6. Owner of property: David & Bonnie Bleustein
7. Section: 9 Block: 60 Lot: 118

**8. Purpose, character and extent of proposed activity (include detailed description of activity, a map showing the affected area and the deed):**

The Applicants propose to demolish the existing single-family home, reconstruct a new single-

family home and install accessory improvements in approximately the same area as existing

improvements. Please see attached narrative.

**9. The following must accompany this application:**

- A. Written consent of the owner of the property if applicant is not the owner.
- B. A map showing the controlled area affected and any wetland or watercourse therein and the location, extent and nature of the proposed work
- C. A list of the names of the owners of record and lands adjacent to the wetland or adjacent area upon which the proposed project is to be undertaken and the names of known claimants of water rights which relate to any land within or within 100 feet of the boundary of the property of which the proposed regulated activity will be located
- D. A survey and deed or other legal description describing the subject property.

**NOTE:** The Village may require such additional information including a long form EAF if it deems sufficient to enable it to make the necessary findings and determination.

- 10. Prior to issuance of a permit, the applicant, at the discretion of the Planning Board, may be required to file with the Village a performance bond in form and surety acceptable to the Planning board in such amount as the Village may deem sufficient to ensure the faithful performance of the work to be undertaken and the indemnification of the Village for restoration costs resulting from failure to comply.
- 11. Any site for which an application has been submitted shall be subject to inspection upon notice to property owner and applicant at any reasonable time, including weekends and holidays, by the Building Inspector, Planning Board, or their designated representatives. By making of this application the above applicant agrees to indemnify and hold harmless the Village, its officers, agents and employees against any damage or injury that may be caused by or arise out of any entry onto the subject property in connection with the processing of the application, during construction or within one (1) year after the completion of work.



I certify that the foregoing information and any information contained in any attachment is true and accurate to the best of my knowledge

[Signature]  
Signature of Applicant

Subscribed and sworn to, before me this 23 day of August in the Year of 2022

In the County of Westchester and the State of New York

[Signature]  
Signature of Notary

RENA REGGINA  
Notary Public, State of New York  
No. 01RE6165642  
Qualified in Westchester County  
Commission Expires May 14, 2023  
Notary Stamp

All fees must accompany this application in the amount prescribed by Chapter 347 "Fees" and all escrow accounts must be kept current in accordance with Chapter 176.. The applicant is responsible for all inspection costs in accordance with.

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FOR PLANNING BOARD USE  
ONLY

1. Recommendations received (Specify Agency/Date):  
\_\_\_\_\_

2. \_\_\_\_\_ Public hearing held:  
3. \_\_\_\_\_ Notice to Property  
4. \_\_\_\_\_ Notice Published

Planning Board report issued to:

- a. \_\_\_\_\_ Clerk -Treasurer  
b. \_\_\_\_\_ Wetlands Consultant  
(If applicable)  
c. \_\_\_\_\_ Building Inspector