



## Village of Mamaroneck Planning Board Application

1. Zone: R-15      Section: 9      Block: 97A      Lot: 9
2. Project Address: 850 Rushmore Ave., Mamaroneck, NY 10543
3. Owner's Address: 850 Rushmore Ave., Mamaroneck, NY 10543  
  
Phone#:       Cell#: 914-260-4562  
Email: rwhassler@gmail.com
4. Applicant or Owner's Representative: Brian Crowley  
Address:   
  
Phone#: 917-301-3616      Cell#:   
Email: Brian@bc-architecture.com
5. Description of work being proposed or action being requested

Second story master suite addition & rear lounge addition. Installation  
of new windows, roof and siding around entire residence.

Site improvements including relocation of driveway, new curbs,  
walkways and ornamental plantings surrounding residence.

Floodplain variance being requested as the substantial improvement of  
the residence is within the floodplain, less than 2' above the BFE

6. Use of site: Present, if any: Residential

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

Proposed: 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: 11,520 sq. ft. or .26 acres

9. Application relates to an existing building erected: (Date) 1950 that (Is) or (is not) conforming to Zoning Ordinances; a proposed use, or a Certificate of Occupancy. For existing building, CO issued: (date) 1950

10. Proposed gross floor area: 3,489 Existing gross floor area: 2,515

11. Number of existing parking spaces if any: 2

12. Proposed parking spaces: 2 Total Spaces: 2

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

**II. Coastal Assessment Form** (Check either "Yes" or "No" for each of the following questions).  
(See Chapter 240 of the Village Code for additional information.)

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?

(Check) Yes or No

- |   |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
| 1. Significant fish/wildlife habitats (7, 7a, 44)   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Flood Hazard Areas (11, 12, 17)  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. Tidal or Freshwater Wetland (44)   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. Scenic Resource (25)   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. Critical Environmental Areas (7, 7a, 8, 44)  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. Structures, sites or sites districts of historic,<br>Archeological or cultural significance (23) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

B. Will the proposed action have a significant effect on any of the following?

- |   |                          |                                     |
|---|--------------------------|-------------------------------------|
| 1. Commercial or recreational use of the fish and wildlife resource (9, 10)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Development of the future or existing water-dependent uses (2)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Land and water uses (2, 4)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Existing or potential public recreation opportunities (2, 3)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Large physical change to a site within the coastal area which will require<br>the preparation of an environmental impact statement (11, 13, 17, 19, 22,<br>25, 37, 38) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Physical alteration of one or more areas of land along the shoreline, land<br>under water or coastal waters (2, 4, 11, 12, 17, 20, 28, 35, 44)                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Physical alteration of three or more acres of land located elsewhere in<br>the coastal area (11, 12, 17, 33, 37, 38)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Sale or change in use of state-owned lands, located under water<br>(2, 4, 19, 20, 21)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Revitalization/redevelopment of deteriorated or underutilized waterfront<br>site (1)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Reduction of existing or potential public access to or along coastal<br>waters (19, 20)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Excavation or dredging activities or the placement of fill materials in<br>coastal waters of Mamaroneck (35)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Discharge of toxic, hazardous substances, or other pollutants into<br>coastal waters of Mamaroneck (34, 35, 36)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Draining of storm water runoff either directly into coastal waters of<br>Mamaroneck or into any river or tributary which empties into them (33, 37)                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Transport, storage, treatment or disposal of solid waste or hazardous<br>materials (36, 39)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Development affecting a natural feature which provides protection<br>against flooding or erosion (12)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**C. Will the proposed activity require any of the following:**

1. Waterfront site (2, 4, 6, 19, 20, 21, 22) ☐ ☒
2. Construction or reconstruction of a flood or erosion control structure ☐ ☒  
(13, 14)

**III. Remarks or Additional Information Click here to enter text.**

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Preparer's

Signature: Brian Crowley Date: 4/5/2023

Preparer's Name/Title: Brian Crowley, Architect

Company: Brian Crowley Architecture

Address: 65 Birch Road, Briarcliff Manor, NY 10510

14. Has this property been the subject of past Village Board, Planning Board, or Zoning Board applications and/or approvals? If yes, Please explain:

Board of Architectural Review 5/5/2021 & 10/20/2022 - Proposed project was presented and approved without comment at 10/20/22 meeting

15. Are there any other discretionary actions before any other board within the Village? If yes, please explain:

To the best of our knowledge, no other actions are required

**Note:** By signing this document the owner of the subject property grants permission for Village Officials and Planning Board members to conduct a site visit in connection with the review of this application.

The statements contained herein, as well as all information submitted in the application and any other supporting documents, are true to the best of my belief.

Applicant signature: Brian Crowley Date: 4/5/2023

Owner's signature: [Signature] Date: 4/5/23