

# VILLAGE OF MAMARONECK

# APPLICATION SUMMARY SHEET

**Proj. Name:** 572 Van Ranst Place

**S/B/L:** 8-22-255

**Zone:** RM-3

**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-sf 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. The Applicant has received the necessary approvals from the ZBA and HCZMC.

**Applicant:** 572 Van Ranst Pl, LLC

## SEQR ACTIONS COMPLETED:

- ☒ Intent to Declare Lead Agency
- ☒ Declare Lead Agency
- ☒ EAF Submitted
- ☒ Determination of Negative Significance by Board

## TYPE OF ACTION: Unlisted/Coordinated

Date: 9/24/21

Date: 3/9/22

Date: 6/3/21

Date(s): 7/26/23

- Public Hearing Required ☐ Y ☒ N
- Wetland Permit (Chapter 192) ☐ Y ☒ N
- Special Permit ☐ Y ☒ N
- Stormwater & ESC Permit (Chapter 294) ☒ Y ☐ N
- Coastal Zone Consistency (Chapter 240) ☒ Y ☐ N

## LOCAL AND AGENCY REVIEW REQUIRED?

### REFERRAL DATE

### STATUS/DATE OF LETTER

**Yes No**

- ☐ ☒ Village Board of Trustees
- ☒ ☐ Planning Board
- ☒ ☐ Board of Architectural Review
- ☒ ☐ HCZMC
- ☒ ☐ Zoning Board of Appeals
- ☒ ☐ Village Department of Public Works
- ☒ ☐ County Planning Department (GML) [within 500 ft of the Sheldrake River]
- ☐ ☒ County Highway Department
- ☒ ☐ County Health Department
- ☐ ☒ NYSHPO
- ☐ ☒ NYSDEC
- ☐ ☒ NYSDOT
- ☐ ☒ Army Corps of Engineers
- ☐ ☒ Metro-North Railroad
- ☐ ☒ GML 239-NN referral to Town of Mamaroneck, Town of Harrison, or City of Rye [**Bold** = yes]

application currently under review by HCZMC

Consent Form rec'd, dated 9/28/21

## VARIANCES? ☒ Y ☐ N

Variance or Waiver Request: max lot coverage, FAR, min usable open space, min lot area per unit, building height, lesser side yard, combined side yard, encroachment into side yard. Granted 3/2/23.

## LAND USE BOARD ACTIONS:

Date	Board	Discussion/Decisions/Resolutions
9/24/21	PB	Declared Intent to be Lead Agency (Unlisted/Coordinated); 2) Referred to Westchester County per 239-m
11/10/21	PB	Discussion
3/9/22	PB	Declared Lead Agency (Unlisted/Coordinated)
5/11/22	PB	Discussion
7/13/22	PB	Adopted the EAF Part 2
7/27/22	PB	Adopted EAF Part 3; Resolution for Negative Declaration; referred to HCZMC
3/2/23	ZBA	Approved area variances
3/15/23	HCZMC	Requested confirmation that building residents can safely shelter in place during severe storms/flooding.
4/19/23	HCZMC	HCZMC voted project is consistent with LWRP.
5/10/23	PB	

## RECOMMENDED ACTION FOR MEETING: continue review.