

Village of



Mamaroneck

PLANNING DEPARTMENT
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<http://www.villageofmamaroneck.org>

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BUILDING DEPARTMENT
Tel: (914) 777-7731

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Property Address: 254 Center Ave.

S-B-L: 8-95-18 (Town: 8-23-662)

Zoning District: R-2F

Applicant (name/address/email/phone): Robert Siqeca, 243 5th Ave, NY, robertsiqeca@gmail.com

Owner(name/address/email/phone): Fitim Balaj, 351 Palmer Ave, febgeneral@gmail.com, 646-772-4317

Description of work: The applicant proposes to 1) subdivide the existing lot into 2 lots (Lot 1: 9,242 sf; Lot 2: 9,241 sf), 2) demolish existing house using mechanical equipment; and 3) construct 2 new townhouses on Lot 1 and 2 new townhouses on Lot 2.

Date: Revised 6/19/2025

BP Application #: 23-0861

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After reviewing the Village Code, it appears the following Land Use Boards and approvals are required:

Chapter	Article	Section	Part	Description	Board/Approval Required
6		6		Estimated cost of exterior work more than \$40,000	BAR
294		7-8		Area of disturbance greater than 1,000sf	Admin-SWPPP
342	XI	75	A, E	Erection of multifamily structure	Planning Board- Site Plan
A348		5		Subdivision of existing lot into 2 lots	Planning Board- Subdivision Plat
240	VIII	29		Project is an "action" as defined in Section 240-5	HCZMC – LWRP Consistency
186		4		Development within Floodplain	Admin- Floodplain Development Permit

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

Estimated Escrow Determination(s):

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

New Site Plan (Major): \$9,500
SWPP (Minor): \$1,500
LWRP Consistency: \$2,500
<u>Minor Subdivision w/o roads: \$7,500</u>
Total: \$21,000

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