



Village of Mamaroneck Planning Department

Memo

To: Planning Board
From: Greg Cutler, AICP- Director of Planning and Development
Date: 6/9/2023
Re: Review Memo re: 960 Green Meadow Lane

Summary of Application

The application is for Site Plan Approval to construct a two-story addition which will include a two-car garage on the lower level and guestroom on the second story. The property is located in the R-20 (20,000 sf) zoning district. The existing two car garage will be modified into a tandem space for one car and a mudroom. The area of disturbance will be approximately 4,700 sf.

The application is zoning compliant and does not require a variance.

Regulations

Chapter	Article	Section	Description	Approval Required
342	XI	75	Property \geq 0.5 acres	Planning Board – Site Development Plan
294		7-8	Area of disturbance greater than 1,000sf	Admin – SWPPP Permit

SEQRA Analysis

It is recommended that the action be typed as a type 2 action pursuant to NYCRR 617.5 (11).

Consistency Review

The proposed project is listed as an exempt action under 240-5 of Village Code, and therefore a consistency determination is not required.

Westchester County Referral

This application does not require referral to Westchester County, as the proposed land disturbance is more than 500 linear feet from the boundary of a city town or village, the

boundary of an existing or proposed state or county park, recreation area or road right-of-way, the boundary of state or county owned land on which a public building or institution is located, or the boundary of a farm located in an agricultural district.

General Planning Comments

1. The application is subject to site plan review. The site plan criteria for review are extensive and may be viewed in [Chapter 342-76](#) of the Village Code.
2. The area of disturbance on the architectural plans only includes those areas where additions and removals are occurring, the engineering plans indicate a larger area of disturbance which includes the entire area where construction activities are anticipated to occur. Please revise the disturbance area on the architectural plans to be consistent with the engineering plans.
3. The zoning calculations on the architectural plan inaccurately state that the total lot coverage requirement is 35%. Please note that there is no total lot coverage requirement, only building coverage. The total lot coverage numbers remain relevant to the stormwater requirements and review but are not required by zoning. Please revise the zoning calculations to reflect the building coverage pre and post construction.
4. Map. Please see the following page for an aerial map of the project area.

Geoportal Map



6/9/2023, 2:22:52 PM

Parcels

1:564

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Source: Village of Mamaroneck Planning Department- Geoportal 2.0
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