



**Village of
Mamaroneck
Planning Department**

Memo

To: Planning Board
From: Greg Cutler, AICP- Director of Planning and Development
Date: 7/18/2023
Re: Review Memo re: 2 Shore Road

Summary of Application

The application is for a height variance, site Plan approval, wetlands permit, and consistency review to elevate and modify a single-family home located in the VE flood zone, construct terraces, a new driveway, and to install a stormwater management system. The property is located in the R-15 (20,000 sf) zoning district and is located on the Long Island Sound.

Regulations

Chapter	Article	Section	Part	Description	Approval Required
342		75	C,E	Site Plan Approval	Planning Board
192		5		Wetlands Permit	Planning Board
342				Attachment 2- Schedule of Minimum Req- Residential Zones: Building Height	Board of Appeals
294				Stormwater Permit—Required	SWPPP—Admin Review
240		5		Consistency Review	HCZMC
6		6	A	Estimated cost of exterior work is over \$10,000	BAR

SEQRA Analysis

It is recommended that the action be typed as a type 2 action pursuant to NYCRR 617.5 (11), (17) and (12).

Consistency Review

The proposed project requires wetland permit approval from the Planning Board and therefore is not exempt from consistency review.

Westchester County Referral

This application does not require referral to Westchester County, as the site plan does not involve 5,000 square feet or more of new or renovated floor area, or 10,000 square feet or more of land disturbance. However, the action does involve less than 10,000 square feet of land disturbance affecting property within 500 feet of the boundary of a city, town or village, and therefore Westchester County must be notified of the action. Moreover, General Municipal Law requires the Village provide notice of site plan review on properties within five hundred feet of an adjacent municipality. Planning Department staff will provide notifications to both Westchester County and the City of Rye.

General Comments

1. It may be helpful for the Board's review to better distinguish existing and proposed areas on the elevations plans. It may also be helpful to better highlight the base flood elevation and to include two feet of freeboard on the elevation plans.
2. Please confirm that there will be flood vents and adequate grading to allow flood waters to enter and exit the garage area that is below the base flood elevation. It is clear on some of the elevations that flood vents will be used in the crawl spaces, but the plans are not clear with respect to the garage.
3. Map. Please see the following page for an aerial map of the project area.

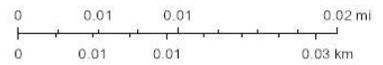
2 Shore Road



7/18/2023, 11:08:33 AM

□ Parcels

1:564



Source: Village of Mamaroneck Planning Department- Geoportal 2.0
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