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July 14, 2023

Village of Mamaroneck Planning Board
169 Mount Pleasant Avenue
Mamaroneck, New York 10543

Re: **Samuel Orans and Nathalie Orans**
Adjustment of Property Line Resolution
Premises known as:
1025 Seahaven Drive and 1035 Seahaven Drive
Mamaroneck, New York

Dear Chair and Members of the Board:

Please be advised that the undersigned represents Samuel Orans and Nathalie Orans [hereinafter referred to as the 'Applicants'], the owners of 1035 Seahaven Drive.

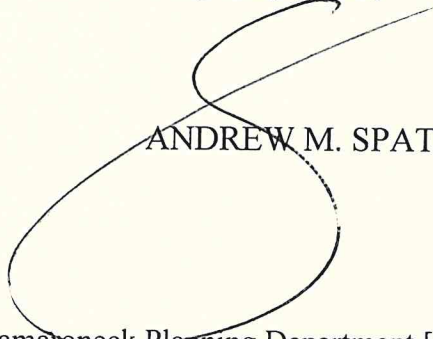
By way of background, on May 13, 2023, the Planning Board approved the Applicants request to adjust the property line between two (2) adjacent parcels located at 1025 Seahaven Drive and 1035 Seahaven Drive.

It should be noted that other than the property line adjustment resulting in the transfer of 1,835.2 square feet from 1025 Seahaven Drive [which is owned by 1025 Seahaven LLC] to 1035 Seahaven Drive, there were no proposed changes to the existing single family residences located on the respective parcels or changes to the existing topography. Moreover, the property line adjustment ['reapportionment'] would correct a preexisting nonconforming set back on 1025 Seahaven Drive.

The Applicants are respectfully requesting an extension of the Resolution to file an official platt for signature purposes, as the one of the lots, [to wit, 1025 Seahaven Drive] will be transferred from the current ownership [1025 Seahaven LLC] to the individual applicants. The Applicants have retained the assistance of an attorney to effectuate this transfer of interest and to avoid complications in the future, we would respectfully request an extension so that the corrected survey/map may be filed with the Planning Board.

We thank you for your kind consideration and ask that you please contact the undersigned at your earliest convenience should you have any questions regarding our request.

Very truly yours,

A large, stylized handwritten signature in black ink, appearing to be 'A. M. Spatz', written over the typed name.

ANDREW M. SPATZ

CC: Greg Cutler, Village of Mamaroneck Planning Department [via Hand Delivery]
Brittanie O'Neill, Land Use Board Secretary [via Hand Delivery]
Mary E. Desmond, Esq. [via E-mail]
Jaine Elkind Eney, Esq. [via E-mail]

Resolution of the Planning Board of the
Village of Mamaroneck

7973 JUN 13 A 9:48
Approving the Application of Samuel and Nathalie Orans to adjust the property line between two adjacent parcels located at 1025 Seahaven Drive and 1035 Seahaven Drive in the Village of Mamaroneck

Moved by R. Litman; Seconded by C. Goldstein

Date: May 10, 2023

WHEREAS, an application was submitted by Samuel and Nathalie Orans (the "Applicant"), seeking subdivision approval pursuant to § A348-20 of the Code of the Village of Mamaroneck (the "Village Code") for a lot line adjustment between two parcels of single ownership located at 1025 Seahaven Drive (SBL: 9-111-15) and 1035 Seahaven Drive (SBL: 9-111-14), both situated in the R-20 Residential District (the "properties"); and

WHEREAS, the proposed lot line adjustment would result in the transfer of 1,835.2 square feet from 1025 Seahaven Drive to 1035 Seahaven Drive, thereby correcting the preexisting nonconforming side setback on 1035 Seahaven Drive,¹ which is currently 19.5 feet, and as proposed would be 20.1 feet (The required minimum side setback in the R-20 district is 20 feet); and

WHEREAS, no modifications or changes to the existing structures or topography of the land are proposed as part of the reapportionment of the properties, each of which are currently improved with single-family homes, and 1035 Seahaven Drive includes a swimming pool; and

WHEREAS, the application materials are on file at the Village Offices and consist of the following documents:

1. Village of Mamaroneck Subdivision Planning Board Application received by the Village of Mamaroneck Planning Department March 15, 2023,
2. Survey map of both lots by Spinelli Surveying completed on May 23, 2022,
3. Short Environmental Assessment Form dated January 27, 2023,
4. Building Permit Application received by the Village of Mamaroneck Planning Department January 31, 2023, and
5. Village of Mamaroneck Building Determination Letter dated February 27, 2023; and

WHEREAS, on April 12, 2023, the Applicant first appeared before the Planning Board, the application was typed as a Type II action pursuant to 6 NYCRR § 617.5(c)(16), and a public hearing was set for May 10, 2023; and

WHEREAS, also during the April 12, 2023 meeting, the Planning Board made a determination to waive the subdivision plat requirement under § A348-20 of the Village Code because no work is proposed, and the property is not located within the floodplain; and

¹ The Board noted that the Survey needs to be corrected such that lot A and B designations are consistent with the Building Determination Letter and the Application Summary, and to show that there is no easement.

WHEREAS, on May 10, 2023, the Planning Board opened the public hearing where members of the public were invited to comment on the project, no public comments were made, and the Planning Board thoroughly reviewed the application materials, comments from its consultants, and the applicable standards and criteria, and determined that its review of the Application was complete; and

WHEREAS, having deliberated on the application with regard to the subdivision approval criteria pursuant to § A348-21 of the Village Code, with includes consideration of sewer and water service provisions, site drainage, health and safety, whether the proposed use could interfere with future street development, and consistency with the intent of the Village Code zoning provisions, the Planning Board determined that the application for a lot line adjustment satisfies the conditions for subdivision approval and no conditions of approval are required; and

NOW, THEREORE, BE IT RESOLVED that the Application is a Type II action pursuant SEQRA regulations found at 6 NYCRR § 617.5(c)(16) which provides that the “granting of individual setback and lot line variances and adjustments” are Type II actions under the New York State Department of Environmental Conservation regulations; and it is further

RESOLVED that the Planning Board hereby grants the subdivision approval.

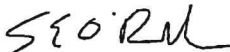
Vote

Ayes: O'Rourke, Bintzer, Litman, Goldstein, and Call-Chinn

Nays:

Recused:

Absent:



Seamus O'Rourke, Chair

2023 JUN 13 4 04 PM
Village of ...