

AT A MEETING OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF MAMARONECK, HELD ON MAY 7, 2026, THE FOLLOWING RESOLUTION WAS ADOPTED

**APPLICATION ZON- 25-0011**

Name: Suriya Parsuwan (“Applicant”)  
Premises 714 The Crescent  
District R-15  
Tax I.D. 9-85-27

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VILLAGE OF MAMARONECK  
NEW YORK

**WHEREAS**, the Applicant has applied to the Zoning Board of Appeals (“Board”) for area variance relief, and thereafter amended their application, in connection with the expansion of decks and balcony, removal of hardscapes including existing stone patio at grade and an asphalt boat ramp as per Village Code Chapter 342, Attachment 2; and

**WHEREAS**, the Applicant seeks the following area variances: proposed deck 8.1' and 3' to side yard where 15' lesser side required and 35' combined; and

**WHEREAS**, at the time of initial construction the Applicant’s predecessor in interest received a variance to construct a home with a reduced setback total of 27 feet three inches where 35’ was required in 1970; and

**WHEREAS**, in furtherance of the application, the Applicant submitted materials for the Board to consider (“Application Materials”) which included, but were not limited to, engineering plans, aerial images, historic architectural plans, landscape plans, renderings of the proposed development, a site plan, a survey, landscape and tree protection plans, and a SWPPP; and

**WHEREAS**, the Board opened a duly noticed public hearing on November 6, 2025 at which the Applicant made a presentation and responded to questions posed by the Board, and on March 5, 2026 the public hearing was closed; and

**WHEREAS**, the Plans that are relevant to the amended application and this determination are those engineering plans dated February 10, 2026 as well as site plans and tree preservation plans dated January 16, 2026, which showed reduced variances from those previously submitted; and

**WHEREAS**, the Board’s proposed action is classified as Type II pursuant to the New York State Environmental Quality Review Act (“SEQRA”) regulations, 6 NYCRR 617. 5(c)(16).

**NOW, THEREFORE BE IT RESOLVED**, that, after duly reviewing the Applicant’s materials and information provided during the public hearing process, the Board approves the requested Area Variances subject to the conditions below. In making its determination, the

Board finds that the benefit to the Applicant from granting the requested Area Variances outweighs any detriment to the community or neighborhood based on the following findings:

- 1) The Area Variance will not result in an undesirable change to the character of the neighborhood or be a detriment to nearby properties because the side yard nonconformities will be reduced. Further, there will be additional plantings provided in order to reduce the view from neighboring properties.
- 2) The benefit sought by the Applicant could not have been achieved by any alternate and also feasible method except the Area Variance because of the size and shape of the lot and the prior variance so that the conditions on the property are already legally nonconforming. Any modification of the existing conditions would likely require a variance.
- 3) The Board finds that while the Area Variance is substantial, it will result in a decrease in the amount of impervious surface and the removal of a boat ramp.
- 4) The Area Variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because it is an improvement over the conditions that currently exist and typical for the neighborhood.
- 5) The Board finds that the need for the variance is self-created, but this factor alone is not a sufficient basis for denial.

**BE IT FURTHER RESOLVED**, that the granting of the Area Variances for the Project is conditioned on the following:

- 1) As required by Section 342-49 of the Zoning Code, Applicant shall obtain a building permit within twelve months of the date of this Resolution.
- 2) The improvements shall be constructed in compliance with all application material and plans, except for de minimis changes which do not alter the area variance, within 18 months of the date of issuance of the building permit, unless otherwise extended by the Board.
- 3) The granting of the Area Variance does not relieve the Applicant from compliance with all other applicable laws, codes, and regulations.
- 4) That the numerical spot elevations for the proposed deck set forth in the document submitted by the Applicant entitled "C-1" shall be deemed to represent inches, not feet.
- 5) To the extent that there are currently pipes located within the setback area that discharge water onto neighboring properties, those pipes should be removed or redirected to prevent any water discharges onto neighboring properties.
- 6) The existing elevated patio shall be removed.
- 7) There shall be no additional fill added on the property.

8) No portion of the existing elevation of the property shall be increased.

**AND BE IT FURTHER RESOLVED**, that the Board directs that a complete copy of this resolution be filed with the Village Clerk in compliance with New York State Village Law.

On the motion by Board Member Heaney, seconded by Board Member Shingler, the foregoing resolution was brought before the full board for consideration with the Board members voting as follows:

David Neufeld, Chair	YES
Robin Kramer	YES
Angelique Shingler	YES
Richard Clifford	YES
Gretta Heaney	YES

The motion was carried on a vote of 5 to 0.

Dated: \_\_\_\_\_, 2026



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Zoning Board Chairperson