



Village of Mamaroneck Zoning Board of Appeals

Department of Planning and Development
169 Mount Pleasant Avenue – Third Floor
Mamaroneck, New York 10543
(914) 825-8758

Robin A. Kramer, Esq.
Chair

September 8, 2025

Chair Seamus O'Rourke and Members
of Village of Mamaroneck Planning Board
Village of Mamaroneck Planning Board
169 Mount Pleasant Avenue, 3rd Floor
Mamaroneck, N.Y. 10543

Re: ZBA Application Number ZON-24-0014 in
Opposition to Building Permit Issued to 1011
Greacen Point Road (the "Greacen Point Opposition
Application")

Dear Chair O'Rourke and Members of the Planning Board:

At the September 4, 2025 meeting of the Village of Mamaroneck Board of Zoning Appeals (the "ZBA"), the attorney for the applicant for the Greacen Point Opposition Application (such applicant, the "Opposition Applicant") and the attorney for the owners of 1011 Greacen Point Road both briefly presented their positions on the issues raised by the Greacen Point Opposition Application. However, given the extent of the issues raised by such Application and the fact that the owners of 1011 Greacen Point Road (the "Property Owners") were preparing to file a new set of plans with the Village, the ZBA could not reasonably discuss or evaluate the arguments of both sides. In order to finally resolve the issues on a single set of plans, the ZBA established a briefing schedule based on the set of plans that were to be filed by the Property Owners on Friday, September 5. This schedule allows the Opposition Applicant three weeks to file their final set of arguments, followed by three weeks for the Property Owners to respond with their final arguments, after which the ZBA would have some time to review all papers in order for the matter to be discussed at the ZBA meeting on November 6, 2025.

In light of the numerous substantive issues raised by the Greacen Point Opposition Application, the ZBA respectfully requests that the Planning Board table consideration of the application filed by the Property Owners for 1011 Greacen Point Road until the ZBA has had a full opportunity to consider the arguments.

Thank you for your consideration.

Sincerely,

Robin A. Kramer, Chair
Zoning Board of Appeals

Cc: Village Manager