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REPLY TO:

Tarrytown office

October 14, 2020

Honorable Chair and Members
of the Zoning Board of Appeals
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Re: Signs CAD Corp dba CAD Signs on behalf of Chipotle Mexican Grill, Inc.
Application for Sign Variance to Install Accessory Sign for Chipotle Mexican
Grill Store at 805 Mamaroneck Avenue, Mamaroneck, New York

Dear Hon. Chair and Members of the Zoning Board of Appeals:

Signs CAD Corp dba CAD Signs ("Applicant"), on behalf of Chipotle Mexican Grill, Inc. ("Chipotle"), respectfully submits this memorandum in support of its sign variance application for a proposed accessory sign ("Accessory Sign") on the side of the existing Chipotle store ("Store") located at 805 Mamaroneck Avenue, Mamaroneck, New York ("Property"). By way of background, the Property was previously occupied by an A&P Supermarket and has been redeveloped as a shopping center ("Shopping Center"). The Store is located at the front of the Shopping Center, with the west side of the Store fronting Mamaroneck Avenue and the south side of the Store fronting the parking lot area for the Shopping Center.

The primary façade sign ("Primary Sign") for the Store facade facing Mamaroneck Avenue was approved by sign permit (Permit #20-0549-S) on August 11, 2020. A copy of the approved drawing for the Primary Sign ("Primary Sign Drawing") is attached as Exhibit 1 to the Memorandum in Support of the Application ("Memorandum") submitted herewith. As shown on the Primary Sign Drawing, the Primary Sign is approximately 2'-6" (30") tall by 12'-10 3/16" (154 3/16") long. The Applicant now seeks to install an accessory sign ("Accessory Sign"), which is the same size as the Primary Sign, to be installed on the south side of the Store facing the Shopping Center's parking lot area. Pursuant to that certain Notice of Disapproval issued by the Building Inspector, dated September 30, 2020, a copy of which is submitted simultaneously herewith, the Building Inspector has determined that the Accessory Sign requires a sign variance since Chapter 286-12(B)(3) of the Village of Mamaroneck Village Code ("Code") only permits "one accessory sign on the side or rear of a building, provided that the rear or side of the building faces a public or private off-street parking

area. The accessory sign shall be similar in appearance and content to the façade sign facing the principal street and shall be 50% or less than the size of the façade sign.” Since the Accessory Sign is approximately 2’-6” (30”) tall by 12’-10 3/16” (154 3/16”) long, the same dimensions as the Primary Sign, the Applicant seeks a sign variance.

As detailed in the Memorandum submitted herewith, it is respectfully submitted that the requested variance for the Accessory Sign should be granted since the variance will enable Chipotle to properly identify its Store within the parking lot area of the Property. The Accessory Sign also complies with all of the design guidelines (“Design Guidelines”) set forth in Section 286-10 of the Code and has the same appearance as the Primary Sign. Moreover, it appears that the Zoning Board of Appeals granted similar variances for the storefronts of Enterprise Rent a Car (located at 859 Mamaroneck Avenue, Mamaroneck, New York), Allstate Insurance (located at 600 Mamaroneck Avenue, Mamaroneck, NY) and Sterling National Bank (located at 875 Mamaroneck Avenue, Mamaroneck, NY) as the accessory signs for such storefronts are the same or substantially similar in size to the signs fronting the main street.¹

In connection with its sign variance application, enclosed please find one (1) original and sixteen (16) copies of the following materials, together with the required fees:

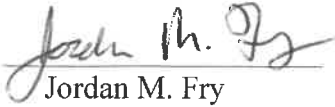
1. Checklist for Initial Zoning Board of Appeals Submission;
2. Zoning Board of Appeals Application, together with a letter of authorization from the owner of the Property;
3. Memorandum in Support of Application;
4. Open violations for the Property;
5. Photographs included in the enclosed sign plan depicting the Accessory Sign, prepared by Broadway National;
6. Signed and sealed copy of the Site Plan which includes the setbacks for the Property;
7. New York State General Municipal Law Certification;
8. Short Environmental Assessment Form; and
9. Notice of Disapproval.

Kindly note that, with respect to the Certificate of Occupancy for the Store, it is our understanding that all inspections have passed and Chipotle is waiting for the Certificate of Occupancy to be issued by the building inspector. Upon issuance, our office will provide a copy of the Certificate of Occupancy to the Zoning Board of Appeals.

¹ Kindly note that the Applicant has submitted FOIL requests for copies of the approvals for such similar signs. Upon receipt, same will be forwarded to the Zoning Board.

We thank you for your consideration and look forward to discussing this matter with the Zoning Board of Appeals at its November 5, 2020 meeting. If you have any questions or require any additional documentation, please do not hesitate to contact me at (914) 333-0700.

Respectfully submitted,
SNYDER & SNYDER, LLP

By: 
Jordan M. Fry

JMF/ap

Enclosures

cc: Applicant

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