



***Environmental, Planning, and Engineering Consultants***

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## Memorandum

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**To:** Village of Mamaroneck Planning Board  
**From:** Alicia Moore  
**Date:** May 5, 2023  
**Re:** 572 Van Ranst Place

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AKRF, Inc. has reviewed the following application materials for the above-referenced project in relation to the requirements of the Village Code:

- Letter from Kristen Motel, Cuddy + Feder LLP, to Chair Seamus O'Rourke and Members of the Planning Board, dated April 26, 2023
- Survey, prepared by Ramsay Land Surveying, P.C., revised August 18, 2022
- Architectural drawings prepared by Sullivan Architecture, P.C., revised April 24, 2023
- Landscaping Plans prepared by Imbiano Quigley Landscape Architects, revised August 12, 2022
- Civil Engineering drawings prepared by Hudson Engineering & Consulting P.C., revised April 26, 2023
- Revised Building Determination Letter from the Village of Mamaroneck, dated November 8, 2022
- Index of Microgrid Resiliency Articles & Case Studies
- Microgrid Use Analysis & Case Studies, prepared by Aris Energy Solutions, LLC
- Letter from Mehdi Ganji, PhD, Global Energy Credit, to HCZMC, dated April 3, 2023
- Zoning Board of Appeals Resolution (#18-AV-22) for the subject application, dated March 2, 2023

### PROJECT DESCRIPTION

The Applicant, 572 Van Ranst Pl, LLC, proposes to construct a new 5-story multifamily building with parking at 572 Van Ranst Place in the RM-3 zoning district. The property is located within the "AE" flood hazard zone with a Base Flood Elevation of 25.8 feet. The project site is currently improved with a two-family residential building and associated parking; the existing construction is not compliant with the Village floodplain development requirements (Chapter 186 of the Village Code). The proposed project, which would comply with the floodplain development requirements, would include a 10,677 square foot building with 10 dwelling units, consisting of 6 one-bedroom and 4 two-bedroom units, and 14 parking spaces (inclusive of two stackers) and four Electric Vehicle (EV) charging stations within a garage located on the ground floor. The building would include a rooftop solar installation and fuel cell system. The project requires several area variances from the ZBA, a Consistency Determination from the HCZMC, and Site Plan approval from the Planning Board pursuant to § 342-75A & B. The Applicant has received the necessary approvals from the ZBA and HCZMC.

## COMMENTS

The Applicant has revised the submission package in response to comments from the Planning Board, HCZMC, and Village consultants. Previous comments are shown in *italics*, new and follow-up comments are in **bold**.

1. *The Proposed Project has been classified as an Unlisted Action under SEQRA and a Full Environmental Assessment Form has been provided. In addition, the Applicant has responded to a number of questions regarding the potential environmental impacts of the project. At this point, the Applicant has addressed all of AKRF's comments related to the SEQRA determination. At the July 13, 2022 meeting, the Planning Board reviewed and approved the EAF Part 2 form to inventory all potential resources that could be affected by the proposed project. The next step for the Planning Board, as Lead Agency, is to review the EAF Part 3 in support of a determination of significance. The Part 3 form assesses each impact that was identified in Part 2 as potentially moderate to large, or where there is a need to provide an explanation of why a particular element of the project will not, or may, result in a significant adverse environmental impact. Based on the analysis in Part 3, the Planning Board decides whether the available information is sufficient to conclude that the proposed action will not have a significant adverse environmental impact or whether to require an environmental impact statement (EIS) to further assess the proposed action.*

**The Planning Board adopted a Negative Declaration July 26, 2002, which concluded the environmental review. Subsequently, the Applicant obtained the necessary area variances from the ZBA (3/2/23) (see Comment #2) and a Consistency Determination from HCZMC (4/19/23).**

2. **The ZBA granted the following area variances to the Applicant on March 2, 2023:**

### Area Variances

Category	Required / Allowed	Proposed
Maximum Lot Coverage	50%	51%
Floor Area Ratio (FAR)	1.2	1.6
Min. Usable Open Space	1,500 sq. ft.	247 sq. ft.
Min. Lot Area per Unit	8 units maximum	10 units
Building Height	4 stories	5 stories
Lesser Side Yard Setback	8 ft.	0 ft.
Combined Side Yard Setback	20 ft.	12 ft.
Encroachment into a Side Yard	0 ft.	10 inches

3. **The Applicant revised the site plan in response to comments from the HCZMC. Changes include relocation of utilities to the courtyard, which resulted in a decrease in the usable open space, as well as increases in FAR due to including the adjacent building encroaching on the property. The updated plan has been reviewed against the Village Code and there are no additional nonconformities that need to be addressed outside of the ones already approved by the ZBA (see Area Variances table, above).**
4. **The Applicant has provided additional information regarding the proposed microgrid and "shelter-in-place" actions, including a letter from Mehdi Ganji, PhD opining on the appropriateness of the proposed microgrid, as well as an index of publications regarding microgrid technology and shelter-in-place actions.**

## RECOMMENDED ACTIONS

At the May 10, 2023 Planning Board meeting, AKRF recommends that the Planning Board continue review.