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November 23, 2022

BY HAND DELIVERY & EMAIL

Chair Kathleen Savolt
and Members of the Planning Board
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, NY 10543

Re: Site Plan and Special Permit Applications
129-133 Williams Green Residential LLC
Premises: 129-133 Prospect Avenue, Village of Mamaroneck, New York
Village of Mamaroneck Parcel IDs: 9-7-311 & 9-7-316

Dear Chair Savolt and Members of the Planning Board:

This letter and enclosed materials are respectfully submitted on behalf of our client, Williams Green Residential LLC ("the Applicant"), an affiliate of the owners of the captioned Premises, in furtherance of the proposed multifamily residential building.

As this Board is aware, the Applicant proposes to demolish the existing residential structures and construct a four-story multifamily residential building with thirteen (13) residential units (the "Project") that is fully zoning compliant. The building will be comprised of eight (8) one-bedroom units and five (5) two-bedroom units. No residential units will be located on the ground floor of the proposed building. Off-street parking will be provided on the ground floor of the building in an enclosed garage that is not visible from Prospect Avenue.

This letter and the enclosed supplemental materials respond to comments from the Planning Board members at the September 28th meeting. Since that time, the Applicant has amended the site plans to address the Board's comments and recommendations from the Village's Planning, Engineering and Landscape Design consultants. See enclosed Site Plans prepared by Sarrazin Architecture PLLC, dated June 22, 2022 (Rev. 15) ("Site Plans").



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Streetscape Design, Landscaping & Tree Removal

While there are no minimum setbacks required for multifamily residential buildings within the C-2 Zoning District, the Applicant has shifted the building back 3 feet from the street line to allow for planters and additional landscape areas along Prospect Avenue. Details of the proposed plantings along the streetscape are provided in the enclosed updated landscaping plans, prepared by Environmental Land Solutions, LLC, revised November 21, 2022.

Additionally, the Landscaping Plans include details for the proposed replacements of trees that will be removed that are over 8" dbh. The tree replacements will fully comply with the replanting requirements in Section 318-8 of the Village's Tree Law. See Sheet LP.1 of the Landscaping Plans. Eleven trees over 8" dbh are proposed to be removed and the Applicant will replant eleven trees on the Premises. Further, the previously proposed nonnative species plantings have been removed from the landscaping plan and replaced with native species. See Sheet LP.1 of the Landscaping Plans.

Traffic, Parking and Pedestrian Impacts

As demonstrated by the enclosed Traffic and Parking Study, prepared by DTS Provident Design Engineering, LLP ("Traffic Study"), dated November 22, 2022, the Project will not have adverse impacts to the traffic or public parking in the surrounding neighborhood. See Exhibit B. The Applicant proposes 16 off-street parking spaces to fully comply with the Village's parking requirements for multi-family residential buildings within the C-2 Zoning District. In addition, there are 27 on-street parking spaces along the south side of Prospect Avenue with metered parking. On the north side of the Premises there is a 2-floor municipal parking garage with metered public parking on the second floor. Based on the compliant parking provided and ample on-street parking, the Project will provide sufficient parking spaces for the 13 residential units proposed. In fact, pursuant to the enclosed Traffic Study, the Project will actually have a 2-parking space surplus. See Exhibit B.

Pedestrian traffic accommodations and safety measures currently exist within the immediate vicinity of the Project. The sidewalks along both sides of Prospect Avenue at the intersection of Prospect Avenue and Mamaroneck Avenue have crosswalks equipped with ADA ramps and pedestrian signals. The sidewalks at the intersection of Prospect Avenue and Library Lane have crosswalks with ADA ramps and supplemental signage

The estimated new trips generated by the Project will be nominal and have no noticeable impact on the roadway network. Compared to the existing conditions where two residential homes, with a total of 3 dwelling units, are fully occupied, the Project would result in approximately 3 new



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trips during peak morning hours and 5 new trips during peak evening hours. See Exhibit B. Further, the Project is within walking distance from the Village's central business district and there are numerous commercial, employment and recreational facilities within walking distance of the Premises. The Project is less than a 10-minute walk from the MetroNorth Train Station and approximately 1.5 blocks from numerous Westchester Beeline Bus Stops. The proximity to public transportation and location within the central business district will further reduce the amount of traffic generated by the Project. Therefore, the Project will not cause significant adverse impacts on traffic operations in the neighborhood and will provide ample off-street parking.

Affordable Units

In accordance with the affordable housing requirements provided in Zoning Code Section 342-50(B)(6), the Applicant will reserve two (2) one-bedroom units as Fair and Affordable Housing Units.¹ The maximum yearly rent and rental terms for the fair and affordable units will comply with the requirements of Sections 342-105(D) and 342-106 of the Zoning Code. The process for selecting eligible families and individuals for the fair and affordable housing units will follow the selection guidelines in Section 342-106 of the Zoning Code. Pursuant to Section 342-106(A), tenants for the affordable units will be selected on the basis of a lottery drawing conducted by the Town of Mamaroneck Public Housing Agency.

Construction Management and Phasing

A preliminary Construction Phasing Plan, prepared by Hudson Engineering & Consulting, P.C., dated November 7, 2022, is enclosed herein and details the proposed two phases of construction for the Project. A comprehensive Construction Management Plan will be submitted with the Applicant's Building Permit application. During Phase 2 of construction, the pedestrian sidewalk in front of the Premises will be temporarily closed and a summary of the proposed safety measures to accommodate pedestrian traffic during this time is provided on page 10 of the enclosed Traffic Study. See Exhibit B. As detailed in the enclosed Traffic Study, construction of the Project will not have a significant impact on pedestrian and vehicular traffic and will comply with State and local requirements for temporary closures. See Exhibit B, p.10.

Green Building Design Details

The Applicant is proposing to construct a LEED Silver-Certified building to enhance efficiency and moderation in the use of materials, energy and consumption. Details of the proposed green

¹ Zoning Code Section 342-50(B)(6) requires residence uses with 11-20 units in the C-2 Zoning District to provide two Fair and Affordable Housing Units.



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roof, energy efficient windows, sustainable finishes and building materials, high efficiency heating and cooling, and LED lighting are provided on Sheets A.205-A.207 of the enclosed Site Plans. Additional details of the proposed rooftop plantings are included on Sheet LP.2 of the enclosed Landscaping Plans.

As previously detailed in the Applicant's August 24, 2022 submission, the Project includes the addition of new stormwater management infrastructure where none exist at the property today. A comprehensive Stormwater Pollution Prevention Plan and Drainage Analysis ("SWPPP") has been developed to prevent pollutants of concern from exiting the site during and post-construction. See enclosed SWPPP and civil engineering drawings prepared by Hudson Engineering & Consulting P.C., revised through November 22, 2022.

State Environmental Quality Review Act

This request for special permit and site plan approval constitutes an "Unlisted" action under the New York State Environmental Quality Review Act ("SEQRA"). 6 NYCRR § 617.2(al); 617.6(a)(3); 617.7(a)(2). At its September 28, 2022 meeting, the Planning Board directed AKRF, the Village's Planning Consultant, to circulate notice of the Board's intent to serve as Lead Agency under SEQRA.

Pursuant to the 30-day timeframe to establish Lead Agency under SEQRA², the Planning Board is now Lead Agency and the Applicant is preparing application materials to the Harbor Coastal Zone Management Commission ("HCZMC") to commence the coordinated review process.

Conclusion

As demonstrated by the materials enclosed herein and previously submitted to the Planning Board, the Applicant complies with the special permit detailed in Zoning Code Section 342-71 and is consistent with the public health, safety, morals and welfare of the community. The location and proposed size of the multifamily building is consistent with the character of the neighborhood and the multifamily, commercial and mixed-use development of the surrounding area.

Materials Enclosed

In support of the site plan and special permit applications, the Applicant submits one (1) set and an electronic copy of the following documents:

² 6 NYCRR 617.6(b)(3).



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Exhibit A: Redacted portions of Operating Agreements for 129, 131-133 Prospect Avenue;
Exhibit B: Traffic and Parking Study, prepared by DTS Provident, dated November 22, 2022
Exhibit C: November 22, 2022 Environmental Land Solutions, LLC letter responding to Terra Bella Land Design's landscape review memorandum, dated September 23, 2022; and
Exhibit D: October 18, 2022 Hudson Engineering & Consulting, P.C. response to the September 23, 2022 Kellard Sessions Review memorandum

Also enclosed is one (1) full size copy of the following plans:

- Landscape Plan, prepared by Environmental Land Solutions, LLC, revised through November 21, 2022;
- Architectural drawings, prepared by Sarrazin Architecture, PLLC, dated June 22, 2022, Rev. 15); and
- Civil engineering drawings prepared by Hudson Engineering & Consulting P.C., revised October 18, 2022.
- Phasing Plan, prepared by Hudson Engineering & Consulting P.C., dated November 7, 2022.
- Stormwater Pollution Prevention Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting P.C., revised October 18, 2022.

The Applicant looks forward to appearing before the Planning Board on December 14th for continued review and consideration of the site plan and special permit applications. Should the Planning Board or Village Staff have any questions in the interim, please feel free to contact the undersigned. Thank you in advance for your consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Kristen Motel', is written over a light blue horizontal line.

Kristen Motel

Enclosures

cc: Client
Sarrazin Architecture, PLLC
Hudson Engineering & Consulting P.C.
Environmental Land Solutions, LLC
Anthony B. Gioffre III, Esq.