

VILLAGE OF MAMARONECK

APPLICATION SUMMARY SHEET

Proj. Name: 1035 Seahaven Drive (LLA/Subdivision)

S/B/L: 9-111-14 / **Zone:** R-20
9-111-15

Description: The Applicants, Samuel and Nathalie Orans, own two adjacent parcels and propose to adjust the property line between the two parcels, which are located at 1035 Seahaven Drive (SBL: 9-111-14) (**Lot A**) and 1025 Seahaven Drive (SBL: 9-111-15) (**Lot B**) in the R-20 district. The lot line adjustment would transfer **1,835.2 sf** from **Lot B** (currently 27,775.1 sf; proposed: 25,939.9 sf) to **Lot A** (currently 23,941.8 sf; proposed 25,777.0 sf). The combined acreage is 1.2 (51,716.9 sf). In addition to the transfer of square footage, the adjustment would correct the preexisting nonconforming side setback on **Lot B**, which is currently 19.5 feet, and as proposed, would be 20.1 feet. (The required minimum side setback in the R-20 district is 20 feet.) The parcels are each improved with single-family home, and **Lot A** also includes a swimming pool. No additional modifications or changes to existing structures are proposed. The Applicants own both parcels and reside on **Lot A**. The project requires Subdivision approval per § A348-20.

Architect:

SEQR ACTIONS COMPLETED: N/A		TYPE OF ACTION: Type II §617.5(c)(16)
<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 checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date of Public Hearing: 5/10/23
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 type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Coastal Zone Consistency (Chapter 240)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
LOCAL AND AGENCY REVIEW REQUIRED?		REFERRAL DATE STATUS/DATE OF LETTER
Yes No		
<input type="checkbox"/> <input checked="" type="checkbox"/> Village Board of Trustees		
<input checked="" type="checkbox"/> <input type="checkbox"/> Planning Board		
<input type="checkbox"/> <input checked="" type="checkbox"/> Board of Architectural Review		
<input type="checkbox"/> <input checked="" type="checkbox"/> HCZMC		
<input type="checkbox"/> <input checked="" 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Variance or Waiver Request:		
Date Granted or Denied, and any conditions:		

LAND USE BOARD ACTIONS:		
Date	Board	Discussion/Decisions/Resolutions
4/12/23	PB	Classified application as Type II Action under SEQRA and set the public hearing for 5/10/23
5/10/23		

RECOMMENDED ACTION FOR MEETING: consider granting subdivision approval.