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VILLAGE OF MAMARONECK

Resolution of the Planning Board of the Village of Mamaroneck

Approving the application of 572 Van Ranst Pl, LLC for site plan approval at the property known as 572 Van Ranst Place in the Village of Mamaroneck

Moved by M. Call-Chinn; Seconded by W. Bintzer

Date: May 24, 2023

WHEREAS, an application was submitted by 572 Van Ranst Pl, LLC (the "Applicant"), for site plan approval pursuant to Chapter 342, Article 75, Sections A, B & E of the Code of the Village of Mamaroneck ("Village Code") to demolish the existing 2-family residential building and construct a 5-story residential building with stormwater improvements (the "Project") on the 0.149 acre parcel (Section 8, Block 88, Lot 15B) located in the RM-3 zoning district and within the "AE" flood hazard zone with a base flood elevation of 25.8 feet; and

WHEREAS proposed project would include a 10,677 square foot building with 10 dwelling units, consisting of 6 one-bedroom and 4 two-bedroom units with 14 parking spaces (inclusive of 2 stackers), four electric vehicle charging stations within a garage located on the ground floor, and would include a rooftop solar installation and fuel cell system that will provide power during severe flood events; and

WHEREAS, the application is on file at the Village Offices and consists of the following documents:

1. Cuddy & Feder letters of October 27, 2021, February 22, 2023, April 5, 2023 and April 26, 2023
2. Signed HCZMC Application Form
3. Coastal Assessment Form and narrative addressing the 44 criteria of the Village of Mamaroneck Local Waterfront Redevelopment Policy ("LWRP")
4. Building Permit Application
5. Floodplain Development Permit Application
6. Zoning Compliance Determination
7. Short Environmental Assessment Form
8. Village of Mamaroneck Planning Board SEQRA Negative Declaration Resolution and Negative Declaration dated July 26, 2022, and Parts 1, 2 and 3 of the Environmental Assessment Form
9. Data and specifications for the proposed rooftop solar installation and EV charging stations prepared by Aris Energy Solutions, LLC
10. Response to Engineering comments from Hudson Engineering & Consulting, P.C., dated October 27, 2021
11. Stormwater Pollution Prevention Plan & Drainage Analysis prepared by Hudson Engineering & Consulting, P.C., dated September 1, 2021, and last revised July 20, 2022

12. Topographic survey of the Premises, prepared by Ramsay Land Surveying, PC, last updated August 18, 2022
13. Traffic and Parking Study & Trash/Recycling Generation Analysis, prepared by DTS Provident Design Engineering, LLP, dated April 18, 2022
14. Aerial Photographs and Street View Images
15. Architectural Plans prepared by John Sullivan Architecture, P.C., last revised April 24, 2023
16. Fuel Cell Information prepared by Aris Energy Solutions dated June 27, 2022, and Memorandum prepared by Aris Energy Solutions dated April 20, 2022, regarding operation of the Fuel Cell system
17. Building Inspector Determination Letter last revised November 8, 2022
18. Planning Board Application dated August 30, 2021
19. Letter from New York Office of Parks, Recreation and Historic Preservation (“OHRP”) dated February 18, 2022
20. Draft Flood Emergency Management Plan for 572 Van Ransst Place
21. Memorandum from Sullivan Architecture, P.C., dated July 15, 2022 regarding the emergency shut-off option for gas and electric utilities serving the building
22. Memorandum from Sullivan Architecture, P.C., dated February 15, 2022 regarding the emergency evacuation egress for the building and flood resiliency features
23. Flood Storage Analysis Plan prepared by Hudson Engineering & Consulting P.C.
24. Floodplain Development Permit Application
25. Landscaping Plan prepared by IQ Landscape Architects, P.C., revised through August 16, 2022
26. Civil Engineering drawings prepared by Hudson Engineering & Consulting, P.C., dated September 1, 2021, and last revised April 28, 2023
27. Survey prepared by Neville V. Ramsay dated March 10, 2021
28. Letter from Mehdi Ganji, Ph.D regarding the Proposed Residential Microgrid
29. Aris Energy Solutions Microgrid Analysis
30. Index of publications, bulletins, reports, articles, and guidance documents on microgrid technology and shelter-in-place actions
31. Resolution of the Zoning Board of Appeals of the Village of Mamaroneck, March 2, 2023
32. Memoranda from Village Board consultants

WHEREAS, on September 24, 2021, the Applicant first appeared for a preliminary site plan review before the Planning Board (the “Board”) where the Board’s consultants provided their initial comments on the application, and the application was classified as an Unlisted / Coordinated action under SEQRA; and

WHEREAS, the Board declared its intent to be Lead Agency on March 9, 2022 and undertook a coordinated review with the other involved agencies for the Project; and

WHEREAS, upon careful review of the Project, on July 27, 2022 the Board issued a negative declaration under SERQA after determining that the Project will not result in an adverse environmental impact, and referred the matter to the Harbor Coastal Zone Management Commission (“HCZMC”) for a Consistency Determination; and

WHEREAS, the Applicant appeared before the Zoning Board of Appeals (“ZBA”) on March 2, 2023, where all requisite variances were granted; and

WHEREAS, the Application was considered by the HCZMC during the March 15, 2023 work session and the April 19, 2023 regular meeting, and after hearing members of the public, reviewing materials submitted by the applicant, and considering memoranda and comments of its consultants, the HCZMC determined that the Project is consistent with the Local Waterfront Revitalization Program; and

WHEREAS, the Applicant appeared before the Board on May 10, 2023 for continued review and consideration of the site plan application, and the Board’s engineering consultant, Kellard Sessions, stated that its review of the Project was complete, noting that its concerns, including those relating to stormwater and flooding, were previously addressed before the HCZMC, and during the May 24, 2023, Kellard Sessions reconfirmed that that its comments were discussed and resolved to its satisfaction, including those regarding the invert elevations and pipe slope of the proposed building sewer; and

WHEREAS, also during the May 10, 2023 Board meeting, the Board’s planning consultant AKRF reviewed its memorandum of May 5, 2023, provided an overview of the proceedings before the ZBA and HCZMC, noted the revisions and additional information submitted for the Project concerning the proposed microgrid and shelter-in-place actions, and concluded that AKRF had no additional concerns regarding the Project; and

WHEREAS, the Board’s landscaping consultant, Terra Bella Land Design (“TBLD”), reviewed the Applicant’s plans, and in a memorandum dated May 4, 2023, identified inconsistencies in the Landscaping Plan which, were addressed by further submittals by the Applicant prior to the May 10, 2023 Board meeting, and TBLD again confirmed that the open administrative items discussed at prior meetings had been resolved; and

WHEREAS, during the aforementioned meetings, the Board reviewed and considered the application materials, the standards for site plan development as set forth in Village Code §342-76, the requirements for stormwater management and erosion and sedimentation control set forth in Village Code §294, the requirements for the tree protection plan found in Village Code §318-8, the advice of its consultants, and comments provided by the public, and upon completion of its review determined that the applicable site plan standards and criteria have been satisfied with the conditions of approval stated below,

NOW, THEREFORE, BE IT RESOLVED that the Board hereby grants site plan approval subject to the following conditions:

### Conditions

- 1) Applicant must comply with the Mitigation measures listed in the July 27, 2022 Negative Declaration.<sup>1</sup>
- 2) All lessees will be advised of flood risk and emergency plans.
- 3) Prior to obtaining a building permit, Applicant must obtain the necessary permits from the Department of Public Works, including a curb cut permit, road closure permit from utility installation, and permit to connect to the Village sanitary system.
- 4) Applicant obtains a Floodplain Development Permit.
- 5) All demolition materials shall be removed from the project site and disposed of in accordance with Federal, State and Local Regulations.
- 6) Prior to the issuance of a Certificate of Occupancy, applicant shall submit a fully executed maintenance agreement approved by the Village for the proposed stormwater management facilities which is binding on all subsequent landowners and recorded in the office of the County Clerk as a deed restriction on the property.
- 7) Prior to the issuance of a Certificate of Occupancy, the Applicant's Flood Emergency Management Plan shall be submitted to and approved by the Village Manager.
- 8) If the Building Inspector determines that, as a result of conditions in the field or concerns related to public health, safety, and welfare, minor changes are necessary to complete the work authorized by the approved plans, the Building Inspector may, allow such changes and amend the building permit(s) accordingly. The applicant must submit amended plans reflecting the approved field changes. If the Building Inspector determines that conditions in the field or concerns related to the public health, safety and welfare require a change in the approved plans but that change is not minor, any deviation from or change in the approved Plans must be approved by the Planning Board by amendment to this approval.
- 9) Prior to the issuance of a building permit, the applicant must pay all outstanding professional and consultant review fees in connection with the review of this application.
- 10) Prior to the issuance of a building permit, the applicant shall make a payment to the Village Clerk-Treasurer, to be held by the Village Clerk-Treasurer as a contribution to the Village Recreation Site Acquisition and Improvement, a recreation fee in the amount of \$85,000, calculated, based upon Village Code § A347-1 ("Fee Schedule").

### Vote

Ayes: M. Call-Chinn, W. Bintzer, S. O'Rourke

Nays:

Recused:

Absent: R. Litman and C. Goldstein

  
Seamus O'Rourke, Chair

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<sup>1</sup> The July 27, 2022 Negative declaration is attached hereto.

State Environmental Quality Review  
Notice of Determination of Significance

**NEGATIVE DECLARATION**

Date: July 27, 2022

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:** 572 Van Ranst Place

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

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

**Description of Action:**

572 Van Ranst Pl, LLC (the Applicant) proposes to construct a new 5-story multifamily building with parking at 572 Van Ranst Place in the RM-3 zoning district (the Proposed Project). The project site is currently a two-family residential building with associated parking. The proposed project would include a 10,677 square foot 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 charging stations within a garage located on the ground floor. The building would include a rooftop solar installation and fuel cell system. The property is located within the "AE" flood hazard zone with a Base Flood Elevation of 25.8 feet. The Proposed Project requires site plan, special permit, and stormwater pollution prevention plan approval from the Village of Mamaroneck Planning Board, several area variances from the Village of Mamaroneck Zoning Board of Appeals, Village of Mamaroneck Harbor Coastal Zone Management Commission consistency review, architectural approval from the Village of Mamaroneck Building and Architectural Review Board, and a floodplain development permit from the Village of Mamaroneck Building Inspector.

**Location:** 572 Van Ranst Place, Mamaroneck NY 10543

**Reasons Supporting This Determination:**

The following materials have been reviewed:

1. Flood Storage Analysis Plan and Flood Storage Cross Section - Existing prepared by Hudson Engineering & Consulting, P.C., dated June 22, 2022 and revised July 14, 2022
2. Draft Emergency Preparedness Plan for 572 Van Ranst Place
3. Memorandum from Sullivan Architecture, P.C., dated July 15, 2022, regarding the emergency shut off option for gas and electric utilities serving the building

4. Memorandum from Imbiano-Quigley (IQ) Landscape Architects to Kathleen Savolt, Chairman, in response to Terra Bella Land Design Memorandum, and dated June 15, 2022
5. Landscaping Plan prepared by IQ Landscape Architects, P.C. revised on June 15, 2022
6. Fuel Cell Information prepared by Aris Energy Solutions dated June 27, 2022
7. Socioeconomic Evaluation Memorandum to Village of Mamaroneck Planning Board, originally dated August 30, 2021, revised June 29, 2022
8. Memorandum from Hudson Engineering & Consulting, P.C addressed to John Kellard, P.E., in response to Kellard Sessions Memorandum of 3/3/22, and dated June 28, 2022
9. Letters from Cuddy + Feder LLP, to Chairwoman Kathy Savolt and Members of the Planning Board
10. Architectural Plans prepared by John Sullivan Architecture, P.C., dated 12/16/20, and last revised 4/20/22
11. Civil Engineering drawings prepared by Hudson Engineering & Consulting, P.C., dated 9/1/21, and last revised 2/16/22
12. Stormwater Pollution Prevention Plan & Drainage Analysis prepared by Hudson Engineering & Consulting, P.C., dated 9/1/21, and last revised 6/22/22
13. Long Environmental Assessment form ("EAF")
14. Memorandum from Sullivan Architecture, P.C., dated February 15, 2022
15. FEMA-Regulated Floodway Map
16. Village of Mamaroneck CEA Map and LWRP Natural Resources Inventory Map
17. Traffic and Parking Study & Trash/Recycling Generation Analysis, prepared by DTS Provident Design Engineering, LLP, dated April 18, 2022
18. Aerial Photographs and Street View Images
19. Letter from New York Office of Parks, Recreation and Historic Preservation ("OHRP"), dated February 18, 2022
20. Press Release, New York Office of the Governor, March 24, 2022
21. Aris Energy Solutions, LLC Memorandum, dated April 20, 2022
22. Hudson Engineering & Consulting P.C., Engineering Response Letter, dated April 19, 2022
23. Memorandum from John Sullivan Architecture, P.C., dated 2/15/22, responding to comments from the Planning Board and HCZMC
24. Letter from Hudson Engineering & Consulting P.C., dated 2/16/22, responding to Kellard Sessions' 9/17/21 Review Memorandum
25. Topographic survey of the Premises, prepared by Ramsay Land Surveying, PC, dated 3/10/21
26. Socio-Economic Evaluation Memorandum, prepared by Cuddy & Feder LLP, dated August 30, 2021
27. Data and specifications for proposed rooftop solar installation and EV charging stations, prepared by Aris Energy Solutions, LLC
28. Building Inspector Determination Letter dated 7/22/21
29. Planning Board Application dated 8/30/21

30. Building Permit Application dated 3/22/21
31. Flood Development Permit Application dated 8/30/21
32. Property Deed for subject property dated 8/19/20
33. Map and List of property owners within 200 feet of the subject site
34. Survey, prepared by Neville V. Ramsay and dated 3/10/21
35. Memoranda from Village consultants

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

The Proposed Project is located within the 100-year and 500-year floodplains, and has been designed to mitigate potential flooding impacts to the greatest extent possible. By definition, areas within 100-year floodplain have a one percent chance of flooding in a given year; areas within the 500-year floodplain have a 0.2 percent chance of annual flooding.

The proposed multi-family building is a permitted use under the Village zoning code. The project site currently includes a multi-family building consisting of two four-bedroom units. The Proposed Project would incrementally increase the number of residents living on the site. The current building has no flood protection measures nor stormwater management system. The Proposed Project incorporates the following mitigation measures to reduce the magnitude and importance of the potential flooding impacts:

- Elevation of first floor substantially above Village Zoning Code requirements; Village Flood Code requires the first floor to be 2 feet above Base Flood Elevation (BFE), the Applicant is proposing the first finished floor at almost 8 feet above BFE (at elevation 33, approximately 12 feet above grade)
- Increase in total flood volume storage from the current building
- Lobby at grade, elevator, stairs constructed and treated to minimize repairs from potential water damage
- Lighting, mechanical systems, and electric outlets will be located in the ceiling at elevation of approximately 31 feet to prevent flooding damage
- Elevators to be parked at second or third floor
- Evacuation measures to include:
  - Emergency door to be located in stairwell at 12 feet above grade at elevation of approximately 33 feet – to provide access elevated roof area ("queuing area") to await lifeboats during significant flooding events
  - Draft Emergency Management Plan
  - New tenants to be advised of flooding risk and emergency plans
  - Evacuation drills
- Flood vents in critical areas of ground floor
- Parking area designed to prevent vehicles from floating off-site
- Electrical vehicle charging stations to be equipped with electric short protection
- Rooftop solar installations equipped with emergency disconnect switches and rapid shutdown features required by the current electrical codes which enable firefighters to disconnect electrical service outside the building in the event of an emergency

- Rooftop energy system can provide unlimited power even during a power outage (energy source of natural gas is located underground and unaffected by severe weather)
- Reduce strain on first responders, as residents can remain safely in building until waters recede
- Consulted with Village Fire Chief on safety measures
- Reduce building footprint and overall amount of impervious surface area
- Add stormwater management system that exceeds required threshold (none currently on site)
- Mechanical rooms and utility services will be located in the mechanical space on the roof

To construct the building as currently proposed, the Applicant will be required to obtain six area variances from the Village of Mamaroneck Zoning Board of Appeals. Given the size constraints of the proposed project site, certain of the requested variances are related to meeting flood safety requirements and mitigation measures. The required variances are as follows:

REQUIREMENT	REQUIRED BY VILLAGE CODE	PROPOSED BY APPLICANT
Lot size (per dwelling)	Minimum of 800sf per dwelling. However, if a sufficient number of the proposed dwellings are affordable, then the PB may grant a bonus of 20% additional dwellings.	Lot is 6,500sf, which would allow for 8 dwellings. $(6,500/800 = 8.1)$ . The proposed number of dwellings is 10, none of which will be affordable.
Building height	Maximum of 4 stories	5 stories
Lesser side yard	Minimum of 8 ft	0 ft
Combined side yard	Minimum of 20 ft	12 ft
Floor Area Ratio	Maximum of 1.2 FAR	1.5 FAR
Usable open space	Minimum of 150sf per dwelling. Since there are 10 dwellings proposed, the minimum required open space is 1,500 sf.	247 sf (137 sf for the entry court and 110 sf of qualifying roof terrace).

The variances related to flood mitigation measures are for the increased building height and the reduced side yard setbacks. The Applicant has explained that the increased building height is a result of excluding residential units from the first story, as to elevate the remaining stories with residential units significantly above the Base Flood Elevation. The side yard variances are to accommodate the elevated "queueing area" that protrudes from the second story, and which will be accessible from an emergency exit door in the stairwell.

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: Kathleen Savolt, 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

**Resolution of the Planning Board of the  
Village of Mamaroneck  
Issuing a Negative Declaration of Environmental Significance for the Application of 572  
Van Ranst Place owner of 572 Van Ranst Place  
(Section 8, Block 88, Lot 15B) for demolition of the existing building and construction of a  
10 unit multifamily residential structure with associated parking and landscaping**

**Date: July 27, 2022**

Moved by: C. Goldstein; Seconded by: S. O'Rourke;

**WHEREAS**, an application was submitted by 572 Van Ranst Place, the owner of 572 Van Ranst Place (the "Applicant"), for the necessary permits to demolish the existing two family residential structure and to create a new 10 unit, five floor, multi-family residential structure along with parking, landscaping and stormwater improvements (the "Project") on the 0.149 acre parcel, (Section 8, Block 88, Lot 15B), located in the R-M3 Zoning District; and

**WHEREAS**, the application is on file at the Village Offices and consists of the following documents:

- Flood Storage Analysis Plan and Flood Storage Cross Section - Existing prepared by Hudson Engineering & Consulting, P.C., dated June 22, 2022 and revised July 14, 2022;
- Draft Emergency Preparedness Plan for 572 Van Ranst Place;
- Memorandum from Sullivan Architecture, P.C., dated July 15, 2022, regarding the emergency shut off option for gas and electric utilities serving the building;
- Memorandum from Imbiano-Quigley (IQ) Landscape Architects to Kathleen Savolt, Chairman, in response to Terra Bella Land Design Memorandum, and dated June 15, 2022;
- Landscaping Plan prepared by IQ Landscape Architects, P.C. revised on June 15, 2022;
- Fuel Cell Information prepared by Aris Energy Solutions dated June 27, 2022;
- Socioeconomic Evaluation Memorandum to Village of Mamaroneck Planning Board, originally dated August 30, 2021, revised June 29, 2022;
- Memorandum from Hudson Engineering & Consulting, P.C addressed to John Kellard, P.E., in response to Kellard Sessions Memorandum of 3/3/22, and dated June 28, 2022;
- Letters from Cuddy + Feder LLP, to Chairwoman Kathy Savolt and Members of the Planning Board;
- Architectural Plans prepared by John Sullivan Architecture, P.C., dated 12/16/20, and last revised 4/20/22;
- Civil Engineering drawings prepared by Hudson Engineering & Consulting, P.C., dated 9/1/21, and last revised 2/16/22;
- Stormwater Pollution Prevention Plan & Drainage Analysis prepared by Hudson Engineering & Consulting, P.C., dated 9/1/21, and last revised 6/22/22;
- Long Environmental Assessment form ("EAF");

- Memorandum from Sullivan Architecture, P.C., dated February 15, 2022;
- FEMA-Regulated Floodway Map;
- Village of Mamaroneck CEA Map and LWRP Natural Resources Inventory Map;
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- Aerial Photographs and Street View Images;
- Letter from New York Office of Parks, Recreation and Historic Preservation ("OHRP"), dated February 18, 2022;
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- Building Permit Application dated 3/22/21;
- Flood Development Permit Application dated 8/30/21;
- Property Deed for subject property dated 8/19/20;
- Map and List of property owners within 200 feet of the subject site;
- Survey, prepared by Neville V. Ramsay and dated 3/10/21; and
- Memoranda from Village consultants; and

**WHEREAS**, on July 22, 2021, the Building Inspector of the Village of Mamaroneck determined that the Applicant required site plan, special permits and SWPPP approval from the Planning Board, numerous area variances from the ZBA, a consistency review from the HCZM and review of the architecture from the BAR; the Building Department will also be reviewing the application for a floodplain permit; and

**WHEREAS**, the Planning Board declared its intent to be lead agency for the SEQRA review of the unlisted action at its meeting on September 24, 2021; and

**WHEREAS**, the Planning Board undertook a coordinated review with the other involved agencies and no other agency objected to the Planning Board becoming lead agency; and

**WHEREAS**, the Planning Board confirmed its status as lead agency for the SEQRA review; and

**WHEREAS**, the Planning Board with the assistance of its consultants, AKRF, Kellard Sessions and Terra Bella Landscaping carefully reviewed all the application materials and the full EAF that was provided by the Applicant; and

**WHEREAS**, the Planning Board, at its meeting on July 13, 2022 completed the EAF Part 2 and identified two moderate to large issues both related to the fact that the property and the proposed residential project are located within the floodplain and that the property has been known to flood in the past; and

**WHEREAS**, at the meeting on July 13, 2022, the Planning Board asked the Applicant to produce an evacuation plan for the residents of the proposed building, for a more precise description of the area variances being requested and why they were being requested, as well as, for a further analysis of the design of the building and its compliance with flood codes as compared to the existing multi-family residential building, all of which have been provided; and

**WHEREAS**, in consultation with the other Planning Board consultants, AKRF has prepared the attached EAF Part 3/negative declaration setting forth the Planning Board's written reasoned elaboration of the SEQRA determination;

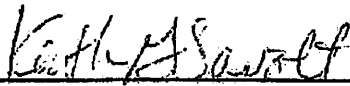
**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board, as SEQRA lead agency for this unlisted action, after coordinating with the other involved agencies and reviewing all available information including the SEQRA Parts 1, 2 and 3 and supporting application documents, hereby determines that the Project will not result in an adverse environmental impact and that a Draft Environmental Impact Statement will not be required; and

**BE IT FURTHER, RESOLVED**, that the Planning Board directs that the negative declaration be filed, published and provided to the involved agencies as required by SEQRA.

**Vote:**

Kathleen Savolt -- Yes  
Richard Litman -- Yes  
Cindy Goldstein -- Yes  
Ellen Styler -- Yes  
Seamus O'Rourke -- Yes

Planning Board of the Village of Mamaroneck

 7/29/2022  
Kathleen Savolt, Chairperson, date of signature

RECEIVED  
CLERK'S OFFICE  
2023 JUN 22 A 11:11  
VILLAGE OF MAMARONECK  
NY 10604