



# PROSPECT AVE

129-133 PROSPECT AVE | MAMARONECK | NY

PREPARED FOR WILLIAMS GREEN

THE ABOVE PRODUCED MATERIAL ENJOYS PROTECTIONS UNDER: THE 1990 ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND NYS STATE EDUCATION LAW ARTICLE 145, SECTION 7209. ANY ALTERATION IS A VIOLATION. DOCUMENT MAY NOT BE REPRODUCED, COPIED, PUBLISHED, MODIFIED OR IN ANY WAY EXPLOITED WITHOUT WRITTEN PERMISSION FROM SARRAZIN ARCHITECTURE PLLC. CREDIT MUST BE GIVEN TO SARRAZIN ARCHITECTURE PLLC WHEN AUTHORIZATION IS OBTAINED.

## PLANNING COMMISSION SUBMISSION

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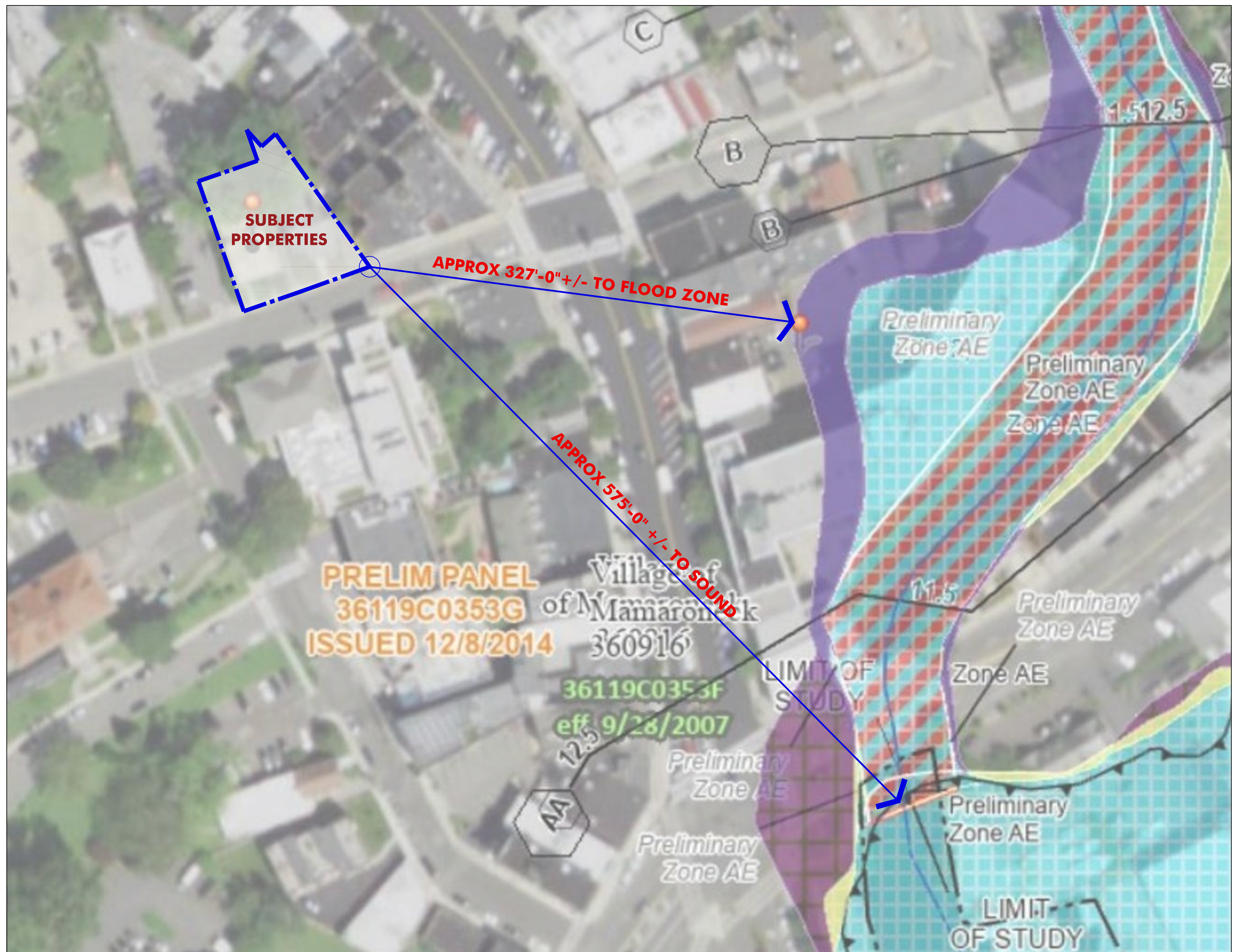
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PROJECT TEAM

Owner	<b>Williams Green</b> 181 Westchester Ave Suite 301A Port Chester NY 10573
Architects	<b>Sarrazin Architecture PLLC</b>  21 North Main Street Port Chester NY 10573
Land Use Attorneys	<b>Cuddy and Feder LLP</b>  445 Hamilton Avenue 14th Floor White Plains, NY 10601
Civil Engineers	<b>Hudson Engineering &amp; Consulting, P.C.</b>  5 Knollwood Road Suite 201 Elmsford NY 10523
Landscape Architect	<b>Environmental Land Solutions, LLC</b>  8 Knight St Suite 203 Norwalk CT 06851







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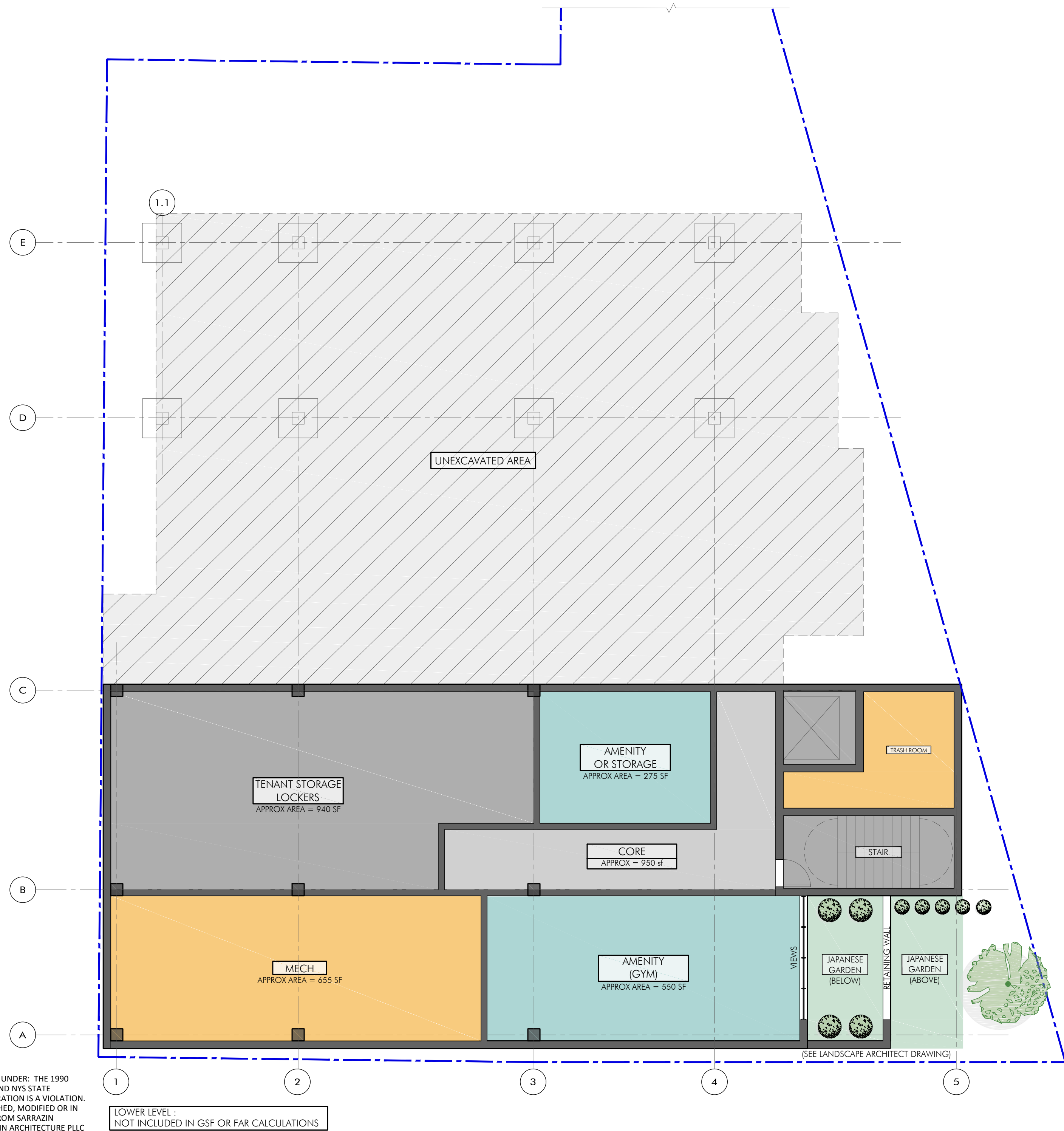
**PROSPECT AVE**  
SATELLITE IMAGE

129-133 PROSPECT AVE.  
MAMARONECK | NY



**A100**

REV 15



LEGEND	
MECHANICAL	
PARKING	
STAIR/CIRCULATION/STORAGE	
LOBBY/CORE	
AMENITY	
TERRACE	

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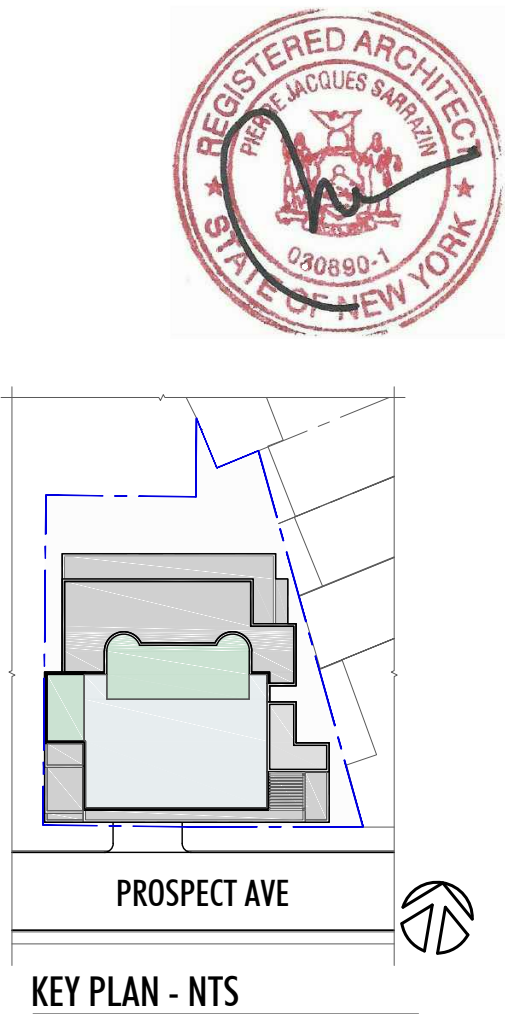
# PROSPECT AVE

## LOWER LEVEL FLOOR PLAN

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# A200

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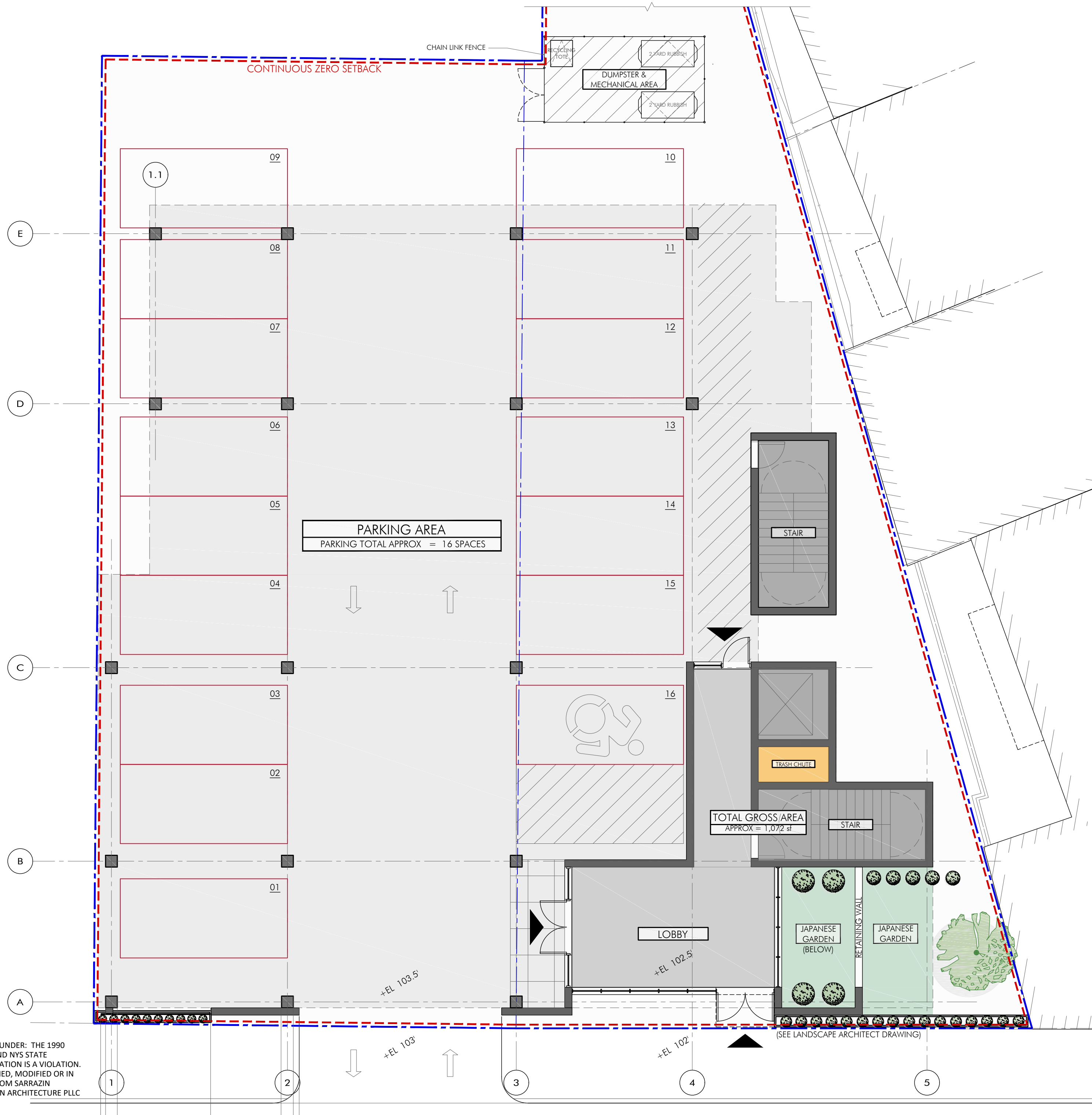
# PROSPECT AVE

## FIRST FLOOR PLAN

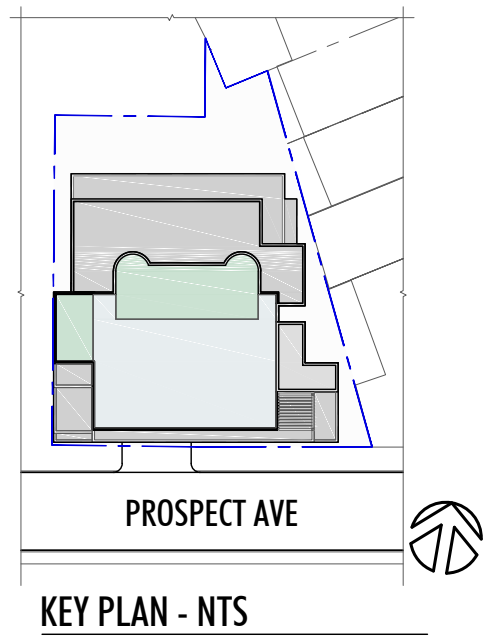
129-133 PROSPECT AVE.  
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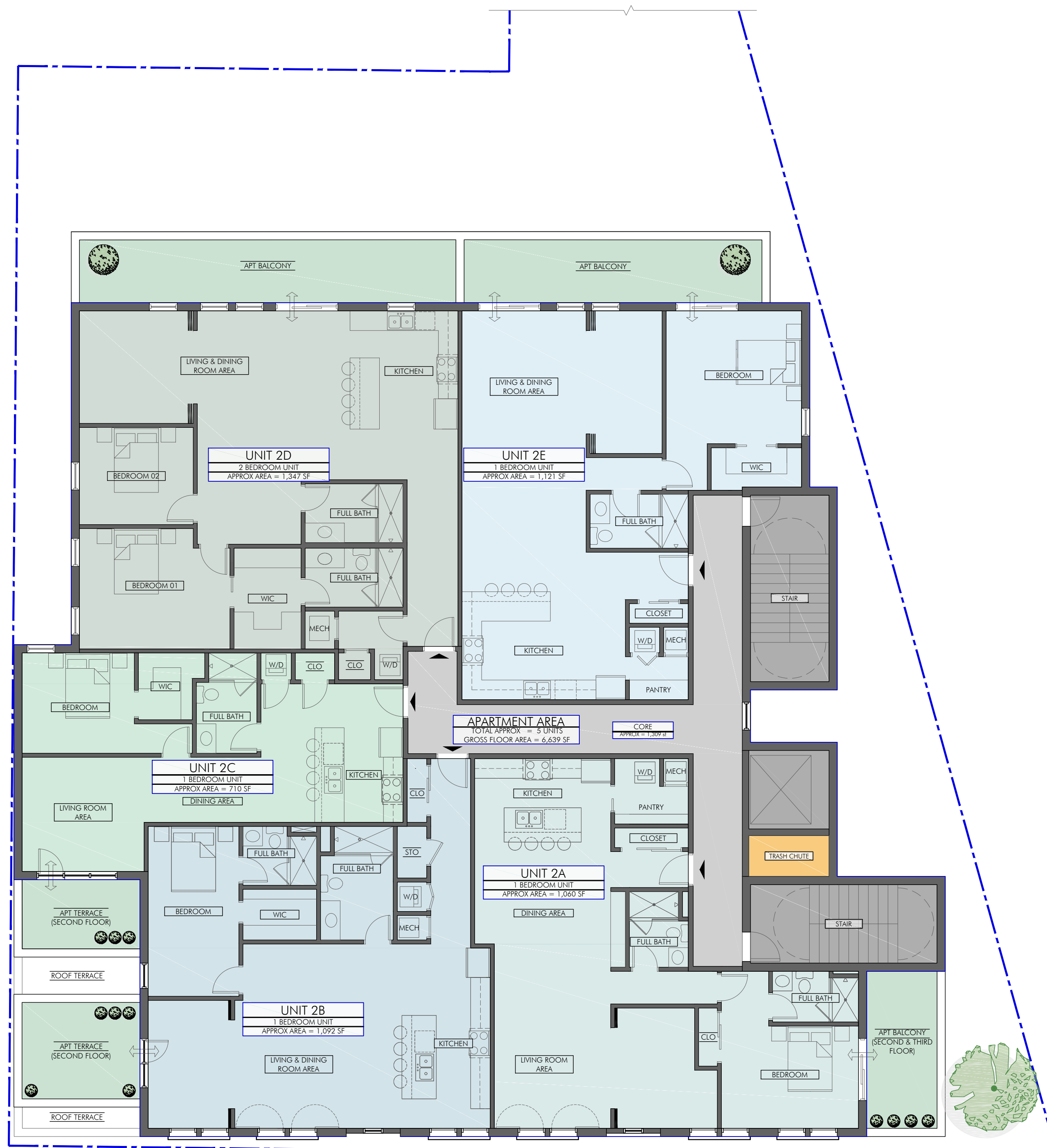
# A201

REV 15

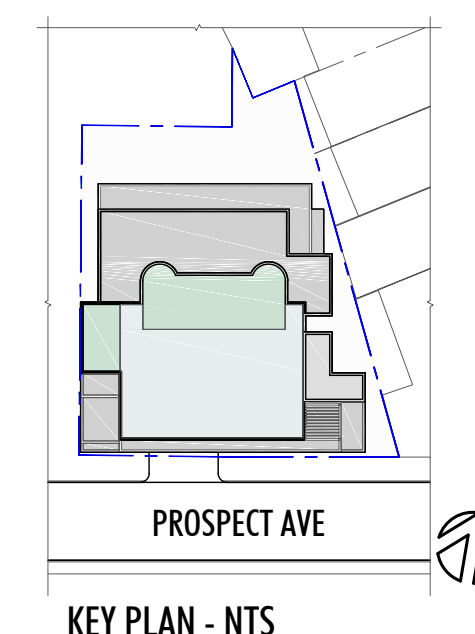


LEGEND	
MECHANICAL	
PARKING	
STAIR/CIRCULATION/STORAGE	
LOBBY/CORE	
AMENITY	
TERRACE	





LEGEND	
MECHANICAL	
PARKING	
STAIR/CIRCULATION/STORAGE	
LOBBY/CORE	
AMENITY	
TERRACE	



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## PROSPECT AVE SECOND & THIRD FLOOR PLAN

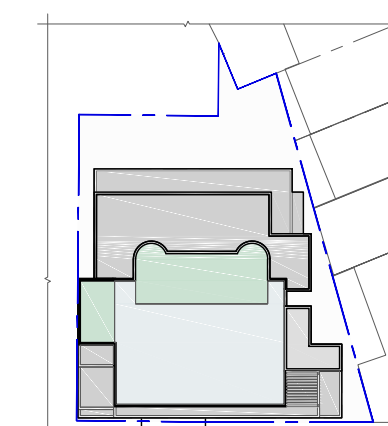
129-133 PROSPECT AVE.  
MAMARONECK | NY

# A202

REV 15



LEGEND	
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STAIR/CIRCULATION/STORAGE	<span style="display:inline-block; width:10px; height:10px; background-color:darkgray;"></span>
LOBBY/CORE	<span style="display:inline-block; width:10px; height:10px; background-color:mediumgray;"></span>
AMENITY	<span style="display:inline-block; width:10px; height:10px; background-color:teal;"></span>
TERRACE	<span style="display:inline-block; width:10px; height:10px; background-color:green;"></span>



PROSPECT AVE

KEY PLAN - NTS



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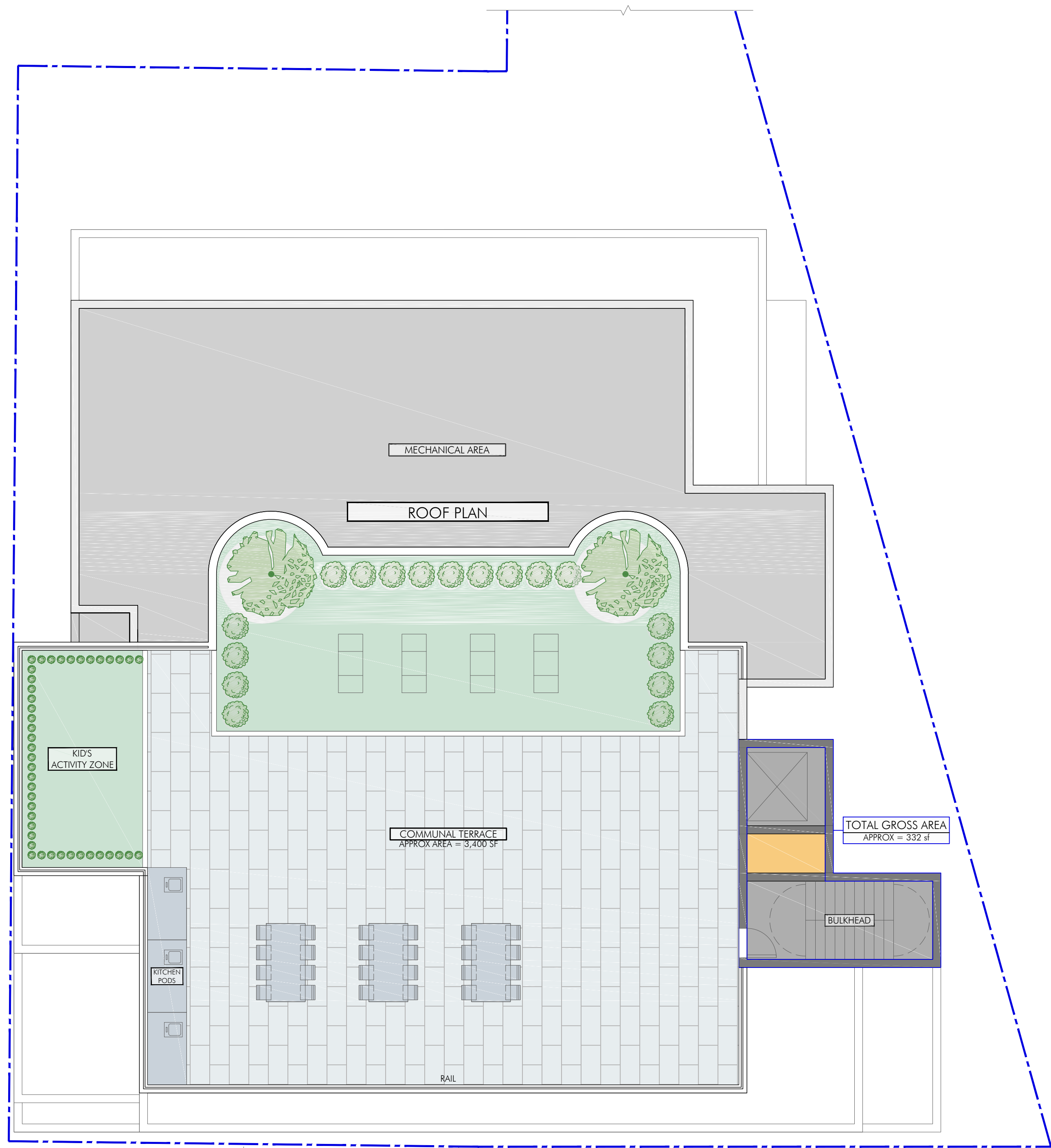
FOURTH FLOOR - PENTHOUSE PLAN

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# A203

REV 15





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AMENITY	<span style="display:inline-block; width:10px; height:10px; background-color:teal;"></span>
TERRACE	<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span>

TOTAL GROSS AREA  
APPROX = 332 sf

COMMUNAL TERRACE  
APPROX AREA = 3,400 SF

KID'S  
ACTIVITY ZONE

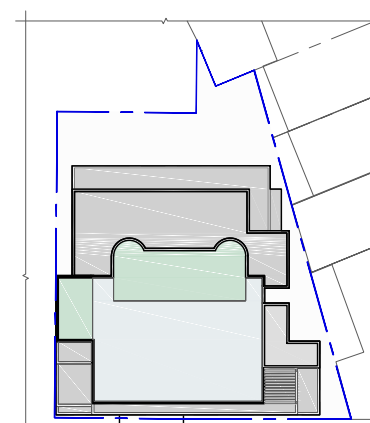
MECHANICAL AREA

ROOF PLAN

BULKHEAD

KITCHEN  
PODS

RAIL



PROSPECT AVE

KEY PLAN - NTS



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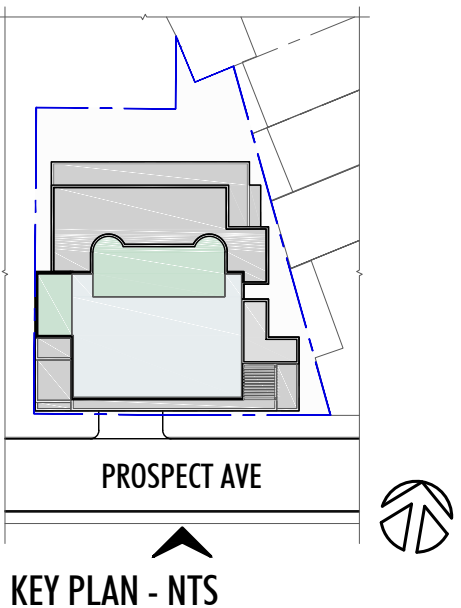


Zoning Data				
	Existing	Allowable/Required	Proposed	Note
Zone	C-2			Conforms
Lot Area				
Lot 1 and Lot 2	10,324 SF	40,000 SF max	10,324 SF	Conforms
Use		Multi Family	Multi Family	Conforms
Stories	3 Stories	4 Stories	4 Stories	Conforms
Building Height		40'-0" max	39'-10"	Conforms
Setbacks	more than 45 feet to residential zone			
Front		0'-0"	0'-0"	Conforms
Side		0'-0"	0'-0"	Conforms
Rear		0'-0"	0'-0"	Conforms
FAR		2.0 FAR	2.0 FAR	Conforms
		20,648 SF	20,640 SF	Conforms
50'-0" Setback to mean high water line of Long Island Sound			approx 330 feet	Conforms
Distance to AE Flood Zone			approx 575 feet	Conforms
Affordable Units		2 required	2 provided	Conforms
Property in NOT within the TOD Overlay				Conforms
At least 5 residential units required			13 provided	Conforms

Parking and Units					
Units			required	proposed/provided	
1 Bedroom		1 space per unit	8 units	8 Spaces required	
2 Bedroom		1 space + 1/2 for additional	5 units	7.5 Spaces required	
		TOTAL	13 Units	15.5 = 16 Spaces required	16 spaces provided
Affordable					conforms
			2 required FAHU units		
			11 Market Rate		conforms

Building Data					
1st	Parking		Approx	16 spaces	
2nd					
	2A	1 Bedroom	Approx	1,060 sf	
	2B	1 Bedroom	Approx	1,092 sf	
	2C	1 Bedroom	Approx	710 sf	
	2D	2 Bedroom	Approx	1,347 sf	
	2E	1 Bedroom	Approx	1,121 sf	
3rd					
	3A	1 Bedroom	Approx	1,060 sf	
	3B	1 Bedroom	Approx	1,092 sf	
	3C	1 Bedroom	Approx	710 sf	
	3D	2 Bedroom	Approx	1,347 sf	
	3E	1 Bedroom	Approx	1,121 sf	
4th					
	4A	2 Bedroom	Approx	1,550 sf	
	4B	2 Bedroom	Approx	1,390 sf	
	4C	2 Bedroom	Approx	1,872 sf	
TOTAL		(NET RENTABLE)		15,472 sf estimated	
Core & Lobby		(Basement not included)		5,168 sf estimated	





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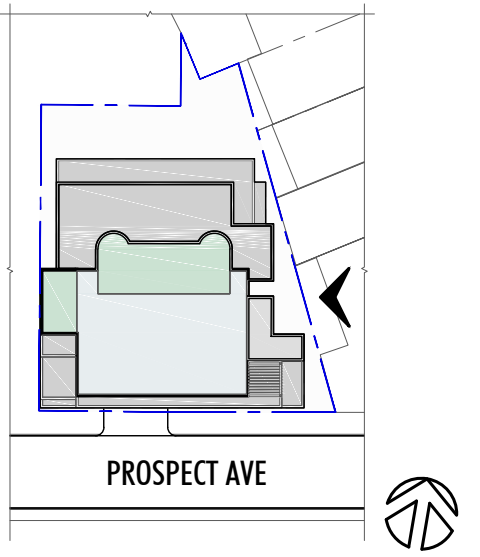
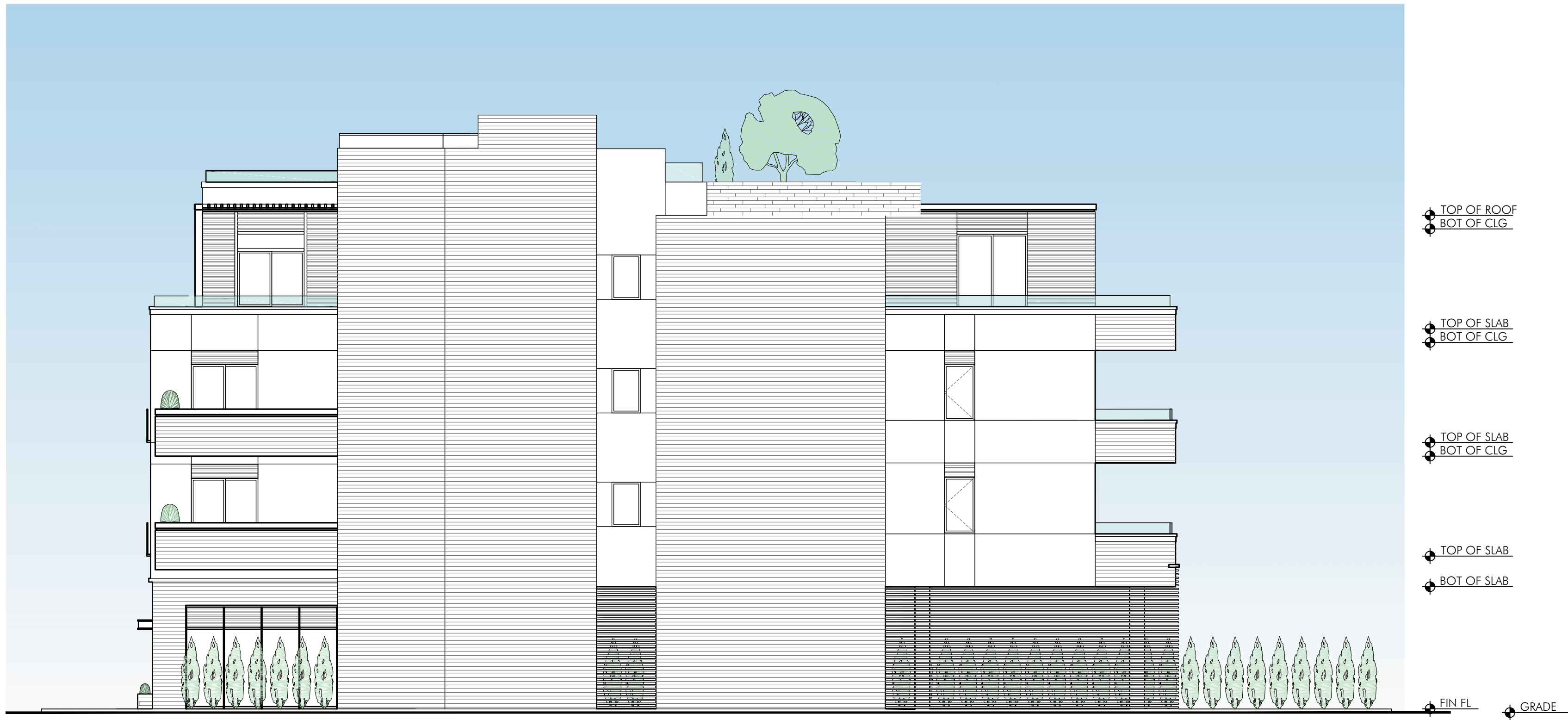
EXTERIOR SOUTH ELEVATION

129-133 PROSPECT AVE.  
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**A700**

REV 15





KEY PLAN - NTS

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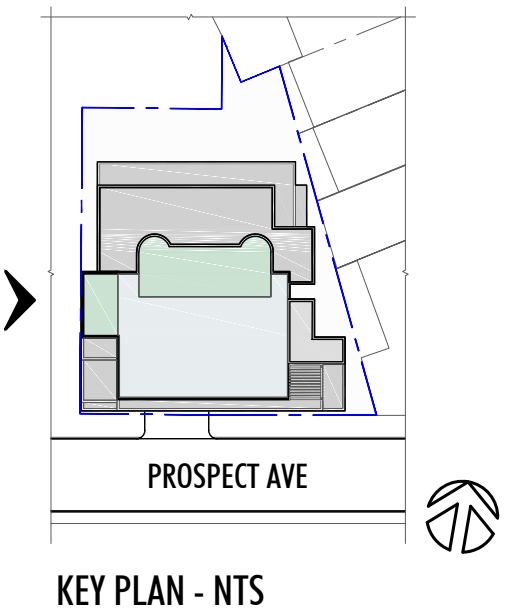
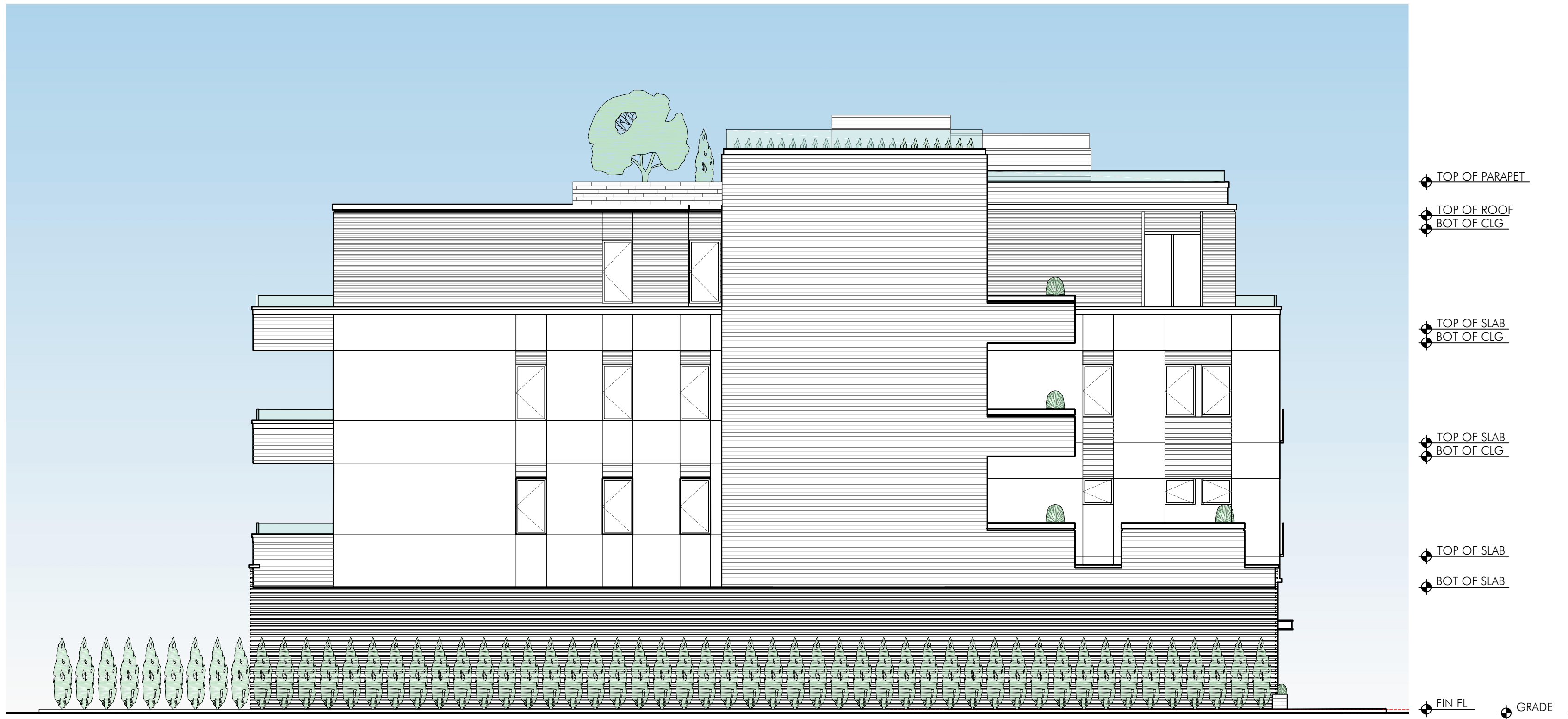
EXTERIOR EAST ELEVATION

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# A701

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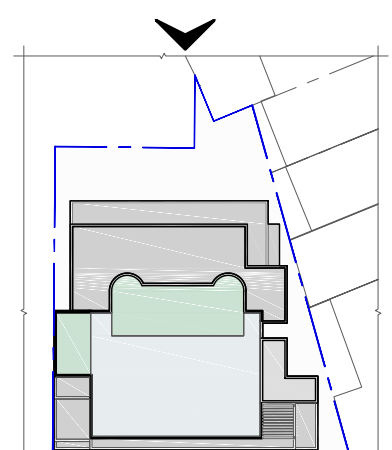
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# PROSPECT AVE EXTERIOR WEST ELEVATION

129-133 PROSPECT AVE.  
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**A702**

REV 15



PROSPECT AVE

KEY PLAN - NTS

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**PROSPECT AVE**  
EXTERIOR NORTH ELEVATION

129-133 PROSPECT AVE.  
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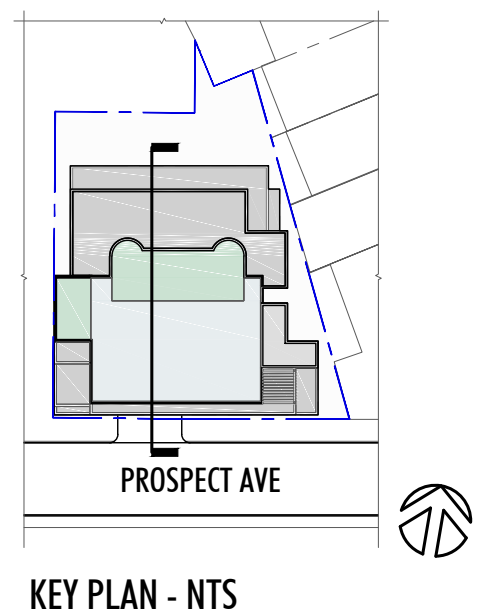
**A703**

REV 15





- ◆ TOP OF PARAPET
- ◆ TOP OF ROOF  
BOT OF CLG
- ◆ TOP OF SLAB  
BOT OF CLG
- ◆ TOP OF SLAB  
BOT OF CLG
- ◆ TOP OF SLAB
- ◆ BOT OF SLAB
- ◆ FIN FL



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**PROSPECT AVE**  
SECTION

129-133 PROSPECT AVE.  
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**A800**

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# PROSPECT AVE

CONCEPT RENDERING

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# A900

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# PROSPECT AVE

CONCEPT RENDERING DUSK

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# A901

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