

VILLAGE OF MAMARONECK

APPLICATION SUMMARY SHEET

Proj. Name: 412 Munro Avenue

S/B/L: 9-15-282 **Zone:** R-7.5

Description: The Applicant, Archer Property Management, on behalf of the property owner, Heathcote Manor, requests site plan approval to renovate the existing patio area, install a retaining wall, fencing, plants, and permeable pavement on a 0.46-acre lot (SBL: 9-15-282) in the R-7.5 zoning district. The area of disturbance is 0.03 acres. The site is currently improved with a four-story multi-family residential building with parking. Preexisting nonconformities include: minimum front and rear yard setbacks, maximum lot coverage, building stories, and FAR. The application requires site plan approval from the Planning Board per §342-75.A and a variance to expand lot coverage from the Zoning Board of Appeals.

Engineer: Catizone Engineering, P.C

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|---|------------|---|
| SEQR ACTIONS COMPLETED: | N/A | TYPE OF ACTION: Type II (617.5(c)(12)) |
| <input type="checkbox"/> Intent to Declare Lead Agency | | Date: |
| <input type="checkbox"/> Declare Lead Agency | | Date: |
| <input type="checkbox"/> EAF Submitted | | Date: |
| <input type="checkbox"/> Determination of Significance by Board | | Date(s): |

| | | |
|--|--|------------------------------|
| PB Public Hearing Required? | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Date of Public Hearing _____ |
| Wetland Permit (Chapter 192)? | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | |
| Special Permit | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | |
| Stormwater & ESC Permit (Chapter 294) | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | |
| Coastal Zone Consistency (Chapter 240) | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | |

LOCAL AND AGENCY REVIEW REQUIRED?

Yes No

| | |
|--|--|
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Village Board of Trustees |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | Planning Board |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | Board of Architectural Review |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | HCZMC |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | Zoning Board of Appeals |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Village Department of Public Works |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | County Planning Department (GML) |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | County Highway Department |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | County Health Department |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | NYSHPO |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | NYSDEC |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | NYSDOT |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Army Corps of Engineers |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | GML 239-NN referral to Town of Mamaroneck, Town of Harrison, or City of Rye [Bold = yes] |

VARIANCES? ☒ Y ☐ N

Variance or Waiver Request: variances required to expand lot coverage over 35% and to reduce the side yard setback requirement to 0'
Date Granted or Denied, and any conditions: Granted on March 2, 2023

LAND USE BOARD ACTIONS:

| Date | Board | Discussion/Decisions/Resolutions |
|---------|-------|---|
| 9/14/22 | PB | Classified the action as Type II under SEQRA (617.5(c)(12)) |
| 3/2/23 | ZBA | Approved variances for 41.8% building coverage and a 0' side yard setback |
| 4/26/23 | PB | |
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RECOMMENDED ACTION FOR MEETING: continue review