

Village of



Mamaroneck

PLANNING DEPARTMENT
Tel: (914) 825-8758

169 Mount Pleasant Ave 3rd Floor
Mamaroneck, N.Y. 10543
<http://www.villageofmamaroneck.org>

BUILDING DEPARTMENT
Tel: (914) 777-7731

EMAIL: Planning@vomny.org

EMAIL: Building@vomny.org

Property Address: 816 Mamaroneck Ave.

Date: 9/24/25

S-B-L: 8-17-6

BP Application #: 25-0336

Zoning District: C-1

☐ Digital Copy Provided

Applicant (name/address/email/phone): Green Water and Power NYC Electrical LLC, 16517 Arminta St., Van Nuys, CA 91406 andrew.agopian@greenwaterandpower.com

Owner(name/address/email/phone): Return To The Tao, LLC 50 Karl Ave. Suite 303, Smithtown, NY 11787 amk@kapson.com 631-858-0355

Description of work: Applicant is proposing to install EV charging stations.

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

Chapter	Article	Section	Part	Description	Board/Approval Required
342		46.1	A	Minimum distance of a motor vehicle filling station to a school is 200ft.—151.9 feet proposed.	ZBA
342		46.1	B	Minimum distance of a motor vehicle filling station to a street line is 20ft.—5.6ft. proposed.	ZBA
342		46.1	E	Minimum distance of a motor vehicle filling station from another motor vehicle filling station is 1,000ft.—170.18ft. proposed.	ZBA
342		46.1	I	No motor vehicle filling station may remain open for more than 16hrs./24hr. period.—Proposed 24/7 operation.	ZBA—Special Permit
342		Attach ment 3		Maximum Building Coverage and Impervious Surfaces is 60%-85.49% proposed.	ZBA
342		Attach ment 3		Minimum required rear yard is 45ft.—4.5ft. proposed.	ZBA
342		Attach ment 3		Minimum front yard is 10ft.—8ft. proposed.	ZBA
342		75	A	Site Plan approval	Planning Board
294		4	A(1)	Area of disturbance of 1,000sf or more.	SWPPP

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

Estimated Escrow Determination(s):

New Variance: \$1,500
New Site Plan-Major: \$9,500
ZBA Special Permit: \$2,500
SWPPP-Minor: \$1,500
TOTAL: \$15,000

****Please submit Total amount on one check.**

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