



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

October 23, 2025

Neil J. Alexander
nalexander@cuddyfeder.com

By Email and Hand

Chairwoman Robin Kramer and Members
of the Zoning Board of Appeals
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Re: Search for Change, Inc.
Harbor Side Apartments Housing Development Fund Corporation
Appeal/Request for Interpretation
Premises: 338-352 Mount Pleasant Avenue, Village of Mamaroneck, NY
Village of Mamaroneck Parcel IDs: Section 9, Block 17, Lots 2, 3, & 4

Dear Chairwoman Kramer and Members of the Zoning Board of Appeals:

This letter is respectfully submitted on behalf of Search for Change, Inc. as the sponsor of the Harbor Side Apartments Housing Development Fund Corporation ("the Applicant") and the owner of the properties located at 338-352 Mount Pleasant Avenue in the Village of Mamaroneck, New York (the "Premises") in furtherance of its pending applications for site plan, special permit, and subdivision approvals to redevelop the Premises with a multifamily dwelling building consisting entirely of Fair and Affordable Residences¹ (the "Project" or the "Proposed Action").

The Applicant proposes to demolish all 3 existing residential, multifamily dwelling buildings and associated improvements on the 0.535-acres Premises, merge the 3 tax parcels into 1 new tax lot, and construct a new 6-story multifamily dwelling building in accordance with the Village of Mamaroneck Zoning Code, particularly Article XV entitled Fair and Affordable Residence Uses.

On August 14, 2025, the Applicant duly and timely filed the instant Appeal and Request for Interpretation asserting that: (i) The Building Inspector's May 1, 2024 Land Use Determination is Final, Non-Appealable and Binding against the Village and all Parties; (ii) E. Scott Ransom's Illegal July 2025 Land Use Determination is without Jurisdiction and Void *Ab Initio*; (iii) The Pending Planning Board Land Use Application for Fair and Affordable Residences is Ready For

¹ Indeed, 100 percent of the apartments will constitute Fair and Affordable Housing Units as the Project will provide housing exclusively to individuals and families with household incomes at 60% or less of the Area Median Income (AMI). Further, 50 percent of the apartments will constitute Fair and Deeply Affordable Housing Units as the Project will provide housing exclusively to individuals and families with household incomes at 30% or less of the Area Median Income (AMI). See Village of Mamaroneck Zoning Code Section 342-3(B).



October 23, 2025

Page 2

Approval; (iv) E. Scott Ransom's Illegal July 2025 Land Use Determination is Erroneous, Arbitrary, and Discriminatory; (v) E. Scott Ransom's Illegal July 2025 Land Use Determination Violates the Rules of Statutory Interpretation; (vi) E. Scott Ransom's Illegal July 2025 Land Use Determination Constitutes Unequal Treatment and a Departure from Prior Determinations by the Village; and (vii) This instant Appeal/Request for Interpretation is Type II Exempt from the State Environmental Quality Review Act ("SEQRA").

Thereafter, the Applicant appeared before the ZBA on September 4, 2025, and it discussed the instant Appeal and Request for Interpretation at length. Additionally, the ZBA provided the public with ample time to comment. Once again, community pressure stigmatizing individuals with disabilities occurred during those public statements often in the context of "my friend or parent or sibling lives with a physical or emotional disability or is a veteran or formerly incarcerated"; therefore, I have nothing against *those* people. Nonetheless, it is worth noting here and now the old saying that provides: "Tell me what you boast of and I'll tell you what you lack." Or alternatively, as Carlos Ruiz Zafon so eloquently composed in *The Angel's Game*:

"Nothing makes us believe more than fear, the certainty of being threatened. When we feel like victims, all our actions and beliefs are legitimized, however questionable they may be. Our opponents, or simply our neighbors, stop sharing common ground with us and become our enemies. We stop being aggressors and become defenders. The envy, greed, or resentment that motivates us becomes sanctified, because we tell ourselves we're acting in self-defense. Evil, menace – those are always the preserve of the other. The first step for believing passionately is fear. Fear of losing our identity, our life, our status, or our beliefs. Fear is the gunpowder and hatred is the fuse. Dogma, the final ingredient, is only a lighted match."

At the end of the appearance, the ZBA charged the Applicant with providing more information as to the following issues: (x) the nature of the ESHHI residents; (y) the anticipated conformance with the Village Zoning Code's Article XV Fair and Affordable Residence uses standards relative to occupancy, eligibility, and administration; and (z) the disturbance/improvements proposed for the R-5 zoning classified portion of the Premises. See <https://lmcmedia.org/show/village-of-mamaroneck-zoning-board-meeting-9-4-25/> and <https://www.mamaroneckobserver.org/post/mt-pleasant-project-faces-significant-zoning-hurdles>.

Notwithstanding and without prejudice to the potentially impermissible regulating of the User the Applicant is proposing here as opposed to the Land Use that the ZBA's exploration of these issues poses, and it being in contravention of several Federal, State and County statutes,



October 23, 2025

Page 3

including but not limited to the Fair Housing Act, the Americans with Disabilities Act/ADA, the federal Rehabilitation Act, and the NY Human Rights Law, the Applicant hereby provides the below responses.

The Applicant also notes that although it appeared at the conclusion of its ZBA appearance that there might be traction within the Village for separate discussions in the form of pre-litigation settlement surrounding the rescaling of the Project in size, to which the Applicant remains amenable, the Applicant has unfortunately not received an overture from the Village. The Applicant remains open and supportive of having such a dialogue. It remains hopeful. The Village's animosity need not persist.

I. The Nature of the ESSHI Residents

To reiterate, the Fair and Deeply Affordable Housing units proposed under the Village Zoning Code definition will also satisfy the eligibility criteria for participation in the Empire State Supportive Housing Initiative (ESSHI).

The ESSHI is an initiative of New York State that provides funding to nonprofit organizations in furtherance of their housing development proposals. The New York State Office of Mental Health serves as the lead procurement agency for the funding, which is dispersed by an interagency workgroup of eight state agencies serving vulnerable New Yorkers. Eligible participants in ESSHI-funded projects include individuals with disabilities and special needs, such as those with mental health conditions, military veterans with disabilities, and senior citizens, among others. Supportive housing is vital to ensure all New Yorkers have a safe, stable place to call home. Since taking office, Governor Hochul has made landmark investments to expand supportive housing statewide as part of her \$25 billion, five-year plan to create and preserve 100,000 affordable homes statewide, including 10,000 homes with support services for vulnerable populations.

The Applicant, Search for Change, Inc. (SFC), is a recipient of an ESSHI award from the New York State Office of Mental Health (OMH) that authorizes it to provide affordable housing and tenancy support services for eligible participants. In accordance with the terms and conditions of the ESSHI and associated regulations, housing developments operating under the auspices of nonprofit organizations, subject to OMH oversight, must provide housing opportunities for their tenants in integrated settings that offer opportunities for full participation in the fabric of community life.

SFC has administered a vast network of supportive housing programs for nearly 50 years, and its personnel possess extensive experience in supporting individuals with special needs in community-based settings. SFC will deliver various tenancy support services to occupants with



October 23, 2025

Page 4

special needs in accordance with prevailing supported housing guidelines. These include but are not necessarily limited to referrals to social welfare and healthcare services; housing case management; community resource development (e.g., accessing public benefits); job placement and employment assistance services; parenting support services; life skills training; and financial management services. These services will be available for tenants with special needs only (i.e., occupants of ESSHI-funded housing units) and will not include healthcare, communal food services, or other amenities found in assisted living facilities, nursing homes, or other specialized facilities serving individuals who require continuous supervision.

Supportive Housing Services help Residents remain stably housed, establish community tenure, and realize the goals they set for themselves. Residents direct their service planning process as much as possible. They make choices about the goals they are working toward, the type and frequency of services, and who will be involved in their treatment. Supportive Housing residents do not require continuous supervision. At a minimum, Supportive Housing requirements include the development of an individualized support plan, a monthly face-to-face contact, a home visit as needed based on the support plan or emergent needs but at least once every three months, and income verification at least annually. Residents are also given opportunities to develop natural community supports and peer to peer supports. The Provider conducts outreach to prospective Residents to ensure their awareness of Supportive Housing and encourage their participation. See New York State Office of Mental Health Supportive Housing Guidelines (2022).

Supportive Housing is a flexible model that delivers individualized services aimed at increasing housing stability and Resident well-being. Services are delivered in a manner which demonstrates understanding and respect for the diversity of the people being served and vary depending on the needs of the Resident. Often the need for Provider-delivered services decreases over time as the Resident becomes more fully integrated into the community. Unique features of Supportive Housing include: (i) Supports are flexible; (ii) Housing is permanent, such that Residents may remain in Supportive Housing as long as they need a rent subsidy and/or housing support services and they continue to meet their responsibilities as tenants; and (iii) There are no program attendance or treatment requirements.

The services that are delivered by housing Providers include: determining if an individual is eligible for Supportive Housing; conducting an individual housing needs assessment; developing an individual housing support plan; helping the individual with establishing a household; applying for entitlements; becoming acquainted and integrated within the local community; helping Residents understand their rights and responsibilities as tenants; instruction and assistance with resolving apartment and building maintenance issues; providing linkages to



October 23, 2025

Page 5

community resources and health home care coordination; and household management and budgeting assistance to ensure that rent and other expenses are paid.

This project constitutes Fair and Affordable Residences under the Village Zoning Code. This Project also constitutes Mixed-Use/Income Housing under the Supportive Housing Guidelines where affordable supportive housing units are integrated with other affordable housing units in the same building. Integrated settings are those that provide individuals with disabilities opportunities to live, work, and receive services in the greater community, like individuals without disabilities. Integrated settings are located in mainstream society; offer access to community activities and opportunities at times, frequencies and with persons of an individual's choosing; afford individuals choice in their daily life activities; and, provide individuals with disabilities the opportunity to interact with non-disabled persons to the fullest extent possible.² Supportive housing services are services that are tailored and appropriate to the specific population to be served (e.g., safety planning for victims or survivors of domestic violence, substance abuse treatment, etc.). Supportive services are geared to help families, individuals, or young adults maintain physical and emotional health, assist with educational and employment opportunities for all household members, sustain healthy relationships and generally improve the quality of individuals' lives. Eligible services are designed to assist eligible families, individuals, and young adults to live independently and remain stably housed. Services provided by ESSHI funds must be non-medical services.

As such, this project constitutes a residential, multifamily apartment building, in function and form, with units equipped with private kitchens, bathrooms, bedrooms and other spaces characteristic of residential dwellings. These dwelling units also meet the maximum yearly rent limitations for Fair and Deeply Affordable Housing Units under the Village Zoning Code.

II. Search for Change's Conformance with the Occupancy, Eligibility, & Administration Standards

Article XV of the Village Zoning Code entitled Fair and Affordable Residence Uses codifies in Section 342-105 ownership and occupancy standards, in Section 342-106 Eligibility standards, and in Section 342-107 Administration requirements.

The Applicant's Project entails solely rental Fair and Affordable Residence Uses and will comply with the Occupancy guidelines set forth in Section 342-105A relative to the minimum and maximum numbers of persons allowed to occupy based on the number of bedrooms (i.e., efficiency, one-bedroom, two-bedroom, or three-bedroom). Additionally, the Fair and

² See Section 5 Glossary to the ESSHI Inter-Agency Service and Operating Funding Opportunity Request for Proposals (June 2025).



October 23, 2025

Page 6

Affordable Housing Units will only be rented to Fair and Affordable Housing Families per Section 342-105C. Similarly, the Fair and Deeply Affordable Housing Units will only be rented to Fair and Deeply Affordable Housing Families. See Section 342-105C. Further, the maximum yearly rent, excluding utilities, for a Fair and Affordable Housing Unit will not exceed 30% of 80% of AMI at the time of application, or 30% of 120% of AMI at the time of renewal, and the maximum yearly rent, excluding utilities, for a Fair and Deeply Affordable Housing unit will not exceed 30% of 40% of AMI at the time of application, or 30% of 120% of AMI at the time of renewal. See Section 342-105D. The Applicant also will record an instrument pursuant to Section 342-105E obligating it, its successors and assigns to maintain the Fair and Affordable Housing Residences in accordance with the requirements of Article XV for the period of affordability.

Section 342-106A's Eligibility standards establishes that "Eligible families applying for fair and affordable housing units and fair and deeply affordable housing units will be selected for occupancy on the basis of a lottery drawing conducted on an as-needed basis by the Village *or its designated agent*" and that the "*Village or its designated agent* will establish the list of lottery winners based on bedroom count and provide the list to the owner or manager", whereby the "owner or manager will then notify the selected families."

It is important to underscore that although, pursuant to Section 342-107A, the "*Village or its designated agent* will be responsible for the administration of the purchase and rental of fair and affordable residences and for the promulgation of rules and regulations as may be necessary to implement these requirements", Section 342-107A also requires that the **"owner or manager of the fair and affordable residence is responsible initially for determining and certifying eligibility and must provide certification and documentation of eligibility to the Village *or its designated agent* in accordance with its rules and regulations prior to the fair and affordable housing families or fair and deeply affordable housing families being placed on the list for the lottery drawing."** Further, it bears emphasis that the Lottery is only necessary in Year One at the inception of occupancy of the Fair and Affordable Residences. Thereafter, occupancy will occur pursuant to a Waitlist. Other than the initial rent-up of the Project, occupancy will occur in accordance with a pre-qualified (eligible) waiting list or pool of individuals or households who have expressed interest in, and meet the eligibility criteria that will roll off this waitlist into available units based on application date, income level, and household size in accordance with all other program guidelines.

Meanwhile, Section 342-106B addresses Continued eligibility and in the Rental context provides that "Families selected for fair and affordable rental units and fair and deeply affordable rental units must be offered leases for terms of not more than two years. As long as the family remains eligible and has complied with the terms of the lease, the family must be offered a

two-year lease renewal at the end of each lease term. If a family's aggregate annual income at the time of renewal exceeds the maximum permissible income for eligibility and if there is at that time an otherwise eligible family for the unit, the family may complete its current lease term and must be offered a market rate housing unit available in the development at the termination of the lease term, if available. If no market rate housing unit is available at the time, the family may be allowed to sign one additional one-year lease for the fair and affordable housing unit or fair and deeply affordable housing unit it occupies but may not be offered a renewal of the lease beyond the expiration of that term."

In addition to the above, the Village of Mamaroneck Village Board recently adopted a Resolution for Affordable Housing Marketing Policy on June 23, 2025's Consent Agenda. This Resolution is NOT a Local Law as it has not been filed with the New York State Department of State. The Resolution acknowledged that the Village has had different organizations marketing the affordable units available in the Village, and that is no longer being done. As such, the Village required by this Resolution that "[f]or any affordable housing unit subject to a housing lottery in the Village of Mamaroneck, owner must attest to the fact that their marketing plan includes targeted local outreach to Village of Mamaroneck residents, including extending notification and outreach materials to the community's direct service organizations, client-based and nonprofit organizations serving Mamaroneck and Westchester residents and RNSD and MUFSD social workers, guidance counselors, and administrative staff. Outreach should be conducted in a variety of formats, and in both English and Spanish languages. Possible methods include, but are not limited to, postcards, billboards, social media, and signage around the Village of Mamaroneck."

Here, the Applicant acknowledges that it will comply with these Sections 342-105 through 342-107, as to ownership, occupancy, eligibility and administration standards and it will certify accordingly to *the Village or its designated agent*. The Applicant also agrees to comply with this recent June 2025 Resolution, too. Moreover, the Applicant is cognizant that Section 342-107 requires that the Applicant "is responsible initially for determining and certifying eligibility and must provide certification and documentation of eligibility to the Village *or its designated agent* in accordance with its rules and regulations **prior** to the fair and affordable housing families or fair and deeply affordable housing families being placed on the list for the lottery drawing."³

³ For the prospective occupants of the 31 Fair and Affordable Housing Units, certification will occur in conformance with the Fair Housing Act, the Americans with Disabilities Act, the New York State Human Rights Law, the New York State Clean Slate Act, and the Westchester County Fair Housing Law, while for the prospective occupants of the 31 Fair and Deeply Affordable Housing Units, certification will additionally require coordination with the Westchester County Department of Community Mental Health per the Westchester County Continuum of



October 23, 2025

Page 8

Consistent with Sections 342-107D and 342-107E, the Applicant hereby notes that it is filing contemporaneously with this submission Requests with the Village Clerk, pursuant to the New York State Freedom of Information Law ("FOIL"), Public Officers Law, Article 6, Section 84 et. seq. and Section 89.3(b), seeking copies of the Village Notice sent "[o]n or before April 1 of each year thereafter, the Village or its designated agent must notify the owner or manager of each development containing fair and affordable residences as to the rent, sales and income eligibility requirements for those residences", and copies of the Certification Information received by the Village from the "owner or manager of each development containing fair and affordable residences [who] must certify to the Village or its designated agent on or before June 1 of each year that the current rental or sales prices of all fair and affordable housing residences comply with the requirements of this article." Upon information and belief, the Applicant should receive from those FOIL Requests copies of Village Notices and copies of Certification Information relative, at a minimum, to: Marina Court at 422 East Boston Post Road, 139 E. Prospect Avenue LLC at 139 East Prospect Avenue, Grand Street Lofts at 690 Mamaroneck Avenue, and 129-133 Prospect Owners LLC at 129-133 Prospect Avenue.

III. Limited Improvements Proposed for the R-5 Zoning Classified Portion of the Premises

The approximately 0.535-acre Premises consists of 3 tax parcels - Section 9, Block 17, Lot 2; Section 9, Block 17, Lot 3; and Section 9, Block 17, Lot 4. Lots 2 and 3 are wholly classified in the C-2 zoning district, while Lot 4 is split zoned with the front classified in the C-2 zoning district and the rear, land-locked portion of this tax lot classified in the R-5 zoning district. See https://www.villageofmamaroneckny.gov/sites/g/files/vyhlf826/f/uploads/zoningmapofficialas_of_2024-12-18.pdf and https://www.villageofmamaroneckny.gov/sites/g/files/vyhlf826/f/uploads/tax_maps_section_9.pdf. The R-5 zoning classified portion of Lot 4 does not possess frontage on Maple Avenue. Access to Maple Avenue is impeded by 337 Maple Avenue.

Reference to the Revised Drawing Set including Site Plans and Architectural Drawings submitted previously by the Applicant as Exhibit D6 to the August 14, 2025 ZBA packet reveals that no buildings, structures, or parking associated with the Project are proposed for the R-5 zoning classified portion of the Premises. Essentially, the improvements on the R-5 portion of the Premises consist of demolition and removal of existing derelict concrete, wood and flagstone decking as well as excavation and grading, plus temporary construction layback area. Ultimately, this area will see the installation of vegetation, trees, plantings, fencing, and

Care Partnership to End Homelessness and Single Point of Access. In both cases, the Applicant will determine and certify eligibility per the above prior to those families being placed on the list for the lottery drawing.

retaining walls. In fact, residents of the Project will only be able to access this pervious landscaped and planted area by way of a staircase from the Recreational Terraces at the rear of the second floor of the building given the grade change.

IV. The Premise is NOT in a Flooding Zone per FEMA Firm Mapping

The Premises is not located within an area of special flood hazard. Further, the Premises is not located within a 500-year floodplain based on the FEMA Flood Insurance Rate Map (FIRM) (Map Number 36119C0353F). Moreover, reference to the attached FEMA National Flood Hazard Layer FIRMette substantiates that the Premises is not within a special flood hazard area or other areas of flood hazard. See

<https://msc.fema.gov/portal/search?AddressQuery=338%20mount%20pleasant%20ave%2C%20mamaroneck%2C%20ny>. Indeed, this map and its flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/6/2025 at 5:17 PM** and does not reflect changes or amendments subsequent to this date and time.

Additionally, the Revised Stormwater Pollution Prevention Plan & Drainage Analysis ("SWPPP"), prepared by Hudson Engineering & Consulting PC, complies with the various applicable Village of Mamaroneck Code Chapters, including those relative to Zoning, Trees, Stormwater Management, Erosion and Sediment Control, and Flood Damage Prevention, as well as the NYS DEC regulations, even though neither the USEPA regulations nor NYS DEC regulations for a SPDES General Permit for Stormwater Discharges from Construction Activity require applicants to address storm water until 1 acre of site disturbance occurs.

The stormwater mitigation system for the project includes a First Defense pre-treatment unit and a StormBrixx storage and infiltration system. This design addresses water quality requirements and mitigates peak discharge from the project site below pre-development peak discharge for an unimproved site during storm events through the 100-year event.

Hudson Engineering & Consulting PC modeled two pre-developed watersheds. Watershed 1 conveys stormwater runoff from the western portion of the property, which flows west overland and exits the site at a drainage point designated as Design Point (DP)-1. Watershed 2 conveys stormwater runoff from the eastern portion of the project site, which flows east overland and exits the site at DP-2. The following table summarizes the peak runoff volumes at DP-1 and DP-2 in the pre- and post-development conditions. As the calculations indicate, the peak runoff volumes under the post-developed conditions will be less than that under the pre-developed conditions.

Peak Runoff Volume (Pre Vs. Post)				
	1- Year	10-Year	25-Year	100-Year
	cfs	cfs	cfs	cfs
DP-1 (Pre)	0.02	0.16	0.26	0.50
DP-1 (Post)	0.01	0.12	0.20	0.38
DP-2 (Pre)	0.09	0.77	1.28	2.46
DP-2 (Post)	0.06	0.14	0.19	2.11
Source: Hudson Engineering & Consulting PC				

Therefore, it is unequivocal that no significant adverse impacts on flooding are expected from the Proposed Action.

V. THE FOIL Request Results Substantiate Discrimination and Unequal Treatment

The Applicant filed a request on July 17, 2025, pursuant to the New York State Freedom of Information Law ("FOIL"), Public Officers Law, Article 6, Section 84 et seq. and Section 89.3(b), seeking any and all architectural drawings for approved multifamily and condo development projects within the Village of Mamaroneck, beginning on January 1, 2000, to the present date, including but not limited to Marina Court located at 422 E. Boston Post Road, and The Mason / Sheldrake Station Development located at 270 Waverly Avenue. This FOIL request also sought, without limitation, architectural drawings submitted *via* any and all Village Board, Planning Board, and Zoning Board of Appeals applications as well as submissions to the Building Department, Department of Public Works, Fire Department and Police Department.

In early October 2025, the Village turned over information in that regard. A review of those materials and research of publicly available records substantiates that there are numerous multifamily projects in the Village with cooking or sanitary facilities in common with other dwelling units, plus enclosed spaces in common with other dwelling units that were deemed multifamily dwellings, and that were not deemed "a boardinghouse, convalescent home, dormitory, fraternity or sorority house, hotel, inn, lodging or rooming house or nursing or other similar home or structure". These results contrast sharply with E. Scott Ransom's Illegal July 2025 Land Use Determination finding that the Applicant's Project here does not constitute dwelling units.⁴

The Applicant received and is reviewing the architectural drawings for other approved multifamily buildings in the Village, including for Marina Court located at 422 East Boston Post

⁴ The definition for "Dwelling Unit" has remained substantially similar since the adoption of the Zoning Ordinance for the Village of Mamaroneck, dated April 1, 1968.



October 23, 2025

Page 11

Road, The Mason - Sheldrake Station Development located at 270 Waverly Avenue, and the Village Lofts located at 172 East Prospect Avenue.

Based on its review to date, the Applicant believes numerous approved multifamily dwelling projects in the Village contain enclosed spaces and/or cooking or sanitary facilities in common with other dwelling units.

As discussed previously, E. Scott Ransom essentially claimed that this Fair and Affordable Residence Project consisting of Fair and Affordable Housing Units as well as Fair and Deeply Affordable Housing Units did not meet the definition of "Dwelling Unit". Per the Zoning Code, a "Dwelling Unit" is defined as a "building or entirely self-contained portion thereof containing complete housekeeping facilities for only one family, including any domestic servants employed on the premises, and having no enclosed space, other than vestibules, entrance or other hallways or porches, or cooking or sanitary facilities in common with any other "dwelling unit." The definition also notes that a "boardinghouse, convalescent home, dormitory, fraternity or sorority house, hotel, inn, lodging or rooming house or nursing or other similar home or structure shall not be deemed to constitute a "dwelling unit.""

It is this later aspect of the definition upon which E. Scott Ransom relied in part to determine that the Project does not involve dwelling units and that a Use Variance was required for the Project. E. Scott Ransom did not proffer a scintilla of evidence or even argumentation to substantiate this erroneous decision. Such a conclusory opinion is the quintessence of arbitrary, capricious, and an abuse of discretion. Indeed, the voluminous record the Applicant has submitted in this matter in addition to research of publicly available records and the results of the above-referenced FOIL document that E. Scott Ransom's illegal July 2025 Land Use Determination constitutes unequal treatment and a departure from prior determinations by the Village.

VI. The Materials Submitted in Support of this Appeal/Request for Interpretation

Please find enclosed with this letter 6 sets of the following materials in furtherance of this Appeal/Request for Interpretation, pursuant to Village of Mamaroneck Code Section 342-89, and New York State Village Law Section 7-712-A:

Exhibit A: Village Board of Trustees Resolution for Affordable Housing Marketing Policy on June 23, 2025 Consent Agenda.

Exhibit B: FEMA National Flood Hazard Layer FIRMette exported on 10/6/2025 @ 5:17 PM.



October 23, 2025

Page 12

VII. Conclusion

The Applicant looks forward to appearing before the Zoning Board of Appeals, and it respectfully requests that the Zoning Board of Appeals calendar discussion of this Project for its November 6, 2025 agenda. Should the Zoning Board of Appeals or Village Staff have any questions or comments in the interim, please feel free to contact me. Thank you in advance for your cooperation and consideration in this matter.

Very truly yours,

A handwritten signature in blue ink, reading "Neil J. Alexander". The signature is fluid and cursive, with the first name "Neil" and last name "Alexander" clearly legible.

Neil J. Alexander

Enclosures

cc: Kathleen Gill, Village Manager
Chairman Seamus O'Rourke and Members of the Planning Board
Brittanie O'Neill, Village Land Use Board Secretary
E. Scott Ransom, Village Building Inspector
Kevin Staudt, McCullough Goldberger & Staudt, LLP, ZBA & Planning Board Attorney
Ashley Ley, AICP & Alicia Moore, AICP, AKRF, Village Planning Consultants
John Kellard, PE, KSCJ Consulting, Village Engineering Consultants
Susan Oakley, Terra Bella Land Design, Village Landscape Design Consultant
Search for Change, Inc.
CSD Housing
Dattner Architects
Hudson Engineering & Consulting P.C.
DTS Provident