



Village of Mamaroneck Planning Board Application

1. Zone: C-2 Section: 9 Block: 7 Lot: 311,316
2. Project Address: 129-133 Prospect Avenue, Mamaroneck, New York 10543
3. Owner's Address: Williams Green Residential LLC
181 Westchester Avenue, Port Chester, New York 10573
845-464-5147 Cell#: 845-240-3076
Phone#: prabjeet@williamsrgreen.com
Email: prabjeet@williamsrgreen.com
4. Applicant or Owner's Representative:
Address: Cuddy & Feder LLP, Attorneys for the Applicant
445 Hamilton Ave, 14th Floor, White Plains, New York 10601
Phone#: 914-761-1300 Cell#:
Email: agioffre@cuddyfeder.com
5. Description of work being proposed or action being requested

The proposed action includes the demolition of two structures and the construction of a new 13-unit, 4-story residential building and associated site improvements including a stormwater management system.

6. Use of site: Present, if any: Residential

Proposed: Multi-Family Residential

7. Covenants, easements or other restrictions to which site is subject, if any. List here, and submit pertinent documents or state "None"

8. Area of site: _____ sq.ft. or 0.23 acres

9. Application relates to an existing building erected: (Date) _____ ^{1910 and 1924} that (is) or (is not) conforming to Zoning Ordinances; a proposed use, or a Certificate of Occupancy. For existing building, CO issued: (date) _____

10. Proposed gross floor area: 20,630 sf Existing gross floor area: _____

11. Number of existing parking spaces if any: 0

12. Proposed parking spaces: 16 Total Spaces: 16

13. Coastal Assessment Form
(See Sec.240-28 of the Village code for additional information.)

II. Coastal Assessment Form (Check either "Yes" or "No" for each of the following questions).
(See Chapter 240 of the Village Code for additional information.)

A. Will the proposed action be located in, or contiguous to, or to have a significant effect upon any of the resource areas identified in the Local Waterfront Revitalization Program?

(Check) Yes or No

- | | | |
|---|-------------------------------------|-------------------------------------|
| 1. Significant fish/wildlife habitats (7, 7a, 44) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Flood Hazard Areas (11, 12, 17) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Tidal or Freshwater Wetland (44) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Scenic Resource (25) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Critical Environmental Areas (7, 7a, 8, 44) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Structures, sites or sites districts of historic,
Archeological or cultural significance (23) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

B. Will the proposed action have a significant effect on any of the following?

- | | | |
|---|--------------------------|-------------------------------------|
| 1. Commercial or recreational use of the fish and wildlife resource (9, 10) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Development of the future or existing water-dependent uses (2) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Land and water uses (2, 4) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Existing or potential public recreation opportunities (2, 3) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Large physical change to a site within the coastal area which will require
the preparation of an environmental impact statement (11, 13, 17, 19, 22,
25, 37, 38) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Physical alteration of one or more areas of land along the shoreline, land
under water or coastal waters (2, 4, 11, 12, 17, 20, 28, 35, 44) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Physical alteration of three or more acres of land located elsewhere in
the coastal area (11, 12, 17, 33, 37, 38) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Sale or change in use of state-owned lands, located under water
(2, 4, 19, 20, 21) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Revitalization/redevelopment of deteriorated or underutilized waterfront
site (1) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Reduction of existing or potential public access to or along coastal
waters (19, 20) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Excavation or dredging activities or the placement of fill materials in
coastal waters of Mamaroneck (35) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Discharge of toxic, hazardous substances, or other pollutants into
coastal waters of Mamaroneck (34, 35, 36) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Draining of storm water runoff either directly into coastal waters of
Mamaroneck or into any river or tributary which empties into them (33, 37) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Transport, storage, treatment or disposal of solid waste or hazardous
materials (36, 39) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Development affecting a natural feature which provides protection
against flooding or erosion (12) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

C. Will the proposed activity require any of the following:

- | | | |
|---|--------------------------|-------------------------------------|
| 1. Waterfront site (2, 4, 6, 19, 20, 21, 22) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Construction or reconstruction of a flood or erosion control structure
(13, 14) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. Remarks or Additional Information Click here to enter text.

Preparer's

Signature: 

Date: 6/22/22

Preparer's Name/Title: Anthony B. Gioffre III, Esq., Attorney for the Applicant

Company: Cuddy & Feder LLP

Address: 445 Hamilton Ave, 14th Floor, White Plains, New York, 10601

14. Has this property been the subject of past Village Board, Planning Board, or Zoning Board applications and/or approvals? If yes, Please explain:

N/A

15. Are there any other discretionary actions before any other board within the Village? If yes, please explain:

Building Permit - Building Department; Site Plan, Special Permit- Planning Board;

Consistency Review- HCZMC

Note: By signing this document the owner of the subject property grants permission for Village Officials and Planning Board members to conduct a site visit in connection with the review of this application.

The statements contained herein, as well as all information submitted in the application and any other supporting documents, are true to the best of my belief.

Applicant signature:

Project K. C.

Date: 6/22/22

Owner's signature:

Project K. C.

Date: 6/22/22

8. Escrow Deposits.

Special permit

\$3,000.00

- Any amount that is not listed please contact the Building Inspector for the proper amount.

9. Upon the submission of a complete application, the following application fees shall be paid.

Special permit application (Commercial/Industrial)

\$406.00

Special permit or variance, application for extension of

\$116.00

Any Questions can be directed to the Building Inspector and or the Secretary to the Planning Board at (914) 825-8758.

Special Permit Application

1. The following are the provisions of the Village Code under which a special permit is required from the Planning Board (Please check one).

Article VI, Section 342-32 C (1) Home improvement design centers

Article VI, Section 342-32 C (2) Indoor recreation facility

Article VI, Section 342-32 C (3) Art, film, music and dance instruction

Article VI, Section 342-32 C (4) Adult uses

Article VI, Section 342-32 C (5) Motor vehicle, service, repair, body stations and public garages

Article VI, Section 342-32 D Temporary educational uses

Article VII Section 342-41 Agricultural use

Article VII, Section 342-50A(4), Infill housing ✓

Article VII, Section 342-52.1 Nursing homes

Article XVI, section 342-116 Wireless Telecommunications Facilities

- Anything not listed , please fill out below •

Article _____ Section _____

2. List all permits you must obtain in order to complete the project requested in this application (include all permits or approvals necessary from any state, federal, county, or local agency or department.)

Building Permit - Building Dept;

Site Plan, Special Permit- Planning Board;

Consistency Review- HCZMC

CHECKLIST FOR SPECIAL PERMIT SUBMISSION

- ☐ Applicable fee
- ☐ 1 Electronic Copy of All documents submitted

Applicant must submit sixteen (16) copies of the following:

- ☐ Completed Application
- ☐ All Certificates of Occupancy or Temporary Certificate of Occupancy for the property, or Letter from the Building Department in lieu thereof
- ☐ Violations on the property and proof that they have been corrected
- ☐ *Photographs* of the property (3" X 5" or larger) that depict the location and potential impacts of your application
- ☐ *Accurate survey*** of the current status of the property which has been prepared and certified by a licensed surveyor *within the past twelve (12) months* of the application date, shall be submitted with each application.

****ALL SURVEYS SUBMITTED FOR A VARIANCE REQUEST MUST SHOW THE SETBACKS FOR ALL STRUCTURES ON THE LOT TO THE PROPERTY LINE**

Please Note: Where a survey certified within the past 12 months is not available and the application does not involve any change to the exterior of the property, the Board will accept a certification by the owner that to his/her knowledge the existing survey accurately depicts the current status of the property

- ☐ *Certified drawings*, prepared by a registered architect or professional engineer, and other supporting documents
- ☐ *Written consent of the owner*, if you are not the owner of the property
- ☐ *Certification*, as required by NYS General Municipal Law
- ☐ State Environmental Quality Review (SEQRA) *Short or Long Environmental Assessment Form*
- ☐ *Copy of the Determination* being Appealed


Applicant's Signature

June 22 '22
Date

Please provide information that supports your Application. You must refer to the appropriate sections of the Village Code and to other legal requirements necessary for the board to consider your application

(Article X Special Permit) § 342-71 Action on referral. *Please see attached narrative

A. That the location and size of the use, the nature and intensity of the operations and traffic involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to the type, arrangement and capacity of streets giving access to it and the hours of operation are such that the proposed use will be in harmony with the appropriate and orderly development of the district in which it is located.

The proposed development is classified in a C-2 (General Commercial) zoning district within the Village which residential uses are permitted subject to the issuance of a Special Permit. See Zoning Code Section 342.50. The proposed development will replace two single-family residential units, and will be next to another multi-family unit. Thus, the proposed development and its location are in harmony with the development of the C-2 district.

B. That the location, nature and height of buildings, walls and fences and the nature and extent of the landscaping and screening on the site, as existing or proposed, are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

The proposed development will not discourage adjacent development as the properties adjacent to the proposed development are already improved. The landscaping of the proposed development will be similar to what can be found on the surrounding properties.

C. That operations in connection with the proposed use will not be objectionable by reason of noise, fumes, smoke, dust, vibration, glare, intensity or flashing of lights.

The operations of the proposed development will not generate fumes, smoke, dust, vibration, or flashing lights.

D. That the parking areas to be provided will be of adequate capacity for the particular use, properly located and suitably screened from adjoining residential uses and that the entrance and exit drives shall be laid out so as to achieve maximum safety.

The proposed development will provide ample parking for its use and will be enclosed within the first floor garage, not visible from the road.

E. That, where they are applicable, the standards and requirements established or approved by the Village Engineer have been satisfactorily met as evidenced by his certification and that all necessary approvals of any other governmental agency or board have been or will be obtained by the applicant.

The applicant is working towards securing the necessary permits which include a Building Permit, Site Plan Application, Special Permit, and HCZMC Consistency Review.