



Village of Mamaroneck
169 Mount Pleasant Avenue – Third Floor
Mamaroneck, New York 10543
(914) 777-7731

Thomas Murphy and Board of Trustees
Mayor

Jerry Barberio
Village Manager

Property Address: 572 Van Ranst Place, Mamaroneck, NY 0543

Date: 11/08/222

Section:8

Block:88

Lot:15B

☐ Flash drive Submitted

Zoning: R-M3

Applicant (name/address/email/phone): Sullivan Architects, 31 Mamaroneck Ave, White Plains, NY 10601,
914-761-6006 Email: johnscsullivanarch.com

Owner(name/address/email/phone): 572 Van Ranst Place LLC, 506 South 9th Ave, Mount Vernon, NY
10550 914-664-7244

Description of work: 10 unit residential apartment in a 5 story new building including on grade semi below
grade for 12 parking spaces.

After reviewing the Village Code, it appears the following Land Use Boards and approvals are required:

☒ Planning Board

☒ Board of Architectural Review

☐ Other:

☒ Zoning Board

☒ Harbor/Coastal Zone Management

Chapter	Article	Section	Part	Description	Approval Required
342	27.1			FAR 1.2 required, proposed 1.5	Planning Board
342	75	A, B, E		Site Plan	Planning Board
294				SWPPP	Admin Review
318				Tree Law	Planning Board
240	26	B		Proposed work may affect the environment	HCZMC - Consistency
6		6		Estimated cost of exterior work over \$10,000	BAR
342	50	E		5 stories (49 feet) proposed where a maximum of 4 stories (50 feet) permitted	ZBA Area Variance
342	Attachment 2			51% coverage proposed where a maximum of 50% is permitted	ZBA Area Variance
342	Attachment 2			10 units proposed where a maximum of 8 units is permitted (per requirement of a minimum of 800 SF of Lot Area per dwelling unit)	ZBA Area Variance

342	Attachment 2			Lesser side yard required 8' proposed 0, combined side yard required 20' proposed 12'	ZBA Area Variance
342	Attachment 2			FAR of 1.6 proposed where a maximum of 1.2 is permitted	ZBA Area Variance
342	Attachment 2			0-foot minimum lesser side yard setback proposed where a minimum of 8 feet is permitted	ZBA Area Variance
342	Attachment 2			18-foot minimum combined side yard setback proposed where a minimum of 20 feet is permitted	ZBA Area Variance
342	Attachment 2			247 SF of usable open space proposed where 1,253 SF is required. (150 SF per dwelling unit required)	ZBA Area Variance
342	3			10" encroachment along the northern side yard	ZBA Area Variance

Escrow Determination(s):

New Variance--\$1,500; New Site Plan (major) --\$9,500; Consistency --\$1,500; Minor SWPPP--\$750

Respectfully,



Daniel J. Sarnoff,
Assistant Village Manager