



Village of Mamaroneck

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

Date: 10/13/21

Property Address: 572 Van Ranst Place page 1 of 2

Section: 8

Block: 88

Lot: 15B

☐ Flash drive Submitted

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

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
342	attachment 2			8.125 maximum dwelling units allowed, 10 units proposed	ZBA area variance
342	50	E		maximum height allowed 4 stories, 5 stories 51' proposed	ZBA area variance
				maximum allowed FAR 1.2, 1.6 proposed	ZBA area variance
				minimum required parking spaces 14, 12 proposed	ZBA area variance
342	75	ABE		site plan/SWPPP approval	Planning

Escrow Determination(s):

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

Respectfully,

Frank Tavalacci

Frank Tavalacci
Building Inspector



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240	26	B		proposed work may affect the environment	HCZMC consistency
6		6		estimated cost of exterior work over \$10,000.	BAR
342	attachment 2		2	minimum area of usable open space	ZBA variance
				1,500 sf required, 703 sf proposed	

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