

**DRAFT Resolution of the Planning Board of the
Village of Mamaroneck**

Approving the Application of Samuel and Nathalie Orans to adjust the property line between two
adjacent parcels located at 1025 Seahaven Drive and 1035 Seahaven Drive
in the Village of Mamaroneck

Moved by _____; Seconded by _____

Date: May 10, 2023

WHEREAS, an application was submitted by Samuel and Nathalie Orans (the “Applicant”), seeking subdivision approval pursuant to § A348-20 of the Code of the Village of Mamaroneck (the “Village Code”) for a lot line adjustment between two parcels of single ownership located at 1025 Seahaven Drive (SBL: 9-111-15) and 1035 Seahaven Drive (SBL: 9-111-14), both situated in the R-20 Residential District (the “properties”); and

WHEREAS, the proposed lot line adjustment would result in the transfer of 1,835.2 square feet from 1035 Seahaven Drive (Lot B) to 1025 Seahaven Drive (Lot A), thereby correcting 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); and

WHEREAS, no modifications or changes to the existing structures or topography of the land are proposed as part of the reapportionment of the properties, each of which are currently improved with single-family homes, and Lot A includes a swimming pool; and

WHEREAS, the application materials are on file at the Village Offices and consist of the following documents:

1. Village of Mamaroneck Subdivision Planning Board Application received by the Village of Mamaroneck Planning Department March 15, 2023,
2. Survey map of both lots by Spinelli Surveying completed on May 23, 2022,
3. Short Environmental Assessment Form dated January 27, 2023,
4. Building Permit Application received by the Village of Mamaroneck Planning Department January 31, 2023, and
5. Village of Mamaroneck Building Determination Letter dated February 27, 2023; and

WHEREAS, on April 12, 2023, the Applicant first appeared before the Planning Board, the application was typed as a Type II action pursuant to 6 NYCRR § 617.5(c)(16), and a public hearing was set for May 10, 2023; and

WHEREAS, also during the April 12, 2023 meeting, the Planning Board made a determination to waive the subdivision plat requirement under § A348-20 of the Village Code because no work is proposed, and the property is not located within the floodplain; and

WHEREAS, on May 10, 2023, the Planning Board opened the public hearing where members of the public were invited to comment on the project, the Applicant addressed questions raised, and the Planning Board thoroughly reviewed the application materials, comments from its consultants and the public, and the applicable standards and criteria, and determined that its review of the Application was complete; and

WHEREAS, having deliberated on the application with regard to the subdivision approval criteria pursuant to § A348-21 of the Village Code, with includes consideration of sewer and water service provisions, site drainage, health and safety, whether the proposed use could interfere with future street development, and consistency with the intent of the Village Code zoning provisions, the Planning Board determined that the application for a lot line adjustment satisfies the conditions for subdivision approval and no conditions of approval are required; and

NOW, THEREFORE, BE IT RESOLVED that the Application is a Type II action pursuant SEQRA regulations found at 6 NYCRR § 617.5(c)(16) which provides that the “granting of individual setback and lot line variances and adjustments” are Type II actions under the New York State Department of Environmental Conservation regulations; and it is further

RESOLVED that the Planning Board hereby grants the subdivision approval.

Vote

Ayes:

Nays:

Recused:

Absent:

Seamus O’Rourke, Chair