

State Environmental Quality Review  
Notice of Determination of Significance

**NEGATIVE DECLARATION**

Date: May 24, 2023

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Mamaroneck Planning Board as Lead Agency has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** 129-133 Prospect Avenue

**SEQR Status:** Type 1 ☐  
Unlisted ☒

**Conditioned Negative Declaration:** ☐ Yes  
☒ No

**Description of Action:**

Williams Green Residential, LLC (the Applicant) proposes to construct a new 4-story multifamily building with parking at 129-133 Prospect Avenue in the C-2 zoning district (the Proposed Project). The project site is currently improved with a single-family residence, a two-family residence, and accessory structures which would be demolished prior to construction. The proposed project would include a 20,630 square foot building with 13 dwelling units, including two Fair and Affordable Housing Units, 16 parking spaces, and new stormwater management infrastructure. The proposed project requires site plan and special permit approval from the Village of Mamaroneck Planning Board, consistency review from Village of Mamaroneck Harbor Coastal Zone Management Commission, and architectural approval from the Village of Mamaroneck Building and Architectural Review Board. The Proposed Project will be zoning compliant and is not located in a flood zone.

**Location:** 129-133 Prospect Avenue, Mamaroneck NY 10543

**Reasons Supporting This Determination:**

The following materials have been reviewed:

1. Building Permit Application, signed by Prabjeet K. Green, dated June 22, 2022,
2. Planning Board Application, dated June 22, 2022
3. Building Determination Letter, dated August 15, 2022
4. Village Property Assessment Cards, including photos, for 129 & 131-33 Prospect Ave.
5. Aerial Photographs and Street View Images for 129 & 131-33 Prospect Ave. (undated)
6. Deed conveying the property at 131-33 Prospect Ave. to 131-133 Prospect Avenue Owners, LLC, dated August 12, 2021

7. Deed conveying the property at 129 Prospect Ave. to 129 Prospect Avenue Owners, LLC dated November 16, 2021
8. Phasing Plans, prepared by Hudson Engineering & Consulting, dated November 7, 2022 and revised April 26, 2023
9. Stormwater Pollution Prevention Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting, P.C. dated June 22, 2022 and revised October 18, 2022 and April 26, 2023
10. Engineering Drawings (5 Sheets), prepared by Hudson Engineering and dated June 15, 2022 and last revised April 26, 2023
11. Letter from Thomas Kohany of Hudson Engineering to John Kellard, P.E., regarding Kellard Sessions memo of September 23, 2022 and dated October 18, 2022
12. Hudson Engineering & Consulting, P.C. response to the December 8, 2022 and January 13, 2023 Kellard Sessions Review memoranda, dated April 26, 2023
13. Letter from Matthew J. Popp of Environmental Land Solutions to Kristen Motel regarding Terra Bella memo of 9/23/22, dated November 22, 2022
14. Landscape and Tree Protection Plan prepared by Environmental Land Solutions, LLC (4 Sheets) dated June 22, 2022, last revised May 3, 2023
15. LLC Operating Agreement for 131-133 Street Prospect Avenue Owners LLC, listing members as Prabjeet Green, Peter Green, and Nicholas Williams, dated June 8, 2021
16. LLC Operating Agreement for 129 Prospect Avenue Owners LLC, listing members as Prabjeet Green, Peter Green, and Nicholas Williams, dated November 5, 2021
17. Architectural Drawings (20 Sheets), prepared by Sarrazin Architecture, date June 22, 2022, Rev 15
18. Rooftop Solar Plan, prepared by Sarrazin Architecture dated May 9, 2023
19. Traffic and Parking Study, prepared by DTS Provident, dated November 22, 2022 and updated December 21, 2022
20. Short Environmental Assessment Form (EAF), Part 1, signed by Hudson Engineering & Consulting -Michael Stein, and dated June 8, 2022
21. Survey, prepared by Richard J Domato and dated January 5, 2022
22. Harbor and Coastal Zone Management Commission Application, dated December 28, 2022
23. Coastal Assessment Form and Policy Analysis, dated December 28, 2022
24. Correspondence from NY State Historic Preservation Office (SHPO) regarding the Project, dated April 13, 2023
25. New York State Office of Parks, Recreation and Historic Preservation Project Review letter dated May 11, 2023
26. Memoranda from Village consultants

The Planning Board has reviewed the short EAF and supplemental materials listed above, and has thoroughly analyzed the information concerning relevant areas of environmental concern both submitted by the applicant and gather by the Planning Board through its consultants and the public.

The project site currently includes a single-family residence and a two-family residence. The Proposed Project would incrementally increase the number of residents living on the site. The Proposed Project incorporates the following mitigation measures to reduce the magnitude and importance of the potential environmental impacts:

- The proposed project will be LEED Silver Certified
- The new stormwater management system will retain stormwater onsite
- There will be a green roof with stormwater planters that will help with drainage
- Solar panels will be installed on a canopy over the roof condensers

In addition to the factors considered above, the Planning Board considered the following guidance from the State Environmental Quality Review Act and its implementing regulations and determined that the Proposed Action would:

- (i) Not result in “a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;” (§617.7(c)(1)(i))
- (ii) Not result in “the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;” (§617.7(c)(1)(iii))
- (iii) Not result in “the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;” (§617.7(c)(1)(iii))
- (iv) Not result in “the creation of a material conflict with a community’s current plans or goals as officially approved or adopted;” (§617.7(c)(1)(iv))
- (v) Not result in “the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;” (§617.7(c)(1)(v))
- (vi) Not result in “a major change in the use of either the quantity or type of energy;” (§617.7(c)(1)(vi))
- (vii) Not result in “the creation of a hazard to human health from exposure to new or existing sources of contaminants;” (§617.7(c)(1)(vii))
- (viii) Not result in “a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;” (§617.7(c)(1)(viii))
- (ix) Not result in “the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;” (§617.7(c)(1)(ix))
- (x) Not result in “the creation of a material demand for other actions that would result in one of the above consequences;” (§617.7(c)(1)(x))
- (xi) Not result in “changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or (§617.7(c)(1)(xi))

The Planning Board of the Village of Mamaroneck, acting as Lead Agency, and having reviewed the EAF and all supplementary information, has determined that the proposed action will not have a significant effect on the environment and a Draft Environmental Impact Statement will not need to be prepared.

**For Further Information:**

Contact Person: Seamus O'Rourke, Chair  
Address: Village of Mamaroneck Planning Board  
169 Mount Pleasant Avenue – 3<sup>rd</sup> Floor  
Mamaroneck, NY 10543  
Telephone Number: (914) 825-8758

**A copy of this notice has been filed with:**

- Westchester County Department of Planning
- Westchester County Department of Health
- Village of Mamaroneck Planning Board
- Village of Mamaroneck Board of Architectural Review
- Village of Mamaroneck Harbor & Coastal Zone Management Commission
- Village of Mamaroneck Zoning Board of Appeals
- Village of Mamaroneck Village Department of Public Works
- Village of Mamaroneck Building Inspector
- Village of Mamaroneck Board of Trustees