



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

Thomas Murphy and Board of Trustees  
Mayor

Jerry Barberio  
Village Manager

Property Address: 850 Rushmore Avenue, Mamaroneck, NY 10543

Date: 10/25/2022 REVISED 03/20/2023

Section: 9  
Zoning: R-15

Block: 97A

Lot: 9

☐ Flash drive Submitted

Applicant (name/address/email/phone): Brian Crowley, AIA

Owner(name/address/email/phone): Robert Hassler, 850 Rushmore Ave. Mamaroneck, NY 10543

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

Project history: project was approved by BAR 5/20/21. Applicant has retained a new architect and revised the architectural plans. Revised plans approved by BAR 11/01/2022. Determination revised to include variance from floodplain requirements.

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
186	I	6		Substantial improvement within floodplain where existing structure is less than 2' above BFE	Planning Board / Floodplain variance
294		7,8		Area of disturbance: 1,000 sf – 1 acre* (*Area of disturbance: 0.17 acres)	Admin engineering review (SWPPP Permit)
6		6		Estimated cost of exterior work over \$10,000	BAR

\*Please review Tree Law, Chapter 318 and submit accordingly, when applicable.

Escrow Determination(s):

SWPPP – Minor: \$1,500

Floodplain Variance - \$2,000

Total: \$3,500

Respectfully,

  
Carolina Fonseca  
Building Inspector

03/20/2023

\*\*Application determination is written in accordance with the attached memorandum. As per AKRF determination interpretation of the Village of Mamaroneck Local Code of Ordinances.





**Environmental, Planning, and Engineering Consultants**

34 South Broadway  
Suite 300  
White Plains, NY 10601  
tel: 914 949-7336  
fax: 929 284-1085  
[www.akrf.com](http://www.akrf.com)

## Memorandum

---

**To:** Village of Mamaroneck Building Department  
**From:** Alicia Moore  
**Date:** 10/25/2022 **REVISED 3/20/2023**  
**Re:** Determination Assessment: **850 Rushmore Ave**  
**cc:** Brittanie O'Neill, Land Use Board Secretary  
Carolina Fonesca, Building Inspector

---

### PROJECT INFORMATION

**Applicant:** Brian Crowley, AIA  
**Owner:** Robert Hassler

Project Description per Building Permit application:

- Second story master suite & rear lounge addition. Installation of new windows, roof and siding around entire residence
- Project history: project was approved by BAR 5/20/21. Applicant has retained a new architect and revised the architectural plans. **Revised plans approved by BAR 11/2022. Determination revised to include variance from floodplain requirements.**

<u>Project address:</u>	850 Rushmore Ave.	<u>Site acreage:</u>	0.26 (11,326 sf)
<u>Parcel identifier (SBL):</u>	9-97A-9	<u>Flood hazard:</u>	FEMA Zone AE, 100-year floodplain
<u>Zoning district:</u>	R-15	<u>Wetlands buffer:</u>	No

### RECOMMENDATION

Based on our review of the application materials, we have identified the following approvals that will be required under the Village Code:

**Approvals Needed****Land Use Board(s):**☒ **Planning Board**☒ Board of Architectural Review☐ Other:☐ Zoning Board☐ Harbor Coastal Zone Management Comm.

Chapter	Article	Section	Part	Description	Board/Approval Required
6		6		Estimate cost more than \$10,000	BAR
294		7,8		Area of disturbance: 1,000sf – 1 acre*	Admin engineering review (SWPPP Permit)
<b><u>186</u></b>	<b><u>I</u></b>	<b><u>6</u></b>		<b><u>Substantial improvement within floodplain where existing structure is less than 2' above BFE</u></b>	<b><u>Planning Board / Floodplain Variance</u></b>

\*Area of disturbance: 0.17 acres

**Escrow Determinations**

Determination	Fee
SWPPP - Minor	\$1,500
<b>Floodplain Variance</b>	<b>\$2,000</b>
<b>TOTAL</b>	<b>\$1,500 <u>3,500</u></b>