



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: 960 Green Meadow Lane, Mamaroneck, NY 10543

Date: 03-17-2023

Section: 9  
Zoning: R-20

Block: 104

Lot: K

☐ Flash drive Submitted

Applicant (name/address/email/phone): Bana Choura Loughran, 63 Church Lane, Scarsdale, NY 10593  
(914) 686-7774 Email: chouraarch@yahoo.com

Owner(name/address/email/phone): Darren and Caren Cohen, 960 Meadow Lane, Mamaroneck, NY 10543 (917) 359-3237

- Description of work: Addition for a two-car garage and 2nd story guest bedroom and bath. Modify existing two-car garage into a one-car garage and update layout of mudroom. Install new stairs to 2nd floor addition.

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	XI	75	C	Property $\geq$ 0.5 acres	Planning Board-Site Plan
294		7-8		Area of disturbance greater than 1,000sf	SWPPP Permit
6		6		Estimated cost of exterior work more than \$10,000	BAR

\*Please review Tree Law, Chapter 318 and submit accordingly, when applicable.

Escrow Determination(s):

New Site Plan-Minor--\$7,500; SWPPP-Minor (more than 1K sf but less than 1 acre) -- \$1,500  
Total --\$9,000

Respectfully,

  
Carolina Fonseca  
Building Inspector

03/20/2023

\*\*Application determination is written in accordance with the attached memorandum. As per AKRF determination interpretation of the Village of Mamaroneck Local Code of Ordinances.





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

34 South Broadway  
Suite 300  
White Plains, NY 10601  
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[www.akrf.com](http://www.akrf.com)

## Memorandum

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**To:** Village of Mamaroneck Building Department  
**From:** Alicia Moore  
**Date:** 3/13/2023  
**Re:** Determination Assessment: 960 Green Meadow Lane  
**cc:** Brittanie O'Neill, Land Use Board Secretary

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### PROJECT INFORMATION

**Applicant:** Bana Choura Loughran  
**Owner:** Darren and Caren Cohen

Project Description per Building Permit application:

- Addition for a two-car garage and 2nd story guest bedroom and bath. Modify existing two-car garage into a one-car garage and update layout of mudroom. Install new stairs to 2nd floor addition.

<u>Project address:</u>	960 Green Meadow Lane	<u>Site acreage:</u>	0.61 acres (26,535sf)
<u>Parcel identifier (SBL):</u>	9-104-K	<u>Flood hazard:</u>	No
<u>Zoning district:</u>	R-20	<u>Wetlands buffer:</u>	No

### RECOMMENDATION

Based on our review of the application materials, we have identified the following approvals that will be required under the Village Code:

**Land Use Board(s):**☒ Planning Board☒ Board of Architectural Review☒ Other: see below☐ Zoning Board☐ Harbor Coastal Zone Management Comm.

Chapter	Article	Section	Part	Description	Board/Approval Required
6		6		Estimate cost of exterior work more than \$10,000	BAR
294		7-8		Area of disturbance greater than 1,000sf	SWPPP Permit
342	XI	75	C	Property $\geq$ 0.5 acres	Planning Board – Site Plan

**Initial Escrow Determinations:**

Determination	Fee
New Site Plan, Minor	\$7,500
SWPPP, Minor (more than 1K sf but less than 1 acre)	\$1,500
<b>TOTAL</b>	<b>\$9,000</b>