



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

October 27, 2021

BY HAND DELIVERY

Chairman Thomas Burt
and Members of the Harbor & Coastal Zone Management Commission
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, NY 10543

Re: 572 Van Ranst Pl, LLC
Harbor & Coastal Zone Management Commission Consistency Review
Premises: 572 Van Ranst Place, Village of Mamaroneck, New York
(Parcel ID: 8-88-15B)

Dear Chairman Burt and Members of the Harbor & Coastal Zone Management Commission:

On behalf of our client, 572 Van Ranst Pl, LLC (“the Applicant”), the owner of the captioned Premises, we respectfully submit the enclosed Harbor & Coastal Zone Management Commission (“HCZMC”) application for consistency review along with supporting materials. This submission is made in furtherance of the site plan application submitted to the Planning Board for the proposed sustainable five-story multi-family residential building.

The Premises

The Premises is an approximately 6,500-square foot lot that is currently improved with a two-family residential structure and associated parking area, that was constructed in approximately 1925. The property is classified in the R-M3 (Multiple Residence) Zoning District within an area comprised primarily of commercial and multi-family residential buildings. The Premises is located within the AE Flood Zone and the existing structure is not compliant with the Village of Mamaroneck Floodplain Development Code (“Floodplain Development Code”) requirements for residential structures within a flood zone.

The Proposed Multi-Family Building is Consistent with the Local Waterfront Revitalization Program

The Applicant is proposing to demolish the existing residential structure and construct a sustainable five-story multi-family residential building with ten (10) units, consisting of six (6) one-bedroom units and four (4) two-bedroom units (“the Project”). The building will include a rooftop solar installation, four EV charging stations for electric vehicles and a state-of-the-art fuel cell system. See **Exhibit G**. Parking will be located on the ground floor of the building.



October 27, 2021
Page 2

As demonstrated in the Coastal Assessment Form and Narrative, enclosed in **Exhibit B**, the proposed multifamily building is consistent with the applicable Local Waterfront Revitalization Program (“LWRP”) policies.

The Premises is located in the “AE” flood hazard zone with a Base Flood Elevation (“BFE”) of 26 feet. The proposed building will fully comply with the construction standards for residential buildings provided in Section 186-5 of the Floodplain Development Code, as well as the applicable Federal Emergency Management Agency (“FEMA”) construction standards.

Flood vents will be incorporated in critical areas of the ground floor to increase the total flood volume storage on the Premises and provide additional flooding relief. The proposed building will be designed with an emergency door located in the stairwell, approximately 8 feet above grade, to allow emergency egress into lifeboats in the event the area is significantly flooded and emergency rescue by first responders is required. The proposed redevelopment will significantly reduce the building footprint onsite, from the existing 1,500 square feet to approximately 638 square feet

Further, the Project will increase the total flood volume storage onsite by adding approximately 8.25 cubic yards of storage capacity. Stormwater management improvements are also proposed where none exist today and will practically eliminate all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded.

Environmental Review

The construction of the proposed multi-family residential building constitutes an “Unlisted” action under the New York State Environmental Quality Review Act (“SEQRA”) and the Planning Board has circulated its intent to declare itself Lead Agency for the SEQRA environmental review of this application. 6 NYCRR § 617.2(al); 617.6(a)(3); 617.7(a)(2). It is respectfully submitted that construction of the proposed multi-family residential building will not have significant adverse environmental impacts. For the HCZMC’s reference, a Short Environmental Assessment Form (“EAF”) has been included with this Application as **Exhibit F**.

Materials Enclosed

In support of this application, enclosed please find two (2) sets of the following materials:

- Exhibit A: Signed HCZMC Application Form;
- Exhibit B: HCZMC Coastal Assessment Form and narrative addressing 44 LWRP criteria;
- Exhibit C: Building Permit Application;
- Exhibit D: Floodplain Development Permit Application;
- Exhibit E: Zoning Compliance Determination;
- Exhibit F: Short Environmental Assessment Form;



October 27, 2021
Page 3

- Exhibit G: Data and specifications for proposed rooftop solar installation and EV charging stations, prepared by Aris Energy Solutions, LLC; and
- Exhibit H: Hudson Engineering Response to Engineering comments from Hudson Engineering & Consulting, P.C., dated October 27, 2021.

Also enclosed, please find two (2) copies of the following:

- Stormwater Pollution Prevention Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting P.C., revised through October 27, 2021;
- Topographic survey of the Premises prepared by Ramsay Land Surveying, P.C., dated March 10, 2021;
- Architectural drawings prepared by Sullivan Architecture, P.C., dated December 16, 2020, revised through October 27, 2021; and
- Civil engineering drawings prepared by Hudson Engineering & Consulting P.C., dated September 1, 2021, revised through October 27, 2021.

One (1) check payable to the Village of Mamaroneck in the \$1,500.00 to be held in escrow, is also enclosed. Please advise of any additional fees associated with this application and we will coordinate payment to the Village.

We look forward to appearing again before the HCZMC on November 17, 2021, to commence the consistency review of this application and obtain any initial comments from your Commission as we proceed with the determination of significance before the Planning Board. If you have any further questions or comments in the interim, please do not hesitate to contact me. Thank you in advance for consideration of the enclosed.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

Enclosures

cc: Frank Tavalacci, Building Inspector
Ashley Ley, AKRF, Village Planning Consultant
Charles Gottlieb, Esq., HCZMC Attorney
Sullivan Architecture, P.C.
Hudson Engineering & Consulting P.C.
Kristen Motel, Esq.
Client