

VILLAGE OF MAMARONECK

APPLICATION SUMMARY SHEET

Proj. Name: 1035 Seahaven Drive (LLA/Subdivision)

S/B/L: 9-111-14 / **Zone:** R-20
9-111-15

Description: The Applicants, Samuel and Nathalie Orans, own two adjacent parcels and propose to adjust the property line between the two parcels, which are located at 1035 Seahaven Drive (SBL: 9-111-14) (**Lot A**) and 1025 Seahaven Drive (SBL: 9-111-15) (**Lot B**) in the R-20 district. The lot line adjustment would transfer **1,835.2 sf** from **Lot B** (currently 27,775.1 sf; proposed: 25,939.9 sf) to **Lot A** (currently 23,941.8 sf; proposed 25,777.0 sf). The combined acreage is 1.2 (51,716.9 sf). In addition to the transfer of square footage, the adjustment would correct the preexisting nonconforming side setback on **Lot B**, 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.) The parcels are each improved with single-family home, and **Lot A** also includes a swimming pool. No modifications or changes to existing structures are currently proposed. The Applicants own both parcels and reside on **Lot A**. The project requires Subdivision approval per § A348-20.

<p>SEQR ACTIONS COMPLETED: N/A</p> <p><input type="checkbox"/> Intent to Declare Lead Agency</p> <p><input type="checkbox"/> Declare Lead Agency</p> <p><input type="checkbox"/> EAF Submitted</p> <p><input type="checkbox"/> Determination of Significance by Board</p> <p>PB Public Hearing Required? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>Wetland Permit (Chapter 192)? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p> <p>Special Permit <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p> <p>Stormwater & ESC Permit (Chapter 294) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p> <p>Coastal Zone Consistency (Chapter 240) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p>	<p>TYPE OF ACTION: Type II §617.5(c)(16)</p> <p>Date:</p> <p>Date:</p> <p>Date:</p> <p>Date(s):</p> <p>Date of Public Hearing: 5/10/23</p>
<p>LOCAL AND AGENCY REVIEW REQUIRED?</p> <p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Village Board of Trustees</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Planning Board</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Board of Architectural Review</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> HCZMC</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Zoning Board of Appeals</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Village Department of Public Works</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> County Planning Department (GML)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> County Highway Department</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> County Health Department</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> NYSHPO</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> NYSDEC</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> NYSDOT</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Army Corps of Engineers</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> GML 239-NN referral to Town of Mamaroneck, Town of Harrison, or City of Rye [Bold = yes]</p>	
<p>REFERRAL DATE STATUS/DATE OF LETTER</p>	

VARIANCES? Y N

Variance or Waiver Request:

Date Granted or Denied, and any conditions:

LAND USE BOARD ACTIONS:		
Date	Board	Discussion/Decisions/Resolutions
4/12/23	PB	Classified application as Type II Action under SEQRA and set the public hearing for 5/10/23
5/10/23	PB	Public hearing opened & closed. Resolution adopted as amended. (Removed references to Lot A/B in favor of using the addresses.)
7/26/23	PB	Granted approval of requested 60-day extension.
9/13/23	PB	

RECOMMENDED ACTION FOR MEETING: grant requested extension