

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:		TYPE OF ACTION: Unlisted/Coordinated	
<input checked="" type="checkbox"/> Intent to Declare Lead Agency		Date: 9/24/21	
<input checked="" type="checkbox"/> Declare Lead Agency		Date: 3/9/22	
<input checked="" type="checkbox"/> EAF Submitted		Date: 6/3/21	
<input checked="" type="checkbox"/> Determination of Negative Significance by Board		Date(s): 7/27/22	
Public Hearing Required	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Wetland Permit (Chapter 192)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Special Permit	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Stormwater & ESC Permit (Chapter 294)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
Coastal Zone Consistency (Chapter 240)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
LOCAL AND AGENCY REVIEW REQUIRED?	REFERRAL DATE	STATUS/DATE OF LETTER	
Yes No			
<input type="checkbox"/> <input checked="" type="checkbox"/> Village Board of Trustees			
<input checked="" type="checkbox"/> <input type="checkbox"/> Planning Board			
<input checked="" type="checkbox"/> <input type="checkbox"/> Board of Architectural Review			
<input checked="" type="checkbox"/> <input type="checkbox"/> HCZMC			
<input checked="" type="checkbox"/> <input type="checkbox"/> Zoning Board of Appeals			
<input checked="" type="checkbox"/> <input type="checkbox"/> Village Department of Public Works			
<input checked="" type="checkbox"/> <input type="checkbox"/> County Planning Department (GML) [within 500 ft of the Sheldrake River]		Consent Form rec'd, dated 9/28/21	
<input type="checkbox"/> <input checked="" type="checkbox"/> County Highway Department			
<input checked="" type="checkbox"/> <input type="checkbox"/> County Health Department			
<input type="checkbox"/> <input checked="" type="checkbox"/> NYSHPO			
<input type="checkbox"/> <input checked="" type="checkbox"/> NYSDEC			
<input type="checkbox"/> <input checked="" type="checkbox"/> NYSDOT			
<input type="checkbox"/> <input checked="" type="checkbox"/> Army Corps of Engineers			
<input type="checkbox"/> <input checked="" type="checkbox"/> Metro-North Railroad			
<input type="checkbox"/> <input checked="" type="checkbox"/> GML 239-NN referral to Town of Mamaroneck, Town of Harrison, or City of Rye [Bold = yes]			

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	Continued to 5/24/23
5/19/23	PB	

RECOMMENDED ACTION FOR MEETING: Consider granting site plan approval with the same mitigation measures incorporated into the Negative Declaration dated 7/27/22.