



Village of Mamaroneck Planning Board Application

1. Zone: R-10 Section: 154.60 Block: 1 Lot: 21

2. Project Address: 921 Soundview Drive

3. Owner's Address: James R. D'Arcangelo,
Executor Estate of Marjorie E. D'Arcangelo
454 Westchester Ave. Yonkers, New York 10707

Phone#: _____ Cell#: 917-318-4304

Email: jdarcangelo@pragermetis.com

4. Applicant or Owner's Representative:

Address: Nexus Creative - Jaclyn Tyler, AIA

100 White Plains Road Tarrytown, NY 10591

Phone#: 914-740-4774 Cell#: 914-204-6404

Email: jaclyn@nexuscreative.design

5. Description of work being proposed or action being requested

Preliminary approvals for a new single-family residence requiring Planning board
approval, coastal approval and Board of Architecture Review approval.
The single family residence includes requested approval for an above ground
pool and deck.

6. Use of site: Present, if any: Vacant - Residenital zoned

Proposed: Single-Family Residence

7. Covenants, easements or other restrictions to which site is subject, if any. List here, and submit pertinent documents or state "None"

Wetlands and wetlands buffer - see survey

8. Area of site: 22,999 sq.ft. or 0.0528 acres

9. Application relates to an existing building erected: (Date) n/a that (Is) or (is not) conforming to Zoning Ordinances; a proposed use, or a Certificate of Occupancy. For existing building, CO issued: (date) _____

10. Proposed gross floor area: 6,122 sf Existing gross floor area: n/a

11. Number of existing parking spaces if any: n/a

12. Proposed parking spaces: 2 Total Spaces: 2

13. Coastal Assessment Form
(See Sec.240-28 of the Village code for additional information.)

II. Coastal Assessment Form (Check either "Yes" or "No" for each of the following questions).
(See Chapter 240 of the Village Code for additional information.)

A. Will the proposed action be located in, or contiguous to, or to have a significant effect upon any of the resource areas identified in the Local Waterfront Revitalization Program?

(Check) Yes or No

- | | | |
|---|-------------------------------------|-------------------------------------|
| 1. Significant fish/wildlife habitats (7, 7a, 44) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Flood Hazard Areas (11, 12, 17) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Tidal or Freshwater Wetland (44) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Scenic Resource (25) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Critical Environmental Areas (7, 7a, 8, 44) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Structures, sites or sites districts of historic,
Archeological or cultural significance (23) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

B. Will the proposed action have a significant effect on any of the following?

- | | | |
|---|--------------------------|-------------------------------------|
| 1. Commercial or recreational use of the fish and wildlife resource (9, 10) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Development of the future or existing water-dependent uses (2) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Land and water uses (2, 4) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Existing or potential public recreation opportunities (2, 3) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Large physical change to a site within the coastal area which will require
the preparation of an environmental impact statement (11, 13, 17, 19, 22,
25, 37, 38) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Physical alteration of one or more areas of land along the shoreline, land
under water or coastal waters (2, 4, 11, 12, 17, 20, 28, 35, 44) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Physical alteration of three or more acres of land located elsewhere in
the coastal area (11, 12, 17, 33, 37, 38) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Sale or change in use of state-owned lands, located under water
(2, 4, 19, 20, 21) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Revitalization/redevelopment of deteriorated or underutilized waterfront
site (1) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Reduction of existing or potential public access to or along coastal
waters (19, 20) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Excavation or dredging activities or the placement of fill materials in
coastal waters of Mamaroneck (35) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Discharge of toxic, hazardous substances, or other pollutants into
coastal waters of Mamaroneck (34, 35, 36) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Draining of storm water runoff either directly into coastal waters of
Mamaroneck or into any river or tributary which empties into them (33, 37) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Transport, storage, treatment or disposal of solid waste or hazardous
materials (36, 39) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Development affecting a natural feature which provides protection
against flooding or erosion (12) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

C. Will the proposed activity require any of the following:

- | | | |
|---|--------------------------|-------------------------------------|
| 1. Waterfront site (2, 4, 6, 19, 20, 21, 22) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Construction or reconstruction of a flood or erosion control structure
(13, 14) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. Remarks or Additional Information Click here to enter text.

Preparer's Signature:  Date: 01/03/2022
Preparer's Name/Title: Alan L. Pilch, PE, RLA
Company: ALP Engineering & Land. Arch. PLLC
Address: P.O. Box 843, Ridgefield, CT 06877

14. Has this property been the subject of past Village Board, Planning Board, or Zoning Board applications and/or approvals? If yes, Please explain:

No

15. Are there any other discretionary actions before any other board within the Village? If yes, please explain:

Harbor Coastal approved required

Note: By signing this document the owner of the subject property grants permission for Village Officials and Planning Board members to conduct a site visit in connection with the review of this application.

The statements contained herein, as well as all information submitted in the application and any other supporting documents, are true to the best of my belief.

Applicant signature:  Date: 1/3/22

Owner's signature:  Date: 1/3/22