

VILLAGE OF MAMARONECK

APPLICATION SUMMARY SHEET

Proj. Name: 850 Rushmore Avenue

S/B/L: 9-97A-9 **Zone:** R-15

Description: The Applicant, Brian Crowley, on behalf of the property owner, Richard Hassler, proposes renovations and additions to the existing 1 ½ story, single-family residence located at 850 Rushmore Ave (SBL: 9-97A-9), a 0.26-acre lot in the R-15 zoning district. The proposed additions would expand the building footprint by 214 sq. ft. on the first floor to create a lounge and extend the garage, and they would also create a second floor with a primary suite. Renovations to the property would include new roofing, siding and windows. The property is in the R-15 zoning district, as well as Flood Zone AE, with a base flood elevation of 12'. Newly proposed square footage is proposed at an elevation of 12.9', just above base flood elevation. A floodplain variance is required because the project is considered a substantial improvement within the floodplain, less than 2' above the base floor elevation, per Village Code § 189-6(B).

Arch/Engineer: Brian Crowley, AIA / Catizone Engineering, PC

SEQR ACTIONS COMPLETED:	N/A	TYPE OF ACTION: Type II §617.5(c)(11)
<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?	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 checked="" type="checkbox"/> <input type="checkbox"/> Board of Architectural Review	approved 10/20/2023	
<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? ☒ Y ☐ N

Variance or Waiver Request: floodplain variance from PB

LAND USE BOARD ACTIONS:

Date	Board	Discussion/Decisions/Resolutions
10/20/23	BAR	Approved as submitted. Per KS/engineering comments, the project does not comply with floodplain requirements; therefore, a Planning Board floodplain variance is necessary.
4/26/23	PB	Classified the application as a Type II Action under SEQRA
5/10/23	PB	

RECOMMENDED ACTION FOR MEETING: consider granting the requested floodplain variance pursuant to Village Code § 186-6.