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To: Village of Mamaroneck – Planning Board

Date: 4/5/2023

Board Members:

Seamus O'Rourke - Chair  
Cindy Goldstein - Member  
Mallory Call Chinn - Member  
Richard Litman - Member  
William Bintzer – Member

Staff Contact:

Brittanie O'Neill – Secretary

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Subject: 850 Rushmore Ave. Planning Board Site Plan Floodplain Variance Application  
Section: 9, Block: 97A, Lot: 9  
Zone: R-15

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Dear Board Members,

Mr. & Mrs. Hassler, the Owners of the above referenced single-family residence, are submitting the attached application package for the proposed renovations and alterations of their residence located at 850 Rushmore Avenue. This project was previously presented to the Board of Architectural Review first at the May 5<sup>th</sup>, 2021 hearing. After which time the Hassler's chose to work with our firm and, subsequently, the exterior architecture of our proposed design is different than that previously presented. The currently proposed project was presented to the Board for a second time at the October 20<sup>th</sup>, 2022 hearing and approved without comment.

Catizone Engineering, P.C. provided the civil engineering and site plan development for the previous design. They went through the review process with the previous design team, and addressed the Village consultant, Kellard Sessions, review comments to satisfaction. They are providing the same services for this proposed project. Modifications have been made to the site plans to accommodate our proposed design. The footprint of our proposed design of the residence has been reduced in size from the previous design in the following ways:

1. The garage is extending towards Rushmore Ave. 7'-0", opposed to the previous design which extended the garage 11'-2" towards Rushmore Ave.
2. The rear lounge has reduced in size to 15'-6" x 20'x11", opposed to the previous design which was 18'-9" x 22'-4".

All other aspects of the initially approved site plans remained unchanged, other than utility and meter points of connections, which are proposed to be located on the exterior wall facing Bleeker Ave. in a very similar fashion to the previous design. However, during the review process of the 10/20/2022 BAR submission package Kellard Sessions office issued revised review comments raising additional items which have since been satisfied by Catizone Engineering.

Per the Building Department's Revised Determination letter issued March 20<sup>th</sup>, 2023, given the property is less than ½ acre in size (.26 acres), and in accordance with the VoM Code Chapter 186 Flood Damage Prevention, Section 6 Variance Procedure, a Floodplain Variance is required for the proposed project as the substantial improvement of the residence is within the floodplain, less than 2' above the BFE.

The Hassler's have been residents of the Village of Mamaroneck and lived in the same home for the past 35 years. They raised their family there and plan to spend the foreseeable future there. We are the second design team the Hassler's have worked with over the past three years. The proposed project is what they desire to build and live in as they continue to be Village residents. The project has already received the necessary Board of Architectural Review approval. We hope to be granted this requested variance approval so the project can move forward to Building Permit review.

In support of this Floodplain Variance application attached please find the following documentation:

1. Building Determination - 850 Rushmore Ave Revised 3/20/2023
2. Planning Board Site Plan Application, 4/5/2023
3. Variance Considerations, 4/5/2023
4. Building Permit Application, 10/3/22
5. Board of Architectural Review Meeting Minutes, 11/2/2022
6. Flood Certification Letter, 5/15/2012
7. Catizone Engineering, P.C. Site Plan Application Cover Letter & Kellard Review Comment Responses, 2/15/2023
8. 850 Rushmore Ave SWPPP Rev.04, 2/18/2023
9. 850 Rushmore Ave Survey, 11-14-2020
10. 850 Rushmore Ave Planning Board Floodplain Variance plans, 4/5/2023

Thank you for your attention to this matter. I look forward to discussing this application with you at the upcoming April 26<sup>th</sup> Planning Board meeting.

Respectfully,



Brian Crowley, AIA, NCARB, LEED+AP  
Principal Architect