

VILLAGE OF MAMARONECK

APPLICATION SUMMARY SHEET

Proj. Name: 129-133 Prospect Ave

S/B/L: 9-7-316, **Zone:** C-2
311

Description: The Applicant proposes to construct a new 13-unit, 4-story residential building on a site comprising two adjacent lots at 129 Prospect Avenue (SBL: 9-7-316) and 131-133 Prospect Avenue (SBL: 9-7-311), totaling is 0.24 acres (10,324 sf) and located in the C-2 zoning district. The site is currently improved with a single-family residence, a two-family residence, and accessory structures, which would be demolished prior to construction. The gross floor area of the proposed apartment building is 20,630 square feet, and it would include 13 residential units (8 one-bedrooms and 5 two-bedrooms) and 16 parking spaces. The project requires Site Plan approval (per §§ 342-75A, B, and C) and a Special Permit (per §§ 342-50A.4 and 342-50B.6) from the Planning Board and LWRP Consistency Review from the Harbor & Coastal Zone Management Commission (HCZMC).

Engineer: Sarrazin Architecture PLLC (architect); Hudson Engineering & Consulting, P.C. (engineer)

SEQR ACTIONS COMPLETED:

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

TYPE OF ACTION: Unlisted/Coordinated

Date: 9/28/22; Notice to BAR & HCZMC 12/16/2022

Date:

Date: 9/28/22 (Pt 1)

Date(s):

PB 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

Date of Public Hearing _____

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)
☐ ☒ County Highway Department
☐ ☒ County Health Department
☐ ☒ NYSHPO
☐ ☒ NYSDEC
☐ ☒ NYSDOT
☐ ☒ Army Corps of Engineers
☐ ☒ GML 239-NN referral to Town of Mamaroneck, Town of Harrison, or City of Rye [**Bold** = yes]

VARIANCES? ☐ Y ☒ N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

LAND USE BOARD ACTIONS:

Date	Board	Discussion/Decisions/Resolutions
9/28/22	PB	Classified as Unlisted/Coordinated and declared intent to be Lead Agency
12/14/22	PB	Moved to circulate notice of LA (applicant to go to HCZMC for general comments)
1/10/23	HCZMC	Preliminary review. Concerned noted regarding SWPPP and construction process. Continued.
1/18/23	HCZMC	Applicant to prepare construction sequencing and confirm SWPPP details. Continued.
5/24/23	PB	

RECOMMENDED ACTION FOR MEETING: 1) declare Lead Agency; 2) adopt a Negative Determination (no significant adverse environmental impact); 3) refer the application to HCZMC for a Consistency Determination; and 4) set the public hearing for the special permit.