



# PROSPECT AVE

129-133 PROSPECT AVE | MAMARONECK | NY

PREPARED FOR WILLIAMS GREEN



THE ABOVE PRODUCED MATERIAL ENJOYS PROTECTIONS UNDER: THE 1990 ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND NYS STATE EDUCATION LAW ARTICLE 145, SECTION 7209. ANY ALTERATION IS A VIOLATION. DOCUMENT MAY NOT BE REPRODUCED, COPIED, PUBLISHED, MODIFIED OR IN ANY WAY EXPLOITED WITHOUT WRITTEN PERMISSION FROM SARRAZIN ARCHITECTURE PLLC. CREDIT MUST BE GIVEN TO SARRAZIN ARCHITECTURE PLLC WHEN AUTHORIZATION IS OBTAINED.

## PLANNING COMMISSION SUBMISSION

**sarrazin**architecture PLLC  
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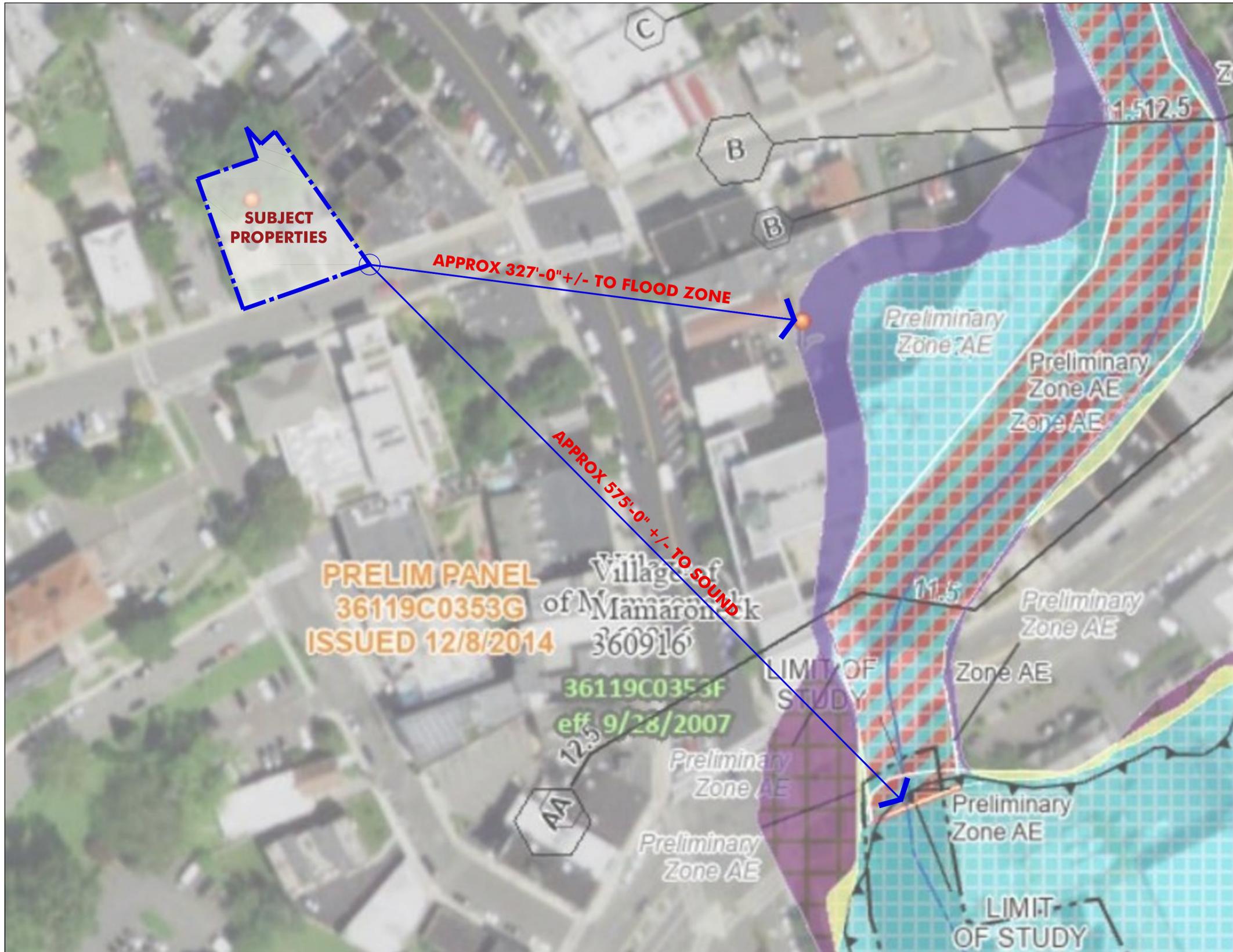
## PROJECT TEAM

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<b>Owner</b>	<b>Williams Green</b> 181 Westchester Ave Suite 301A Port Chester NY 10573
<b>Architects</b>	<b>Sarrazin Architecture PLLC</b> 21 North Main Street Port Chester NY 10573
<b>Land Use Attorneys</b>	<b>Cuddy and Feder LLP</b> 445 Hamilton Avenue 14th Floor White Plains, NY 10601
<b>Civil Engineers</b>	<b>Hudson Engineering &amp; Consulting, P.C.</b> 5 Knollwood Road Suite 201 Elmsford NY 10523
<b>Landscape Architect</b>	<b>Environmental Land Solutions, LLC</b> 8 Knight St Suite 203 Norwalk CT 06851

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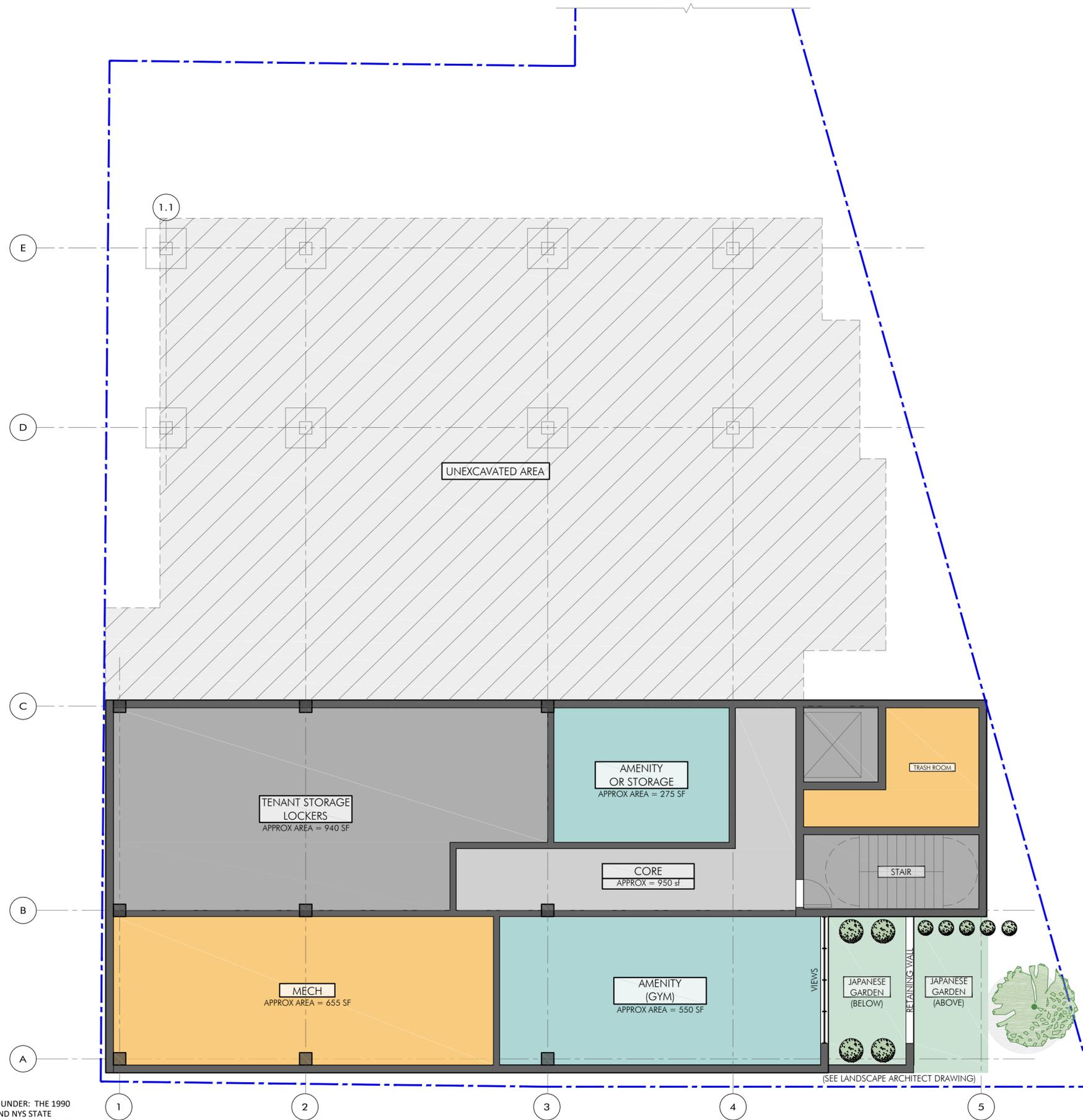




\* AS PER PROPERTY SURVEY  
 BY RICHARD J DOMATO DATED JAN 05, 2022

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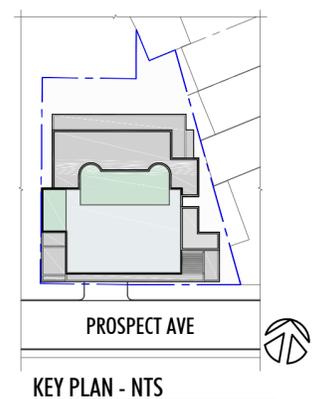


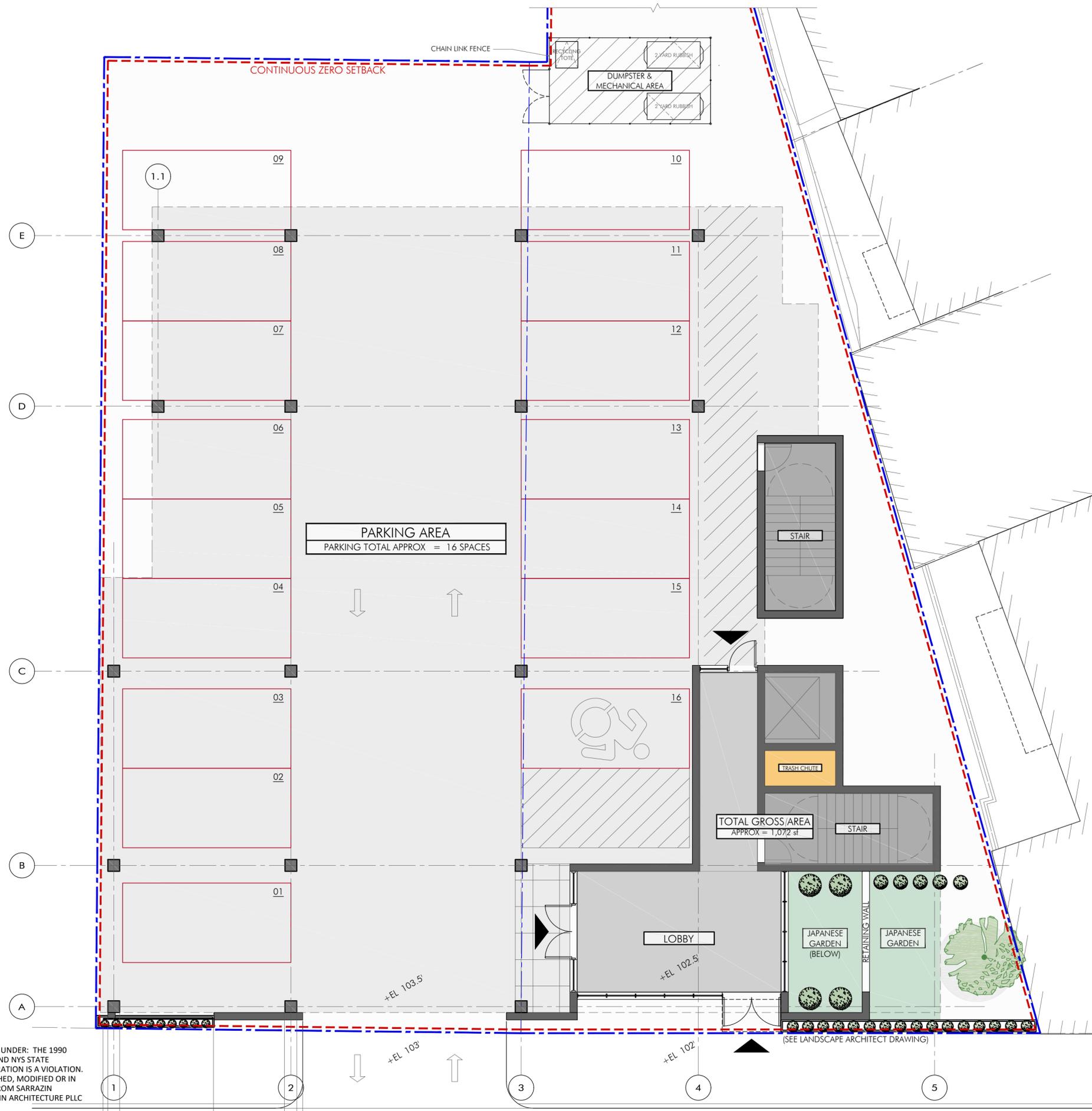
**LEGEND**

MECHANICAL	
PARKING	
STAIR/CIRCULATION/STORAGE	
LOBBY/CORE	
AMENITY	
TERRACE	

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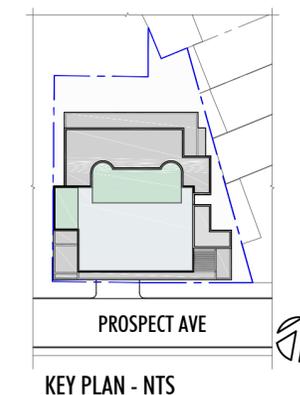
LOWER LEVEL :  
NOT INCLUDED IN GSF OR FAR CALCULATIONS



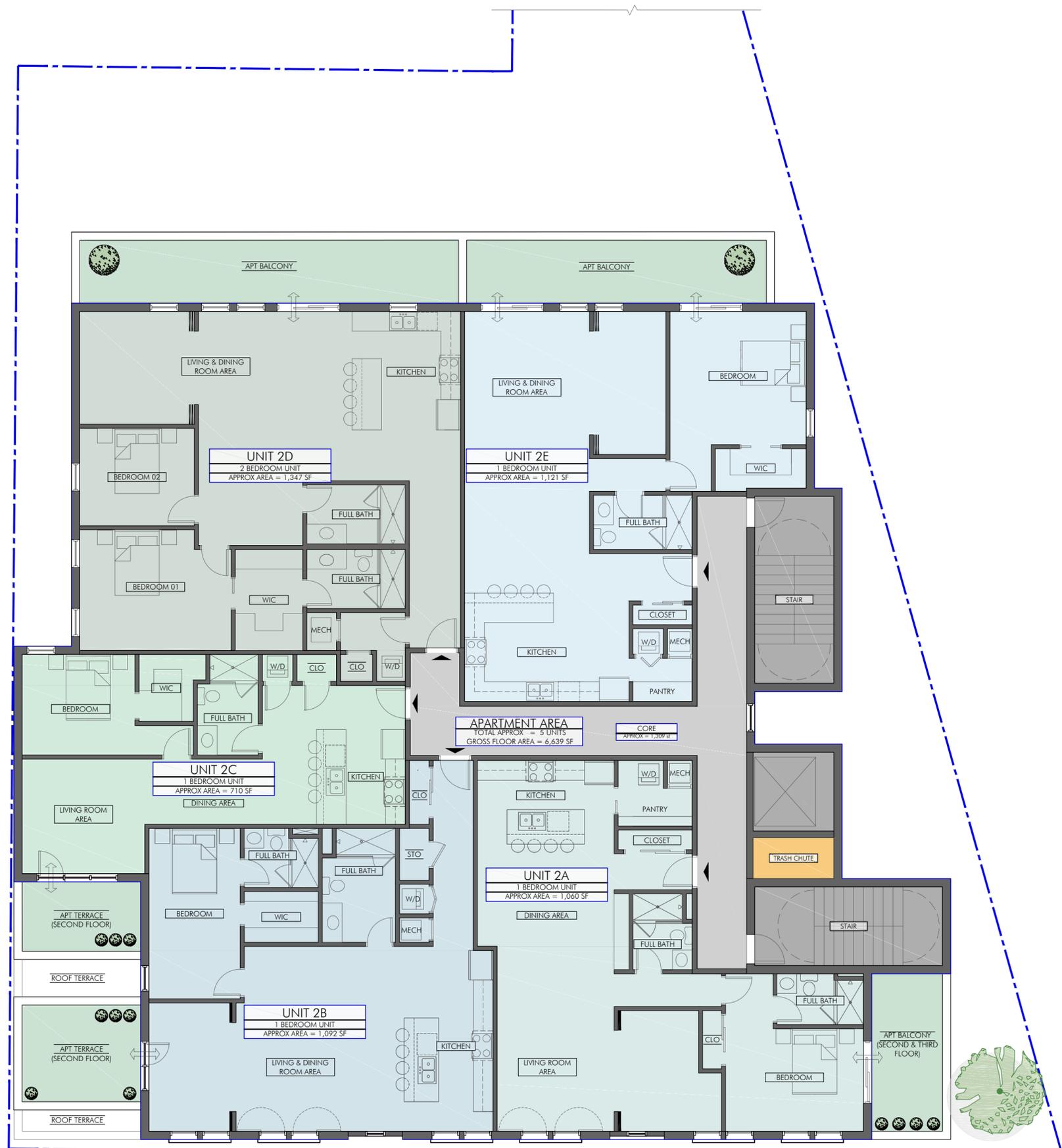


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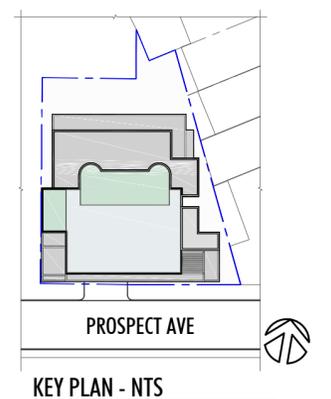


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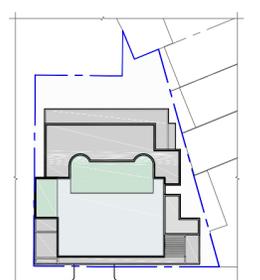


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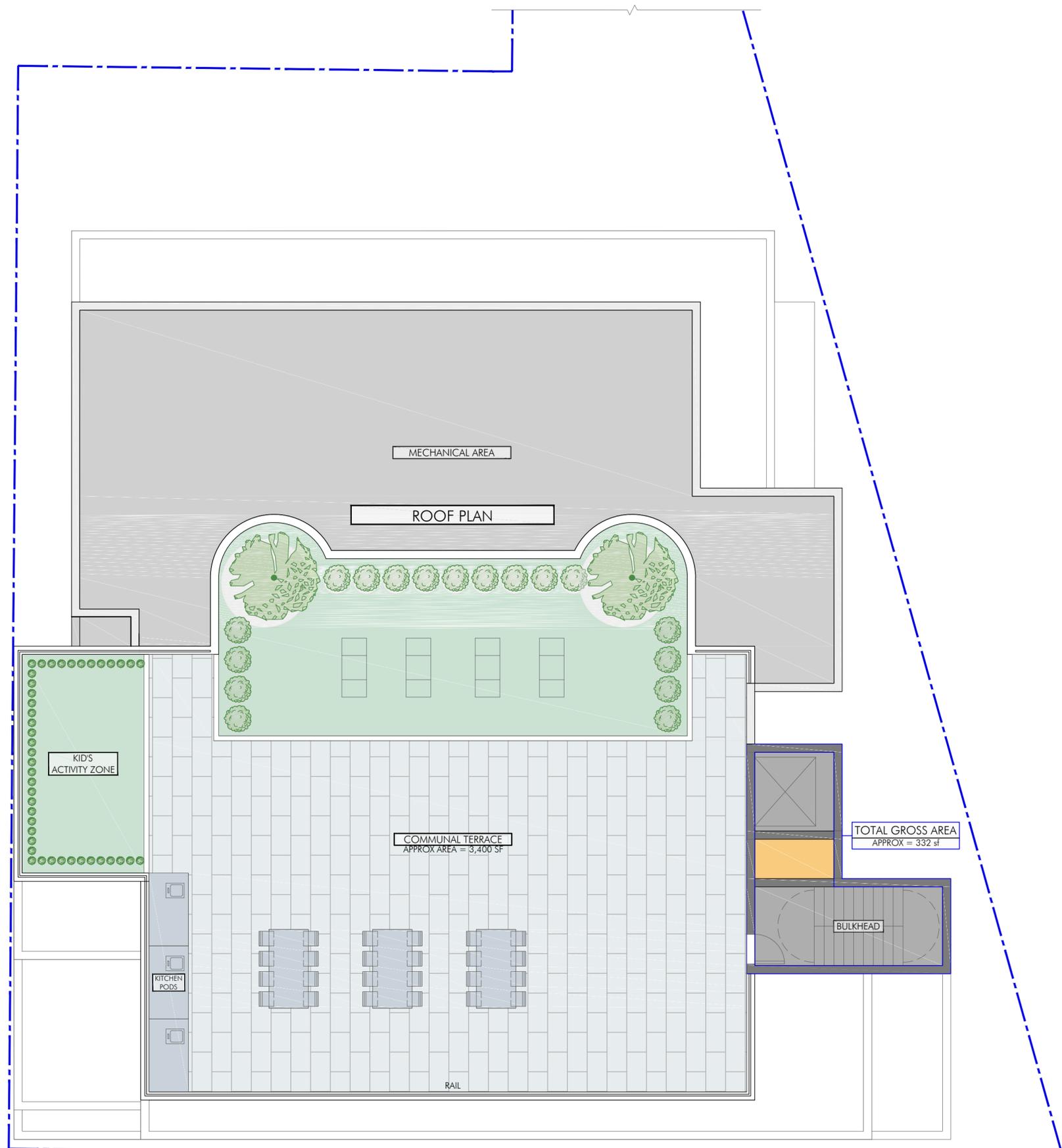


PROSPECT AVE

KEY PLAN - NTS

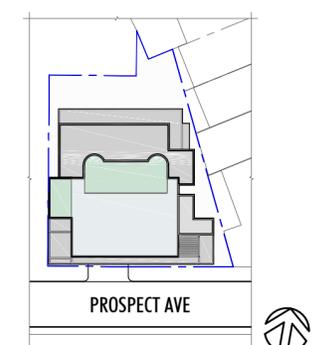


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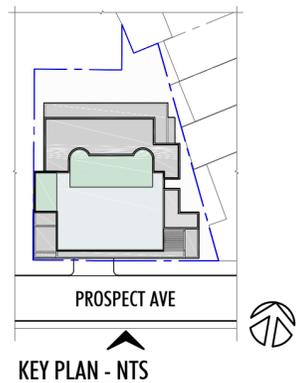
Zoning Data				
	Existing	Allowable/Required	Proposed	Note
Zone	C-2			Conforms
Lot Area				
Lot 1 and Lot 2	10,324 SF	40,000 SF max	10,324 SF	Conforms
Use		Multi Family	Multi Family	Conforms
Stories	3 Stories	4 Stories	4 Stories	Conforms
Building Height		40'-0" max	39'-10"	Conforms
Setbacks	more than 45 feet to residential zone			
Front		0'-0"	0'-0"	Conforms
Side		0'-0"	0'-0"	Conforms
Rear		0'-0"	0'-0"	Conforms
FAR		2.0 FAR	2.0 FAR	Conforms
		20,648 SF	20,640 SF	Conforms
50'-0" Setback to mean high water line of Long Island Sound			approx 330 feet	Conforms
Distance to AE Flood Zone			approx 575 feet	Conforms
Affordable Units		2 required	2 provided	Conforms
Property in NOT within the TOD Overlay				Conforms
At least 5 residential units required			13 provided	Conforms

Parking and Units					
Units			required	proposed/provided	
1 Bedroom	1 space per unit	8 units	8 Spaces required		
2 Bedroom	1 space + 1/2 for additional	5 units	7.5 Spaces required		
	TOTAL	13 Units	15.5 = 16 Spaces required	16 spaces provided	conforms
Affordable			2 required FAHU units		
			11 Market Rate		conforms

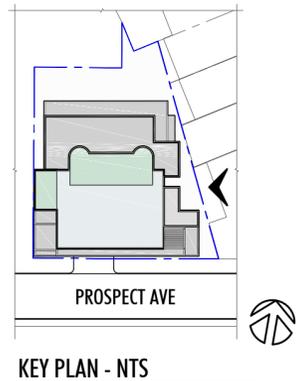
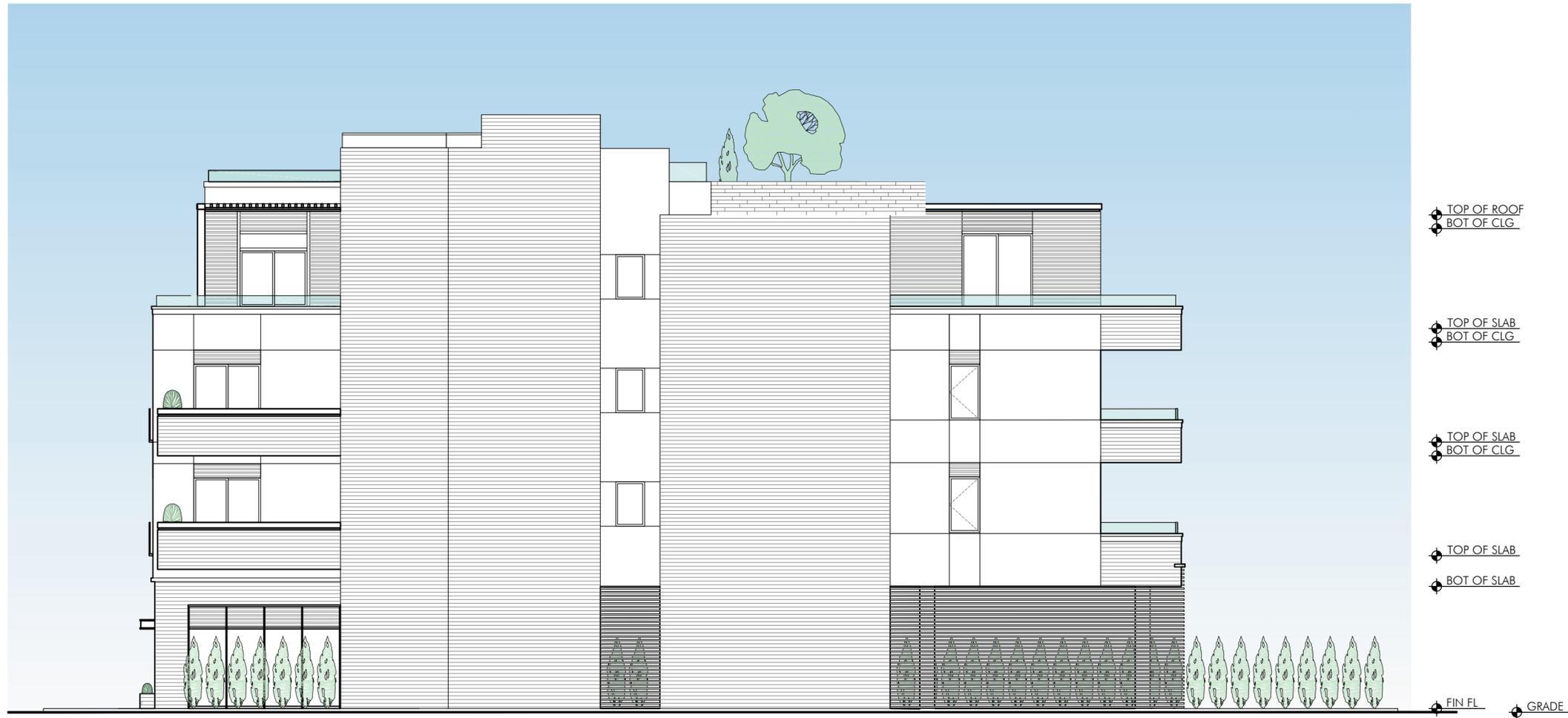
Building Data				
1st	Parking		Approx	16 spaces
2nd				
	2A	1 Bedroom	Approx	1,060 sf
	2B	1 Bedroom	Approx	1,092 sf
	2C	1 Bedroom	Approx	710 sf
	2D	2 Bedroom	Approx	1,347 sf
	2E	1 Bedroom	Approx	1,121 sf
3rd				
	3A	1 Bedroom	Approx	1,060 sf
	3B	1 Bedroom	Approx	1,092 sf
	3C	1 Bedroom	Approx	710 sf
	3D	2 Bedroom	Approx	1,347 sf
	3E	1 Bedroom	Approx	1,121 sf
4th				
	4A	2 Bedroom	Approx	1,550 sf
	4B	2 Bedroom	Approx	1,390 sf
	4C	2 Bedroom	Approx	1,872 sf
TOTAL		(NET RENTABLE)		15,472 sf estimated
Core & Lobby		(Basement not included)		5,168 sf estimated

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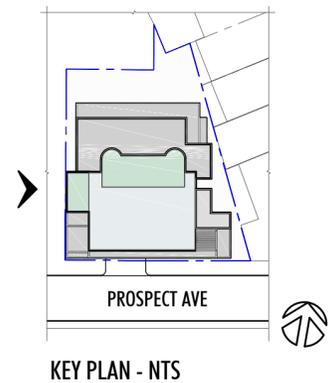
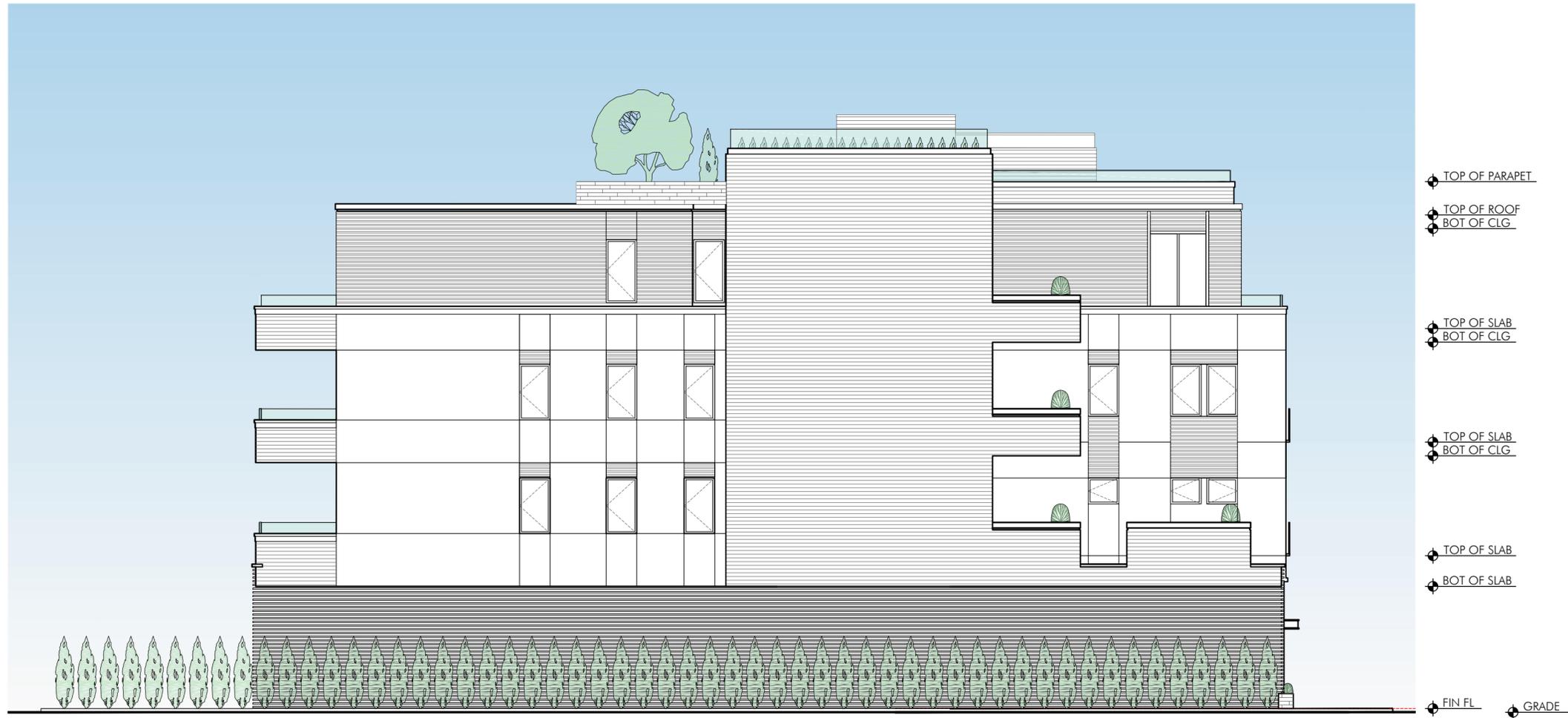




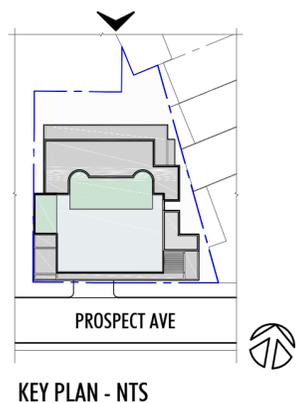
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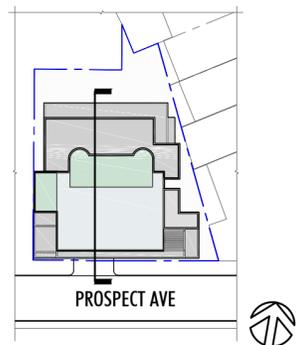
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CONCEPT RENDERING

129-133 PROSPECT AVE.  
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# A900

REV 15



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