



Environmental, Planning, and Engineering Consultants

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Memorandum

To: Village of Mamaroneck Harbor Coastal Zone Management Commission
From: Teresa Cannone, Senior Environmental Scientist
Date: March 10, 2023
Re: 572 Van Ranst Place
cc: 572 Van Ranst Pl, LLC, Cuddy and Feder, Kellard Sessions, Brittanie O'Neil

AKRF, Inc. has reviewed the following materials for the above-referenced project as requested by the Village of Mamaroneck Harbor & Coastal Zone Management Commission:

- Memorandum with Project Description prepared by Cuddy and Feder, dated February 22, 2023
- HCZMC Application, dated October 25, 2021
- HCZMC Coastal Assessment Form, dated October 27, 2021 and Narrative, dated February 22, 2023
- Building Permit Application, dated March 21, 2022
- Floodplain Development Permit Application, dated August 30, 2021
- Building Determination, dated November 8, 2022
- Planning Board SEQR Negative Declaration, dated July 27, 2022
- Aerial Photographs and Street View Images
- Memorandum from NYS OPRHP, dated February 18, 2022
- Traffic and Parking Study and Trash/Recycling Generation Analysis, prepared by DTS Provident Design Engineering, dated April 18, 2022
- Architectural Drawings, prepared by Sullivan Architects, dated December 16, 2020 and revised October 25, 2022
- Landscape plans, prepared by Imbiano Quigley Landscape Architects, dated April 4, 2022 and revised June 15, 2022
- Exhibit M: Fuel Cell Demo prepared by Aris Energy Solutions, dated August 25, 2001 and August 23, 2021 and Fuel Cell Information, prepared by Aris Energy Solutions, dated June 27, 2022
- Civil Engineering Drawings, prepared by Hudson Engineering & Consulting, dated September 1, 2021
- Flood Storage Analysis Plan, prepared by Hudson Engineering & Consulting, dated June 22, 2022
- Memorandum prepared by Sullivan Architecture, dated February 15, 2022
- Memorandum prepared by Sullivan Architecture, dated July 15, 2022
- Topographic Survey prepared by Ramsay Land Surveying, dated March 10, 2021 and revised August 18, 2022

- Stormwater Pollution Prevention Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting, P.C, dated September 1, 2021 and revised July 20, 2022

PROJECT DESCRIPTION

The applicant proposes to construct a five-story building including 10 residential apartment units and an on-grade parking structure for 12 parking spaces.

1. On the landscape plans (prepared by Imbiano Quigley Landscape Architects, dated April 4, 2022 and revised June 15, 2022) tree grates are proposed to be installed around the red maple trees planted along the sidewalk. Please note that the tree grates proposed in the landscape plan may require maintenance as the diameter of the trees expand. The inner rows of rings in the tree grates may need to be removed to facilitate the expanding trunk of the trees. Are the tree grates required for ADA compliance on the sidewalk?
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