

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 area variances from the ZBA to expand lot coverage over 35% and to reduce the side yard setback requirement.

Engineer: Catizone Engineering, P.C

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	Continued review
5/10/23	PB	

RECOMMENDED ACTION FOR MEETING: Consider site plan approval pending resolution of comments from the Village's consultant landscape architect.