

Village of



Mamaroneck

PLANNING DEPARTMENT
Tel: (914) 825-8758

169 Mount Pleasant Ave 3rd Floor
Mamaroneck, N.Y. 10543

<http://www.villageofmamaroneck.org>

EMAIL: Planning@vomny.org

BUILDING DEPARTMENT
Tel: (914) 777-7731

EMAIL: Building@vomny.org

Property Address: 714 The Crescent Mamaroneck, NY

S-B-L: 9-85-27

Zoning District: R-15

Date: Revised 11/19/25

BP Application #: 25-0328

☒ **Digital Copy Provided**

Applicant (name/address/email/phone): Kristen Motel, Esq. Cuddy & Feder LLP 445 Hamilton Ave. White Plains, NY 10601 kmotel@cuddyfeder.com 914-761-1300

Owner(name/address/email/phone): Suriya Parksuan 714 The Crescent, Mamaroneck, NY 10543 kmotel@cuddyfeder.com 914-760-1300

Description of work: 1st floor addition to rear of existing home and expansion of decks and balcony, removal of hardscapes including existing stone patio at grade and asphalt boat ramp. **REVISED PLANS:11/14/25**

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		75	C	Earthwork involving > 25% of site.	Planning Board—Site Development Plan
192		4	A	Regulated activity within a wetland.	Planning Board—Wetlands permit
240	VIII	29		Project is an “action” as defined in 240-5	HCZM—LWRP Consistency Determination
294		7-8		Area of disturbance > 1,000 sf	Admin—SWPPP Permit
186		4		Property within a floodplain	Admin—Floodplain Development Permit
6		6		Estimated cost of exterior work > \$40,000	BAR
342		Attach ment 2		Proposed deck 6’ and 2’ to side yard where 15’ lesser side required and 35’ combined.	ZBA
342		Attach ment 2		Proposed addition 12’ and 15’ to side yard where 15’ lesser side required and 35’ combined.	ZBA
342		Attach ment 2		Proposed Balcony 10’ and 13.1’ to side yard where 15’ lesser side required and 35’ combined	ZBA
350		4		Building Code Compliance	Building Dept.

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

Estimated Escrow Determination(s):

Site Plan--Major: \$9,500
LWRP Consistency: \$2,500
Wetland permit: \$3,000
Minor SWPPP: \$1,500
ZBA Variance: \$1,500
Total: \$18,000

****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

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186		4		Property within a floodplain	Admin—Floodplain Development Permit
6		6		Estimated cost of exterior work > \$40,000	BAR
342		Attachment 2		Proposed deck 6’ and .04’ to side yard where 15’ lesser side required and 35’ combined.	ZBA
342		Attachment 2		Proposed addition and balcony 11’6” and 14’ (scaled) to side yard where 15’ lesser side required and 35’ combined.	ZBA
350		4		Building Code Compliance	Building Dept.

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