

Village of



Mamaroneck

PLANNING DEPARTMENT

169 Mount Pleasant Ave 3rd Floor

Mamaroneck, N.Y. 10543

<http://www.villageofmamaroneck.org>

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BUILDING DEPARTMENT

CAROLINA FONSECA

BUILDING INSPECTOR

EMAIL: Building@vomny.org

Property Address: 338-352 Mount Pleasant Ave

Date: 5/1/2024

Town SBL: 9-17-2, -3, -4

☒ Digital Copy Provided

Zoning District: C-2, R-5

Applicant (name/address/email/phone): Cuddy + Feder / Kristen Motel, 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 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.

Chapter	Article	Section	Part	Description	Approval Required
342	XI	75	A,B,C	Site Development Plan	Planning Board – Site Development Plan
342	VII	50	A	Residence use in C-2 district	Planning Board – Special Permit
A348				Merger of 3 lots	Planning Board – Subdivision
318	IV	8		Removal of trees	Planning Board – Tree Preservation Plan
294		7-8		Area of disturbance greater than 1,000sf	SWPPP required for Site Plan approval
342	VIII	56	A	Parking for Fair & Affordable Residences – 28 spaces proposed where 51 spaces required; variance needed for 23 spaces	ZBA – Area Variance
240	VIII	29		Project is an “action” per § 240-5	HCZMC – LWRP Consistency Determination
6		6		Estimate cost of exterior work more than \$10,000	BAR

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

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**

Prepared by Village Planning Department and AKRF Inc.

Approved by:


Carolina Fonseca, Building Inspector

05/01/2024