

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

				,	D	ate: 10/13/21	
Property A	Address:	572 Van Ra	anst Plac	ce page 1 of 2			
Section: 8	3	В	slock: {	B8 Lot:	15B	Flash drive	Submitted
Zoning: F	R-M3						
Applicant	(name/ad	ldress/ema	il/phon	e): Sullivan Architecture			
				31 Mamaroneck Ave.	White Plains	s NY	10601
				johns@sullivanarch.com	!	914-761-6006	
Owner(na	me/addre	ss/email/p	hone):	572 Van Ranst PI, LLC			
				506 S. 9th Ave.	Mt. Vernon	NY	10550
D '.'	61				,	914-664-724	4
Description					(! \	i 10lii	
10 unit res	idential apa	artments in	a 5 stor	y building including on-grade	e (semi-below) structure t	or 12 parking s	paces
After revi	ewing the	Village (ode it	appears the following Land	d Use Boards and appro	ovals are requ	ired:
1	ing Board	-		of Architectural Review	Other:	- · · · · · · · · · · · · · · · · · · ·	
	ng Board			Coastal Zone Managemen	-		
Chapter	Article	Section	Part	Descrip	tion	Approv Requir	
342	attachment 2			8.125 maximum dwelling units	allowed, 10 units proposed	ZBA area va	

Escrow Determination(s):

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new site plan major \$9,500 + ZBA variance \$750. + Consistency review \$1,500. + minor SWPPP \$750.00 =\$12,500.

maximum height allowed 4 stories, 5 stories 51' proposed

maximum allowed FAR 1.2, 1.6 proposed

minimum required parking spaces 14, 12 proposed

site plan/SWPPP approval

ZBA area variance

ZBA area variance

ZBA area variance Planning

Respectfully,

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Frank Tavolacci Building Inspector



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

Date: 7/22/21 10/13/21

Property Address: Section: 8 Block: 88 Lot: 15B Flash drive Submit Zoning: R-M3 Applicant (name/address/email/phone): Sullivan Architecture 31 Mamaroneck Ave. White Plains NY 10601 johns@sullivanarch.com 914-761-6006 Owner(name/address/email/phone): 572 Van Ranst Pl, LLC 506 S. 9th Ave. Mt. Vernon NY 10550 Pescription of work: 10 unit residential apartments in a 5 story building including on-grade (semi-below) structure for 12 parking spaces After reviewing the Village Code, it appears the following Land Use Boards and approvals are required: Planning Board Part Description Approval Required Particle Section Part Description Approval Required Approval Required Chapter Article Section Part Description Bar Consistency Setimated cost of exterior work over \$10,000. BAR SAR SAR								Date. 1122	2/21 10	113121
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Applicant (name/address/email/phone): Sullivan Architecture 31 Mamaroneck Ave. White Plains NY 10601 johns@sullivanarch.com 914-761-6006 Owner(name/address/email/phone): 572 Van Ranst Pl, LLC 506 S. 9th Ave. Mt. Vernon NY 10550 914-664-7244 Description of work: 10 unit residential apartments in a 5 story building including on-grade (semi-below) structure for 12 parking spaces 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 Required 240 26 B proposed work may affect the environment HCZMC consistency 6 6 estimated cost of exterior work over \$10,000. BAR 342 statechment 2 2 minimum area of usable open space ZBA variance	Section: 8	8	В	lock:	38	Lot: 15	5B	Flash drive Submi		
31 Mamaroneck Ave. White Plains NY 10601 johns@sullivanarch.com 914-761-6006 Owner(name/address/email/phone): 572 Van Ranst PI, LLC 506 S. 9th Ave. Mt. Vernon NY 10550 914-664-7244 Description of work: 10 unit residential apartments in a 5 story building including on-grade (semi-below) structure for 12 parking spaces 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 Description Approval Required	Zoning:	R-M3								
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042	6		6		estin	estimated cost of exterior work over \$10,000.				
1,500 sf required, 703 sf proposed	342	342 attachment 2 2		minimum area of usable open space		ZBA variance		nce		
					1,500 sf required, 703 sf proposed					

Escrow Determination(s):

new site plan major \$9,500 + ZBA variance \$750. + Consistency review \$1,500. + minor SWPPP \$750.00 =\$12,500.

Respectfully,

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