

Village of



Mamaroneck

PLANNING DEPARTMENT
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BUILDING DEPARTMENT
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Property Address: 338, 346, 352 Mt. Pleasant Ave

S-B-L: 9-17-2, -3, -4

Zoning District: C-2, R-5

Date: 5/1/24 Revised 7/1/2025

BP Application #:

☒ **Digital Copy Provided**

Applicant (name/address/email/phone): Kristen Motel, Esq. (Cuddy + Feder) 445 Hamilton Ave, 14th floor, kmotel@cuddyfeder.com 914-761-1300.

Owner(name/address/email/phone): Harbor Side Apartments Housing Development Fund Corporation, 400 Columbus Ave., suite 201E, Valhalla, NY 10595.

Description of work: The Applicant proposes to demolish the existing 3 buildings containing multifamily residences and construct one, what it claims to be, new all affordable, six-story, multifamily building. The Applicant is applying for subdivision approval to merge the 3 lots into one lot. Off street parking is proposed below the new building and at grade. The Applicant is also proposing associated outdoor recreation space, new stormwater management infrastructure, and new landscaping. Applicant indicates that the proposed building will contain supportive housing units. Supportive services are to be provided on the premises. Applicant further proposes that they, and not the Village, will determine the eligibility requirements for supportive housing units, and that eligibility will be determined on bases other than income.

Chapter	Article	Section	Part	Description	Board/Approval Required
342		3 and 24	B and A	The property is located in the C-2/R-5 zoning districts. Neither the C-2 nor the R-5 zoning districts are zoned for the use described in the application. While multifamily housing is permitted in the C-2 district, housing that constitutes “a boardinghouse, convalescent home, dormitory, fraternity or sorority house, hotel, inn, lodging or rooming house or nursing or other similar home or structure shall not be deemed to constitute a ‘dwelling unit’” Therefore, the proposed development does not constitute a “multifamily dwelling.” As such, the use is not permitted in either the C-2 or R-5 zones	ZBA— Use Variance for unpermitted use in the R-5 and C-2 Zones.

				absent a zone change or use variance. Further, even if the development qualifies as multifamily as defined in the Village Code, this use is not permitted in the R-5 zone absent a zone change or use variance.	
342	XV	103	B	Additional story not allowed for, unpermitted use in R-5. With respect to the C-2 zone, given "Dwelling unit" definition, part B is not applicable to proposed project. Further, because the Applicant proposes that an agency other than the Village will determine eligibility requirements for the supportive housing units, and those requirements will include factors other than income, these units do not qualify for the requested bonus (<i>see</i> 342-107(d)).	Planning Board
342	XI	75	A,B,C	Site Development Plan *Note: Proposed use not permitted. No Planning Board review until use variance or zone change granted.	Planning Board – Site Development Plan
342	VII	50	A	Residence use in C-2 district *Note: Proposed use not permitted. No Planning Board review until use variance or zone change granted.	Planning Board – Special Permit
A348				Merger of 3 lots *Note: Proposed use not permitted. No Planning Board review until use variance or zone change granted.	Planning Board – Subdivision
294		7-8		Area of disturbance greater than 1,000sf *Note: Proposed use not permitted. No Planning Board review until use variance or zone change granted.	SWPPP required for Site Plan approval

240	VIII	29		Project is an "action" per § 240-5	HCZMC – LWRP Consistency Determination
6		6		Estimate cost of exterior work more than \$40,000	BAR
342	VIII	56	A	Because the proposed use is not permitted, a use variance would be required from the multifamily dwelling parking requirements of 342.56.A. Even if the proposed use were permitted, and the units at issue qualified as "fair and affordable" or "fair and deeply affordable" as defined in the Village Code, an area variance would be required from the reduced parking requirements of 342.56.A.	ZBA – Variance from parking requirements

*** Additional determinations may be required.**

*Please review Tree Law, Chapter 318 and submit accordingly, when applicable.

Estimated Escrow Determination(s):

New Site Plan, Major:\$9,500; SWPPP, Minor: \$1,500; New Variance: \$1,500; Planning Board Special Permit \$1,000; LWRP Consistency:\$2,500; Minor Subdivision:\$7,500 **TOTAL: \$23,500**

Please note that the Village will establish a single project-based escrow account for all projects.

**Escrow accounts that fall below 50% will be required to be replenished in full until approvals are granted.
Above estimated escrow amounts do not include required application fees.**

Prepared by: Building Department

Approved by: , E. Scott Ransom Building Inspector