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September 24, 2025

BY HAND DELIVERY

Chair Seamus O'Rourke
and Members of the Planning Board
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Re: Site Plan Application
Green Water & Power NYC Electrical LLC
816 Mamaroneck Ave, Mamaroneck, New York 10543
Village of Mamaroneck Parcel ID: 8-50-54 & 55 (aka 8-17-6)

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

On behalf of our client, Green Water & Power NYC Electrical LLC ("the Applicant"), contract vendee for the property located at 816 Mamaroneck Ave (the "Premises"), we respectfully submit the enclosed site plan application materials in furtherance of the proposed electrical vehicle ("EV") charging station installations (the "Project").

The Premises

The approximately 4,995.7-square foot Premises is a vacant, undeveloped parcel located on the western side of Mamaroneck Avenue. The Premises is classified in the C-1 (General Commercial) Zoning District and is within the Transit-Oriented Development Overlay District ("TOD"). The Premises is entirely located within the AE flood zones with a base flood elevation ("BFE") of 26.0.

The Proposed EV Charging Stations

The Applicant proposes to install eight (8) DC Fast EV charging stations along the northern portion of the Parcel with dedicated parking spaces for each charger. One of the parking spaces and EV charging stations will be ADA-accessible. The EV charging stations will be Tesla V4 Superchargers, which are compliant with global Electric Vehicle Supply Equipment ("EVSE") standards and utilize a high efficiency low noise cooling system.

EV charging stations as a principal use constitute a type of Motor Vehicle Filling Station. Section 342-3 of the Zoning Code defines Motor Vehicle Filling Station, in relevant part, as: "A facility primarily engaged in the retail sale, direct to the motorist, of motor vehicle fuels" Pursuant to Section 342-30(A) of the Zoning Code, Motor Vehicle Filling Stations are principally permitted uses in the C-1 Zoning District and therefore, we respectfully submit that EV charging uses are also principally permitted on the Premises.



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Supporting equipment will be stored in power cabinets on an elevated platform in the westernmost portion of the property, along with a transformer that will be on a 7'x8.5' concrete pad. No principal structure or building is proposed.

The EV charging stations will be remotely monitored and operate continuously (24 hours a day/ 7 days a week). Based on utilization of other sites that the Applicant operates and industry data, customer visits typically average 10-30 minutes per charging session. Maintenance for the charging stations takes place on average once per week.

Environmental Review

This request for site plan approval constitutes an "Unlisted Action" under the New York State Environmental Quality Review Act ("SEQRA"). 6 NYCRR § 617.2(al); 617.6(a)(3); 617.7(a)(2). It is respectfully submitted that construction of the proposed EV charging stations and new stormwater management infrastructure will not have significant adverse environmental impacts. For your reference, a Short Environmental Assessment Form ("EAF") has been included this Application as **Exhibit E**.

Area Variances for the EV Charging Stations

The proposed EV charging station use does not comply with the several dimensional requirements applicable to Motor Vehicle Filling Stations that are listed in Sections 342-38 and 342-46.1 of the Zoning Code. The Applicant intends to pursue area variances from the Zoning Board of Appeals for the applicable dimensional and location requirements detailed in the Building Inspector's Zoning Compliance Determination, enclosed in **Exhibit B**.¹

Materials Enclosed

In support of this Application, enclosed please find two (2) sets and one (1) electronic copy of the following materials:

- Exhibit A: Site Plan Application Form;
- Exhibit B: Zoning Compliance Determination from the Building Inspector, dated September 11, 2025;
- Exhibit C: Building Permit Application;
- Exhibit D: Floodplain Development Permit Application;
- Exhibit E: Short Environmental Assessment Form;
- Exhibit F: Traffic Memorandum, prepared by DTS Provident Design Engineering,

¹ Area variances to be requested include relief from the maximum impervious coverage area, minimum distance to a school or park, street line or another motor vehicle filling station, minimum rear yard setback and minimum setback of a parking space to a lot line. Zoning Code Sections 342-38 & 342-46.1.



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LLP, dated August 21, 2025;
Exhibit G: Arborist Report, prepared by Stefan Karlson, NY Certified Arborist, Arborscape, Inc., dated August 23, 2025; and
Exhibit H: Property owner's map and list of property owners within 200 feet of the Premises (Site Plan Requirement).

Also enclosed please find two (2) sets of:

- Site Plan prepared by Catizone Engineering, P.C., last revised September 23, 2025;
- Survey of Premises prepared by Richard A. Spinelli, updated August 4, 2025;
- Stormwater Pollution Prevention Plan & Drainage Analysis, and Flood Volume Storage Analysis prepared by Catizone Engineering, P.C., updated September 22, 2025;
- Site Lighting Plan, prepared by Green Water and Power NYC Electrical LLC, dated July 25, 2025; and
- Planting Plan, prepared by Stefan Karlson, NY Certified Arborist, Arborscape, Inc., dated September 16, 2025.

Two checks payable to the Village of Mamaroneck in the amounts of \$1,050.00 and \$15,000.00, representing the Site Plan Application and escrow fees are also enclosed.

Upon review of the enclosed, we respectfully request that this matter be placed on the October 15th Planning Board agenda for initial review and consideration. Should the Planning Board or Village Staff have any questions or comments in the interim, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kristen Motel', is written over a light blue horizontal line.

Kristen Motel

Enclosures

cc: Catizone Engineering, P.C.
Stefan Karlson, Arborscape, Inc.
Client