



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Kristen Motel
kmotel@cuddyfeder.com

May 10, 2023

BY HAND DELIVERY & EMAIL

Chair Seamus O'Rourke
and Members of the Planning Board
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, NY 10543

Re: Site Plan and Special Permit Applications
129-133 Williams Green Residential LLC
Premises: 129-133 Prospect Avenue, Village of Mamaroneck, New York
Village of Mamaroneck Parcel IDs: 9-7-311 & 9-7-316

Dear Chair O'Rourke and Members of the Planning Board:

This letter and enclosed materials are respectfully submitted on behalf of our client, Williams Green Residential LLC ("the Applicant"),¹ in furtherance of the proposed multifamily residential building.

As this Board is aware, the Applicant proposes to demolish the existing residential structures and construct a four-story multifamily residential building with thirteen (13) residential units (the "Project") that is fully zoning compliant. The building will be comprised of eight (8) one-bedroom units and five (5) two-bedroom units. In accordance with the affordable housing requirements provided in Zoning Code Section 342-50(B)(6), the Applicant will reserve two (2) one-bedroom units as Fair and Affordable Housing Units.² Off-street parking will be provided on the ground floor of the building in an enclosed garage. The Project will be built to the LEED Silver Standard and will incorporate a green roof, energy efficient windows, sustainable finishes and building materials, high efficiency heating and cooling, and LED lighting.

¹ Williams Green Residential LLC is an affiliate of the owners of the captioned Premises.

² Zoning Code Section 342-50(B)(6) requires residence uses with 11-20 units in the C-2 Zoning District to provide two Fair and Affordable Housing Units.



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At its December 14, 2022 meeting, the Planning Board, acting as Lead Agency under the New York State Environmental Quality Review Act ("SEQRA")³, referred the Applicant to the Harbor and Coastal Zone Management Commission ("HCZMC") to commence coordinated environmental review. On January 18, 2023, the Applicant appeared before the HCZMC to introduce the Project and receive comments as part of the SEQRA review.

The comments received from the HCZMC generally focused on improving stormwater management during the construction process. As such, the Applicant is submitting the enclosed amended civil engineering plans, stormwater pollution prevention plan ("SWPPP") and drainage analysis and phasing plan, which address the HCZMC's comments and the December 8, 2022 and January 13, 2023 Kellard Sessions Review memoranda. See enclosed plans prepared by Hudson Engineering & Consulting, P.C., revised through April 26, 2023, and **Exhibit E** (Hudson Engineering's response to Kellard Sessions' comments). These engineering materials include sequencing plans that detail stormwater management measures during each phase of construction, including runoff controls and details and management of the silt and stockpile fences.

As the Planning Board requested at the December 14th meeting, the Applicant has evaluated impacts to pedestrian safety and pedestrian traffic during construction. A Pedestrian Control Plan Memorandum has been prepared by DTS Provident Design Engineering, LLP which details the proposed sidewalk closure, safety measures and locations of temporary pedestrian traffic routes during each phase of construction is included in **Exhibit B**. As demonstrated by the enclosed Pedestrian Control Plan Memo, construction of the Project will not create a hazard to pedestrians and will comply with State and local requirements for temporary closures. See **Exhibit B**.

The Applicant is also enclosing additional supplemental materials addressing the Planning Board's comments on the Project. Further details of the proposed rooftop solar installation are provided on the enclosed photovoltaic plan (Sheet A204), prepared by Sarrazin Architecture, PLLC, in **Exhibit D**. An updated landscaping plan is enclosed that reflect the removal of the previously proposed street trees and plantings on the Chase Bank property. See Sheet LP.1 of the Landscaping Plan prepared by Environmental Land Solutions, LLC, revised through May 3, 2023. As the Landscaping Plan demonstrates, the Project will remove 11 trees over 8" dbh and proposes

³ At its September 28, 2022 meeting, the Planning Board directed AKRF, the Village's Planning Consultant, to circulate notice of the Board's intent to serve as Lead Agency under SEQRA. The Planning Board established itself as Lead Agency at the December 14, 2022 meeting.



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to replant 9 trees on the Premises. Pursuant to the replanting requirements in Village Code Section 318-8(G)(3), recently amended in Local Law 5-2022, the Applicant will contribute to the Village of Mamaroneck Tree Bank for the remaining 2 trees that cannot be planted on site.

As demonstrated by the materials enclosed and previously submitted to the Planning Board, the Project complies with the special permit detailed in Zoning Code Section 342-71 and is consistent with the public health, safety, morals and welfare of the community. The location and proposed size of the multifamily building are consistent with the mixed-use character of the surrounding area, as demonstrated by the images and rendering provided in **Exhibit A**.

Materials Enclosed

In support of the site plan and special permit applications, the Applicant submits one (1) set and an electronic copy of the following documents:

- Exhibit A: Aerial and Street View Images and Proposed Rendering;
- Exhibit B: Traffic/Pedestrian Control Plan Memo and Phasing Plans, prepared by DTS Provident, dated December 21, 2022;
- Exhibit C: Rooftop Solar Plan, prepared by Sarrazin Architecture, PLLC, dated May 9, 2023;
- Exhibit D: Correspondence from NY State Historic Preservation Office (SHPO) regarding the Project, dated April 13, 2023; and
- Exhibit E: April 26, 2023 Hudson Engineering & Consulting, P.C. response to the December 8, 2022 and January 13, 2023 Kellard Sessions Review memoranda

Also enclosed is one (1) full size copy of the following plans:

- Updated Landscape Plan, prepared by Environmental Land Solutions, LLC, revised through May 3, 2023;
- Civil engineering drawings prepared by Hudson Engineering & Consulting P.C., revised April 26, 2023;
- Updated Phasing Plan, prepared by Hudson Engineering & Consulting P.C., revised April 26, 2023; and
- Updated Stormwater Pollution Prevention Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting P.C., revised April 26, 2023.

The Applicant looks forward to appearing before the Planning Board on May 24th for continued review and consideration of the site plan and special permit applications. Should the Planning



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Board or Village Staff have any questions in the interim, please feel free to contact the undersigned. Thank you in advance for your consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Kristen Motel".

Kristen Motel

Enclosures

cc: Client

Sarrazin Architecture, PLLC

Hudson Engineering & Consulting P.C.

Environmental Land Solutions, LLC

Anthony B. Gioffre III, Esq.