

# **SULLIVAN ARCHITECTURE, PC**

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## **M E M O R A N D U M**

TO: Village of Mamaroneck  
FROM: John P. Sullivan  
DATE: February 15, 2022  
RE: 572 Van Ranst Place – Planning Board Submission  
CC: A. Gioffre, B. Ahern, G. Ryan

The following information is provided for submission to the Village of Mamaroneck Planning Board in response to questions and information requested from the Harbor & Coastal Zone Management Commission (HCZMC). Copies of the revised drawings will be provided for inclusion with a re-submission package.

1. Attached are revised architectural drawings SP1-0, A3.1, A4.1 dated 2/15/2022. These plans reflect the relocation of an emergency egress for possible building evacuation due to storm flooding. The exit is located on the 2nd floor at an elevation of 33 ft. which is approximately 12 ft. above grade elevation (at 21 ft). The door provides access to a roof area which also serves as covered entry to the lobby below. The 8 ft. wide roof area provides pedestrian access to the front of the building at the sidewalk. The exit door will be alarmed to prevent access through any other means.
2. We spoke directly with Fire Chief Vincent Costa on 2/3/22 and sent him copies of the drawings via email on 2/8/22. He is away until 2/22/22 and will review upon his return.
3. The grade level lobby, 2 exit stairs, and elevator will be constructed of concrete walls with an epoxy finish which will minimize future repairs due to flooding. Lighting and outlets as well as mechanical systems will be located in the ceiling at an approx. elevation of 31 ft.
4. Elevators will automatically be "parked" at the second floor (elevation 33 ft). Upon entry or exit at the lobby level they will automatically be returned to the second floor.
5. Raising the building height (mainly the first floor of occupancy) is not necessary as the proposed elevations of the floor is well above flood levels).
6. The grade level parking for 12 spaces will be fully enclosed for safety and security with steel fencing or concrete walls, and an entry gate. Hence the parking area will contain the vehicles in any flooding event so they will not float offsite.
7. We have submitted a request to SHPO (via CRIS) to provide an official letter indicating that there is no historical significance for the building and site (note: the Westchester County Historic Society has confirmed that the building and site are not listed on the county, state, or national registries of historic places).
8. Rendering 4.1 in our drawing set demonstrates that there is no adverse visual impact from the park across the street (since we are consistent in massing and structure with the adjacent MF building).