



Village of Larchmont villageoflarchmont.org
 Building Department Planning Board Application
 120 Larchmont Avenue, Larchmont, New York 10538 Phone (914) 834-4349

PLANNING BOARD SITE PLAN APPLICATION

PRIOR TO SUBMITTING SITE-PLAN APPLICATION			
Date of Zoning Approval:	Date of Planning Consultant:	Planning Consultant Fee: \$525.00 Planning Board Fee: \$500.00	
SITE IDENTIFICATION INFORMATION			
Application or Project Name: Centro Larchmont			
Site Address: No. 108-114 Street: Chatsworth Avenue			
Property Location: (Identify landmarks, distance from intersections, etc.) Located on southern side of Chatsworth Ave at intersection with Franklin Ave			
Village of Larchmont Tax Map Designation: Section 6 Block 6 Lot(s) 409		Zoning Designation of Site: RC: Retail Center Commercial	
APPLICANT/OWNER INFORMATION			
Property Owner: Elk Chatsworth LP		Phone #: 914-921-9400 Fax#:	Email: gdhirsch@elkhomes.net
Owners Address: No. 411 Street: Theodore Fremd Ave Town: Rye State: NY Zip: 10580			
Applicant (If different than owner):		Phone #: Fax#:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:			
Individual/ Firm Responsible for Preparing Site Plan: Bibbo Associates LLP		Phone #: 914-277-5805 Fax#:	Email: ngaboury@bibboassociates.com
Address: No. 293 Street: Route 100 Town: Somers State: NY Zip: 10589			
Other Representatives: Perkins Eastman		Phone #: 203-251-7400 Fax#:	Email: a.ostrander@perkinseastman.com
Owners Address: No. 677 Street: Washington Blvd. Town: Stamford State: CT Zip: 06901			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: The project is to redevelop the property with a new 5 story mixed use structure with commercial/retail space on the first floor and 14 apartments on the upper floors (13 market rate and 1 affordable).			
PROJECT INFORMATION			
Lot size: Acres: 0.254 Square Feet: 11,070		Do any building code violations or open permits exist? If Yes, explain:	
# of existing parking spaces: 8	# of required parking spaces: 26	# of proposed parking spaces: 25	
Is a payment in-lieu of parking proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> The Applicant is requesting a waiver due to dedication of public walkway			
# of existing dwelling units: N/A		# of proposed dwelling units: 14	
What is the predominant soil type(s) on the site? Uf-Urban Land		What is the approximate depth to water table? >8'	
Existing site slope categories:		15-25% 0 %	25-35% 0 % >35% 0 %



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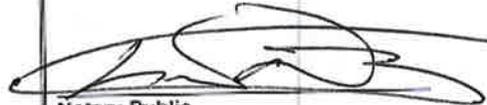
Estimated quantity of excavation:	Cut (C.Y.)	N/A	Fill (C.Y.)	218.5
Are retaining walls proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>				
Is rock removal required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>				
Is the site located in a designated Critical Environmental Area?			Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Is the site located in a designated floodplain?		No: <input checked="" type="checkbox"/>	Yes 100 year: <input type="checkbox"/>	Yes 500 year: <input type="checkbox"/>
Is the site located in a Hurricane Storm Surge Zone		No: <input checked="" type="checkbox"/>	Yes:	Category 1 <input type="checkbox"/> Category 2 <input type="checkbox"/> Category 3 <input type="checkbox"/> Category 4 <input type="checkbox"/>
Is the property located within 100' of a freshwater or tidal wetland? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>				
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new or modified curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
Is the site located within 500' of:				
▪ The boundary of an adjoining city, town or village		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
▪ The boundary of a state or county park, recreation area or road right-of-way		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
▪ A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
▪ The boundary of state or county owned land on which a building is located		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>				
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>				
Are Affordable Alternately Furthering Fair Housing Units (AFFH) proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If yes, how many? <u>1</u>				
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>				
Is the site burdened by any existing easements, covenants or restrictions? If so, attach a copy			Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Are generators or HVAC equipment located in the rear yard? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>				
Is the site subject to the design guidelines for Palmer, Chatsworth or Larchmont Avenues or the Boston Post Road? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>				
Is the site served by the following public utility infrastructure:				
▪ Sanitary Sewer		Yes: <input type="checkbox"/> No: <input type="checkbox"/>		
▪ Water Supply		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
▪ Storm Sewer		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
▪ Electric Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
▪ Gas Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
▪ Telephone/Cable Lines		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
What is the estimated time of construction for the project? <u>12-14 months</u>				

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Minimum Lot Area			
Minimum Lot Width			
Principal Building Setbacks:			
Front Yard			
Side Yard (One) (Including Additions per 381-37D)			
Side Yard (Both) (Including Additions per 381-37D)			
Side Front Yard			
Rear Yard			
Accessory Building Setbacks:			
Side Yard			
Rear Yard			



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Percentage of Lot Occupied:	Required	Existing	Proposed
% of Lot Occupied by Principal Building			
% of Lot Occupied by Accessory Building			
Minimum Size of Residential Building First Floor:			
1-Story Building			
1 ½ Story Building			
2 - 2 ½ Story Building			
Maximum Height:			
Principal Building Height			
Accessory Building Height			
F.A.R. and Coverage:			
Floor Area Ratio (F.A.R.)			
Maximum Gross Residential Floor Area			
Maximum Lot Coverage			
PROPOSED BUILDING MATERIALS			
Foundation	Cast in place concrete		
Structural System	Steel beams/columns, wood trusses/framing		
Roof	Wood framing/sheathing, EPDM/TPO membrane over rigid insulation		
Exterior Walls	Brick, cast stone, fiber cement panels, metal panels		
FLOOR AREAS			
	Existing	Proposed	
1 st Floor			
2 nd Floor			
3 rd Floor			
Upper Floors			
BUILDING DEMOLITION			
Is an existing building proposed to be demolished? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		If yes, % of building to be demolished: 100%	
APPLICANTS ACKNOWLEDGEMENT			
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.			
<u>EIK Chatsworth LP</u> Applicants Name	<u>Gary Hirsch</u> Applicants Signature 		
<u>EIK Chatsworth LP</u> Owners Name	<u>Gary Hirsch</u> Owners Signature 		
Sworn before me this <u>29th</u> day of <u>April</u> 20 <u>20</u>			
 Notary Public	LEO K NAPIOR Notary Public, State of New York No. 02NA6286644 Qualified in Westchester County Commission Expires July 29, 20 <u>21</u>		