



**VILLAGE OF MAMARONECK
PLANNING BOARD
MEETING MINUTES**

**WEDNESDAY, March 12th, 2025, at 7:00 PM
Courtroom, 169 Mt. Pleasant Avenue, Mamaroneck, NY**

The full public record of this Meeting is the audio/video recording made of this <https://lmcmedia.org/show/village-of-mamaroneck-planning-board-meeting-3-12-25/>

**PRESENT: SEAMUS O'ROURKE, CHAIR
RICHARD LITMAN
HELEN RAFFERTY
WILLIAM BINTZER
MARY SHIFFER**

**STAFF: DANIEL SEGAL – VILLAGE DIRECTOR OF PLANNING
BRITTANIE O'NEILL – VILLAGE LAND USE BOARD
COORDINATOR**

**ZOOM: MARY DESMOND – VILLAGE PLANNING BOARD ATTORNEY
JOHN KELLARD – VILLAGE CONSULTING ENGINEER
SUSAN OAKLEY – VILLAGE LANDSCAPE CONSULTANT**

Chair O'Rourke pointed out the fire exits and asked that everyone turn off their cell phones.

CALL TO ORDER

On motion by Chair O'Rourke, the meeting was opened at 7:00 PM.

1. SITE PLAN & WETLAND PERMIT REVIEW

- A. Application #PLN-24-0019: 1060 Seven Oaks Lane, (Section 9, Block 109, Lot 7.)
Located in the R-20 Zoning District. SEQRA Classification: Type II § 617.5(c)(11).
Public Hearing Required.**

The applicants seek site plan and wetland permit approval for the replacement of single-family home and reduction of pool area as per Village Code Chapters 342 & 192, Article XI, Sections 4 & 75, Part C. Alan Pilch and Hans Cadek appeared and presented the project to the Board.

- Kristen Motel, attorney from Cuddy & Fedder appeared and presented the proposed project to the Board.

- Also, present Michael Lowenstein, representative managing member of the property owner, Mike Benjamin, architect, Michael Stein from Hudson Engineering, and Jackson Smith from William Kenny Associates.
- Village Engineer will coordinate with the applicant to get testing done.
- Adjourned.

2. SITE PLAN REVIEW

A. Application #PLN-25-0001: 222 Union Avenue, (Section 4, Block 56, Lot 10) Located in the R-2F Zoning District. SEQRA Classification: Type II § 617.5(c)(12). No Public Hearing Required.

Applicant seek site plan approval to build an exterior patio and fireplace with an associated stormwater system as per Village Code Chapter 342, Article XI, Section 75.

- Chair O'Rourke recused himself at this time and Mr. Litman took over as Chair.

The Board reviewed and edited the draft resolution.

The Board made edits to the resolution.

On the motion of Chair Litman, seconded by Ms. Rafferty approved the resolution as amended.

Ayes: Ms. Shiffer, Chair Litman, Mr. Bintzer, and Ms. Rafferty

Nays: None

Recused: Chair O'Rourke

3. ADJOURN MEETING

On motion of Chair Litman, seconded by Ms. Rafferty and unanimously carried, the meeting was adjourned at 7:25PM.

PLEASE BE ADVISED that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for March 26th, 2025, at 7:00 P.M. in the Courtroom in Village Hall, 169 Mt. Pleasant Avenue, Mamaroneck, NY.