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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:

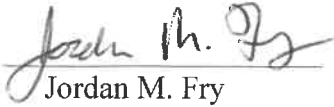
1. Checklist for Initial Zoning Board of Appeals Submission;
2. Zoning Board of Appeals Application, together with a letter of authorization from the owner of the Property;
3. Memorandum in Support of Application;
4. Open violations for the Property;
5. Photographs included in the enclosed sign plan 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

Z:\SSDATA\WPDATA\SS4\WP\Cad Signs\Chipotle\ZBALetter.fin.rtf

CHECKLIST FOR INITIAL ZONING BOARD OF APPEALS SUBMISSION

- ☒ Applicable fee
- ☒ 1 Electronic Copy of All documents submitted

Applicant must submit sixteen (16) copies of the following:

- ☒ Completed Application
- ☒ All Certificates of Occupancy or Temporary Certificate of Occupancy for the property, or Letter from the Building Department in lieu thereof *
- ☒ Violations on the property and proof that they have been corrected
- ☒ *Photographs* of the property (3" X 5" or larger) that depict the location and potential impacts of your application
- ☒ *Accurate survey*** of the current status of the property which has been prepared and certified by a licensed surveyor *within the past twelve (12) months* of the application date, shall be submitted with each application.

****ALL SURVEYS SUBMITTED FOR A VARIANCE REQUEST *MUST SHOW THE SETBACKS FOR ALL STRUCTURES ON THE LOT TO THE PROPERTY LINE***

Please Note: Where a survey certified within the past 12 months is not available and the application does not involve any change to the exterior of the property, the ZBA will accept a certification by the owner that to his/her knowledge the existing survey accurately depicts the current status of the property

- ☒ *Certified drawings*, prepared by a registered architect or professional engineer, and other supporting documents
- ☒ *Written consent of the owner*, if you are not the owner of the property
- ☒ *Certification*, as required by NYS General Municipal Law
- ☒ State Environmental Quality Review (SEQRA) *Short or Long Environmental Assessment Form*
- ☒ *Copy of the Determination* being Appealed
- ☒ NOTE: See Instructions regarding submittal of Supplemental Materials or New Plans (Item VII in the Rules of the Zoning Board of Appeals of the Village of Mamaroneck and Instructions for Bringing an Appeal

SIGNS CAD CORP dba CAD Signs
on behalf of Chipotle Mexican Grill, Inc.

By: Alexandro Galeano
Applicant's Signature

October 8th, 2020
Date

*All inspections passed, awaiting Certificate of Occupancy

5 | 22

* *Site plan from property owner includes setbacks

Village of Mamaroneck, New York
Zoning Board of Appeals
(Effective _ 2007)

- ☐ 16 Copies
- ☐ Completed Application
- ☐ COs or Letter
- ☐ Violations, if any
- ☐ Photographs
- ☐ Survey
- ☐ Certified Drawings
- ☐ Consent
- ☐ Certification/Affidavit
- ☐ EAF

Application # _____
Agenda DATE: _____
SP: _____
AV: _____
UV: _____
Fence: _____
Sign: _____
Interpretation: _____

- ☐ Copy of Determination being appealed
 - ☐ Riders if Application is Corp./Business Entity
- For Official Use Only

Village of Mamaroneck, New York
Zoning Board of Appeals
APPLICATION

Date. October 8th 20 20

TO: ZONING BOARD OF APPEALS-VILLAGE OF MAMARONECK
123 Mamaroneck Avenue
Mamaroneck., New York 10543

I (We) CAD SIGNS CORP dba CAD Signs, on behalf of Chipotle Mexican Grill, Inc.

(Name of Applicant)

Of 169 Lodi Street, Hackensack, NJ Zip: 07601

(Insert Complete Mailing Address)

Daytime Phone # 201-267-0457 Daytime Fax # _____ EMAIL: maria@cadsigns.net

Apply to the Board of Appeals regarding property located at _____

805 Mamaroneck Avenue, Mamaroneck, NY

(Insert Location of Premises)

Bearing Village of Mamaroneck Tax Map Number. 8 1 72 1 1
(Section) (Block) (Lot)

Village of Mamaroneck,
New York Zoning Board of Appeals (Effective 2007)

1. This is an Application for the following: check one (1) or more as applicable

☒ * **Area Variance** - This is to use land in a manner not allowed because of dimensional or topographical requirements in the Zoning Code

☐ **Use Variance**- This is to allow land to be used in a manner or for a purpose which is prohibited or not allowed by the Zoning code.

☐ **Special permit**

☒ * **Sign Variance**

☐ **Fence Variance**

☐ **Appeal or Interpretation** (Specify Code Section)

☐ **Other:** Specify: _____

2. The Date and Description of the determination that is being appealed (a copy of the determination must be attached)

Notice of Disapproval, dated September 30, 2020, for an accessory facade sign the same size as the primary facade sign which violates Chapter 286-12B(3).

3. What is the present zoning of the property? C-1

4. This Application must be made in the name of the person or entity that has a *possessory interest in the property such as a tenant, purchaser or owner*. If you are the owner, on what date did you acquire title? N/A If you are not the owner, list the name and address of the owner and describe your relationship to the property and the date said relationship commenced: March 30, 2020

SIGNS CAD CORP dba CAD Signs, on behalf of Chipotle Mexican Grill, Inc., tenant of the property. See Letter of Authorization attached hereto with respect to the owner of the property.

IF you have acquired title to the property within the past two years, provide the name of the prior owner:

NOTE:

If the Applicant or Property Owner is a:

Corporation: Attach a separate Rider listing all the corporation's officers, shareholders and their percentage of share ownership.

Partnership: attach a separate Rider listing the type of partnership and identify the partners and their partnership interests.

LLC: attach a separate Rider listing the LLCs members

* Area variance for proposed sign.

**Village of Mamaroneck,
New York Zoning Board of Appeals (Effective 2007)**

5. If someone else is authorized to act as your representative or to appeal with you on your behalf before the Board, his or her name, address and telephone number must be provided:

Name: Jordan M. Fry, Esq., Snyder & Snyder, LLP
 Address: 94 White Plains Road, Tarrytown, NY 10591
 Telephone: (914) 333-0700
 Email: jfry@snyderlaw.net

6. Has a prior variance, special permit, or interpretation Application ever been submitted for this property?

☐ Yes ☒ * No

If YES, you must attach copies of the prior variance or resolution and describe them:

N/A

7. List all permits you must obtain in order to complete the subject project of this Application (include all permits or approvals necessary from any federal, state, county, or local agency or department):

Sign permit from the Village of Mamaroneck

* To the best of Applicant's knowledge.

**Village of Mamaroneck,
New York Zoning Board of Appeals (Effective 2007)**

8. Is the property subject to any covenants, easement, or other restrictions or encumbrances? If so, list and describe these. (You may be required to provide copies of these documents establishing same to the Board.) Please be advised that nothing herein or within board purview will alter or modify any existing contractual rights with respect to the subject property.

N/A to application.

9. Check here if there has been any illegal use or violations issued with respect to the property, regardless of whether it has been removed or adjudicated.

If so, describe and provide the date(s) and details, including if the violation continues:

N/A

10. The following are the provisions of the Village Code from which either a variance is sought or a permit is requested (you must itemize each variance you seek, since a variance cannot be obtained unless it is expressly requested and is the subject of public notice:

Article <u>Chapter 286</u>	Section <u>12B</u>	Subsection <u>3</u>
Article _____	Section _____	Subsection _____
Article _____	Section _____	Subsection _____
Article _____	Section _____	Subsection _____

NOTE:

IF this is an application for A *USE VARIANCE*,
COMPLETE QUESTION 11 on page 10.

IF this is an application for an *AREA VARIANCE*,
COMPLETE QUESTION 12 on page 11

IF this is an application for ALL OTHER APPLICATIONS-
INCLUDING A SPECIAL PERMIT
COMPLETE QUESTION 13 on page 12.

**Village of Mamaroneck,
New York Zoning Board of Appeals (Effective 2007)**

11. A use variance may only be granted if it is determined that zonings regulations and restrictions cause the property owner unnecessary hardship. New York law provides that: "In order to prove such unnecessary hardship, the property owner shall demonstrate to the Board of Appeals that:

- 1) Under the applicable zoning regulations, the owner is deprived of a reasonable return for each and every permitted use under the zoning regulations for the particular district where the property is located This deprivation must be established by competent financial evidence;
- 2) the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- 3) the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- 4) the alleged hardship has not been self-created

You must set forth the facts which support your Application request. (Attach additional sheets, schedules, or other information that you want the Board to consider):

N/A

**Village of Mamaroneck,
New York Zoning Board of Appeals (Effective 2007)**

12. Under State law, the Board of Appeals must consider the following factors in making a decision on your request for an area variance:

- 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

See Memorandum in Support submitted herewith.

- 2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue other than an area variance;

See Memorandum in Support submitted herewith.

- 3) whether the requested area variance is substantial;

See Memorandum in Support submitted herewith.

- 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

See Memorandum in Support submitted herewith.

- 5) whether the alleged difficulty was self-created...

See Memorandum in Support submitted herewith.

13. If this Application is not for an area or use variance, provide information that supports your Application. You must refer to the appropriate sections of the Village Code and to other legal requirements necessary for the board to consider your application

(Article X Special Permit) § 342-71 Action on referral.

A. That the location and size of the use, the nature and intensity of the operations and traffic involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to the type, arrangement and capacity of streets giving access to it and the hours of operation are such that the proposed use will be in harmony with the appropriate and orderly development of the district in which it is located.

N/A

B. That the location, nature and height of buildings, walls and fences and the nature and extent of the landscaping and screening on the site, as existing or proposed, are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

N/A

C. That operations in connection with the proposed use will not be objectionable by reason of noise, fumes, smoke, dust, vibration, glare, intensity or flashing of lights.

N/A

D. That the parking areas to be provided will be of adequate capacity for the particular use, properly located and suitably screened from adjoining residential uses and that the entrance and exit drives shall be laid out so as to achieve maximum safety.

N/A

E. That, where they are applicable, the standards and requirements established or approved by the Village Engineer have been satisfactorily met as evidenced by his certification and that all necessary approvals of any other governmental agency or board have been or will be obtained by the applicant.

N/A

**Village of Mamaroneck,
New York Zoning Board of Appeals (Effective 2007)**

It is my responsibility as the Applicant to complete this Application completely and carefully, and to provide sixteen (16) copies of this Application, together with all necessary papers, plans, surveys, documents or other required information.

Failure to submit the required documents and information will delay my Application or result in its denial, since the ZBA cannot review or grant relief to incomplete Applications.

It is my responsibility to comply with all related requirements in presenting this Application, and the ZBA reserves the right to request additional documentation and/or drawing, and to condition any requested relief upon the filing of covenants and restrictions.

Although employees of the Village may provide me with assistance, I understand it is my responsibility to be familiar and comply with all applicable laws and to submit all necessary papers, plans, surveys, documents or other required information. I understand that copies of the Village Code are available for my review at the Village Clerks office as well as the Village Website and that I may be represented at the ZBA hearing.

I HEREBY CERTIFY THAT ALL STATEMENTS MADE ON THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE.

SIGNS CAD CORP dba CAD Signs,
on behalf of Chipotle Mexican Grill, Inc.

By: Alexandro Galeano
(Applicant's Signature)

Sworn to before me this 8th

Day of October, 2020

[Signature]
Notary Public



PROPERTY OWNER LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/APPROVAL

BRIXMOR PROPERTY GROUP, the owner of the property located at 805 Mamaroneck Avenue, Mamaroneck, New York, does hereby appoint SIGNS CAD CORP dba CAD Signs, on behalf of Chipotle Mexican Grill, Inc., and its representatives, Snyder & Snyder, LLP for the purpose of filing any application necessary to insure its ability to install the building sign, as shown on the plans included in the application, at the aforementioned property. The owner is fully aware of the actions concerning the applications that are being made herein.

Owner: BRIXMOR PROPERTY GROUP

By: 

Name: JOHN SALADINO

Title: SR. PROPERTY MANAGER

Sworn to before me this 13th
day of October 2020


Notary Public

Cathy Saladino
Notary Public State of New York
No. 01SA4804701
Qualified in Nassau County
Commission Expires October 31, 2022

**ZONING BOARD OF APPEALS
VILLAGE OF MAMARONECK**

-----X
In the matter of the Application of

**SIGNS CAD CORP dba CAD Signs,
on behalf of Chipotle Mexican Grill, Inc.**

Premises: 805 Mamaroneck Avenue
Mamaroneck, New York
Section 8, Block 72, Lot 1

-----X

**MEMORANDUM IN SUPPORT OF SIGN VARIANCE APPLICATION
TO INSTALL ACCESSORY SIGN FOR CHIPOTLE**

I. Introduction

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 south side of the existing Chipotle store ("Store") located at 805 Mamaroneck Avenue, Mamaroneck, New York ("Property"). 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 Property consists of approximately 2.16 acres and is located in the General Commercial (C-1) zoning district wherein the Store is permitted by right.

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 hereto as Exhibit 1. 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." As detailed on the sign plans for the Accessory Sign ("Accessory Sign Plans") prepared by Broadway National submitted simultaneously herewith, 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. Therefore, the Applicant seeks a sign variance for the Accessory Sign since it is not 50% or less than the size of the Primary Sign.

As detailed below, 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 Shopping Center. 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. Photos of such signs (main and accessory signs) are attached hereto as Exhibit 2.

II. Standards for Granting the Sign Variance

The role of the Zoning Board of Appeals is to provide a safety valve and flexibility from the rigid enforcement of the zoning ordinance. Salkin & Anderson, New York Zoning Law and Practice Sections 27.08 & 27.09 (4th ed. 2002). The standard for an area variance, including the proposed sign variance here, is set forth in Section 7-712-b of New York State Village Law. In determining whether to grant an area variance, the Zoning Board of Appeals ("Zoning Board") must engage in a balancing test, which is to weigh the benefit to the applicant against the detriment to the health, safety and welfare of the neighborhood or community. In making such determination, the Zoning Board shall consider the following five (5) statutory factors:

- (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
- (2) whether the benefit sought by the applicant can be achieved by some method, feasible to the applicant to pursue, other than an area variance;
- (3) whether the requested area variance is substantial;
- (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- (5) whether the alleged difficulty was self-created. With respect to this factor, Town Law provides that its consideration is relevant to the decision of the Zoning Board, but is not determinative.

In addition, the Court of Appeals, New York State's highest court, has held that zoning boards of appeals, being quasi-judicial bodies, must adhere to their own prior precedents and grant similar relief to similarly situated applicants. Knight v. Amelkin, 68 N.Y.2d 975, 510 N.Y.S.2d 550 (1986). It is respectfully submitted that the Applicant is similarly situated to Enterprise Rent a Car, Allstate Insurance, and Sterling National Bank who apparently received sign variances from the Zoning Board for their respective storefronts along Mamaroneck Avenue as the accessory signs appear to be the same size as the primary façade signs (or to any extent not 50% or less than the

size of their respective primary façade signs). See Exhibit 2. As such, the Zoning Board should grant similar relief herein.¹

III. The Requested Sign Variance Meets the Standard and Should be Granted

It is respectfully submitted that the variance request for the Accessory Sign should be granted in accordance with New York State Village Law. The variance request will not only enable Chipotle to properly convey its identity within the parking lot area of the Property but will also have no adverse effect on the neighborhood as the Accessory Sign will be consistent with other accessory signage in the vicinity of the Property. See Exhibit 2. Further, the Accessory Sign has been designed in accordance with the Design Guidelines set forth in the Code. As such, the Accessory Sign will blend in with the surrounding commercial area. In considering the five factors for granting such variance request, please consider the following:

- A. **No Undesirable Change or Detriment to Nearby Properties:** As detailed on the Sign Plans, the Accessory Sign is being placed on the south side of the Store in order for Chipotle's patrons to identify the Store from within the Shopping Center's parking lot area. The Accessory Sign will be in scale with the façade of the Shopping Center and be barely visible to traffic traveling northbound on Mamaroneck Avenue due to the existing trees along the Property line. In addition, the Accessory Sign will not create any adverse visual impact to the surrounding area since it complies with the Design Guidelines of the Code and has the same appearance as the Primary Sign. The Accessory Sign will be approximately 30 inches in height, with lettering approximately 13.5 inches tall, and will project approximately 6 inches from the façade of the Store. The Accessory Sign will only require 2 colors (white and brown), which are neutral and will blend in with the Shopping Center facade. Furthermore, the Store is located in the Shopping Center where signage of similar size and character currently exists along the south side storefronts of the Shopping Center. See photo of existing signage in the Shopping Center attached hereto as Exhibit 3. Based upon the foregoing, the requested sign variance for the Accessory Sign will have no undesirable change or create any detriment to the surrounding area.
- B. **No Feasible Alternative:** Due to the location of the Store within the Shopping Center, the Accessory Sign is necessary for Chipotle's patrons to identify the Store from within the Shopping Center's parking lot area. In order to be visible from the Shopping Center's parking lot area and consistent with the other accessory signage in the vicinity of the Property, the Accessory Sign must be the same size as the Primary Sign. Therefore, there is no feasible alternative with respect to the size of the Accessory Sign other than seeking the variance. See Sign Plans submitted herewith. The Accessory Sign is in compliance with all other requirements of the Code, including the Design Guidelines, and will not create any adverse visual impact to the surrounding area. In addition, the Accessory Sign has been designed to be in scale with the south side of the of the Shopping Center and others tenants' signage neighboring the Store. See Exhibit 3.

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.

- C. **The Requested Variances Are Not Substantial:** As demonstrated by the Sign Plans, the variance is required in order for the Accessory Sign to be visible from the Shopping Center's parking lot area. It should be noted that, pursuant to Section 286-10A. of the Design Guidelines, the Primary Sign was permitted to have a maximum length of approximately 33 feet.² If the Primary Sign were constructed at its maximum permitted length, the Accessory Sign would be permitted to have a length of approximately 16.5 feet or less. However, both the Primary Sign and the Accessory Sign only have a length of 12'-10 3/16", and such signage is far less than what the Design Guidelines allow. As such, the variance to allow the Accessory Sign to be the same size as the Primary Sign should be considered a de minimis variance request. New York courts have found that de minimis variances are by nature not substantial and therefore are unlikely to negatively impact the community. See Townwide Properties, Inc. v. Zoning Bd. of Appeals of Town of Huntington, 533 N.Y.S.2d 466 (2d Dep't 1988); See also Hofstein v. Board of Zoning and Appeals of Town of North Hempstead, 552 N.Y.S.2d 372 (2d Dep't 1990). Therefore, in the instant case, the variance is not substantial given that the it is necessary for the Accessory Sign to be visible from the Shopping Center's parking lot area and in scale with other tenant signage in the Shopping Center, and is de minimis in nature.
- D. **No Adverse Physical or Environmental Impact:** As noted above, the requested variance is simply for the placement of one (1) Accessory Sign (which is the same size as the Primary Sign) on the side of the Store facing the Shopping Center's parking lot area. The Accessory Sign will be barely visible from the surrounding area and the variance is de minimis in nature. Accordingly, there will be no adverse effect on the physical or environmental conditions in the neighborhood caused by the granting of the variance.
- E. **The Difficulty is Not Self-Created:** Due to the location of the Store at the front of the Shopping Center, the proposed variance for the Accessory Sign on the side of the Store is not self-created, but is necessitated by the need for patrons in the Shopping Center parking lot area to recognize the Store. Even if such difficulty is deemed self-created, the Village Law specifically provides that such "consideration shall not necessarily preclude the granting of the area variance."

² Section 286-10A. of the Code provides that the maximum horizontal dimension of a sign shall not exceed 75% of the length of the street frontage of the business establishment upon which the sign is erected, but in any event, the sign shall not exceed 50 feet in length. The length of the street frontage for the west façade of the Store is 43'-8 11/16". Therefore, a sign on the west façade of the Store would be permitted to have a maximum length of approximately 33 feet.

Conclusion

By granting the requested variance, the Zoning Board will be acting in a manner consistent with New York law since the variance for the Accessory Sign will not only enable Chipotle to properly convey its identity and inform its patrons of the location of its entrance from within the Property, but will also have no adverse impact on the community.

WHEREFORE, for all of the foregoing reasons, Applicant respectfully prays that this Honorable Board grant the requested relief.

Dated: October 12, 2020
Tarrytown, New York

Respectfully submitted,
Jordan M. Fry, Esq.
Snyder& Snyder, LLP
94 White Plains Road
Tarrytown, New York 10591
914-333-0700

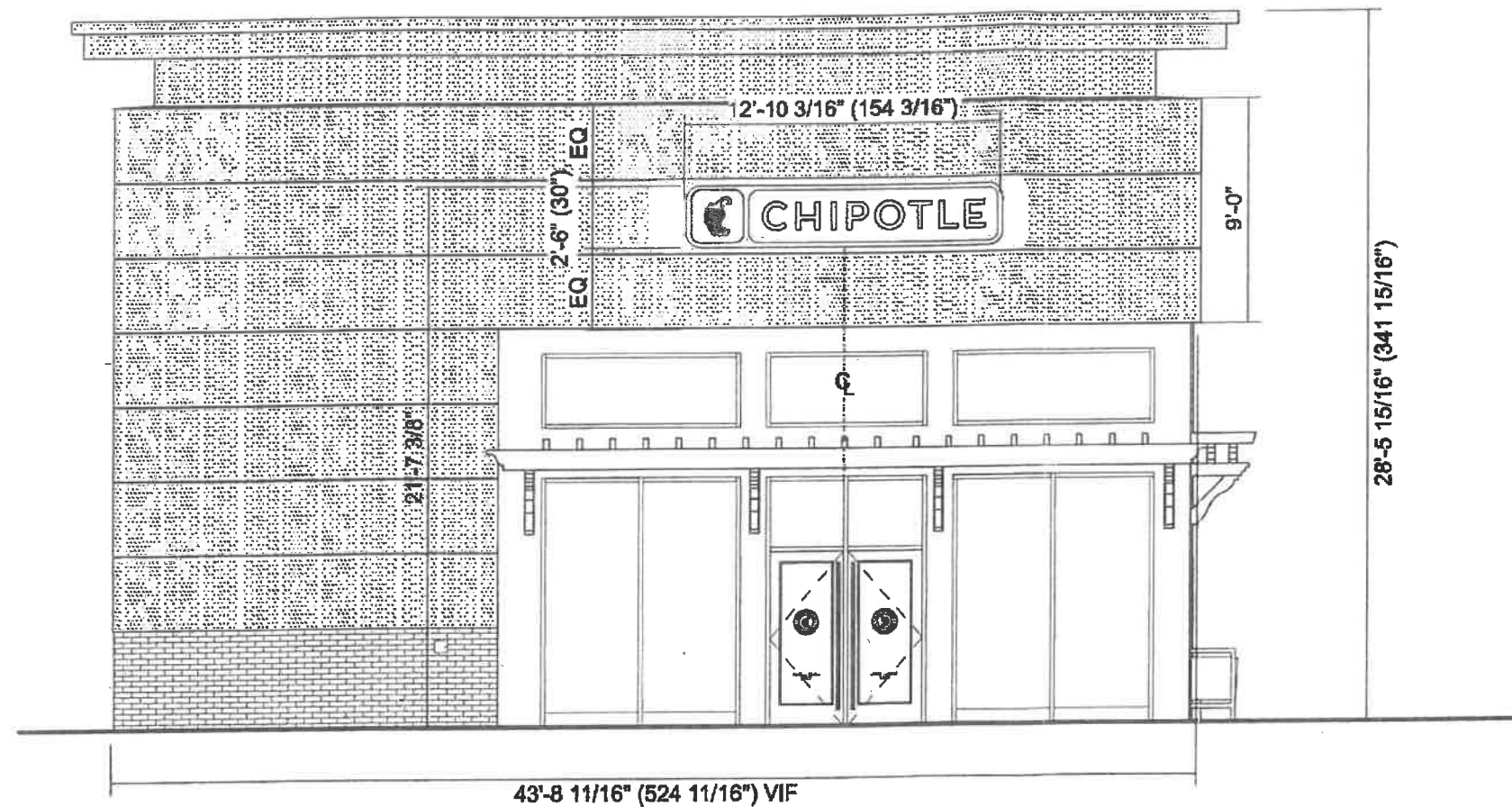
z:\ssdata\wpdata\ss4\wp\cad signs\chipotle\memo.fin.docx

Exhibit 1

Primary Sign Drawing

SIGN A

WEST ELEVATION
SCALE: 3/16" = 1'-0"



NO DEVIATIONS WITHOUT
PRIOR APPROVAL

Exhibit 2

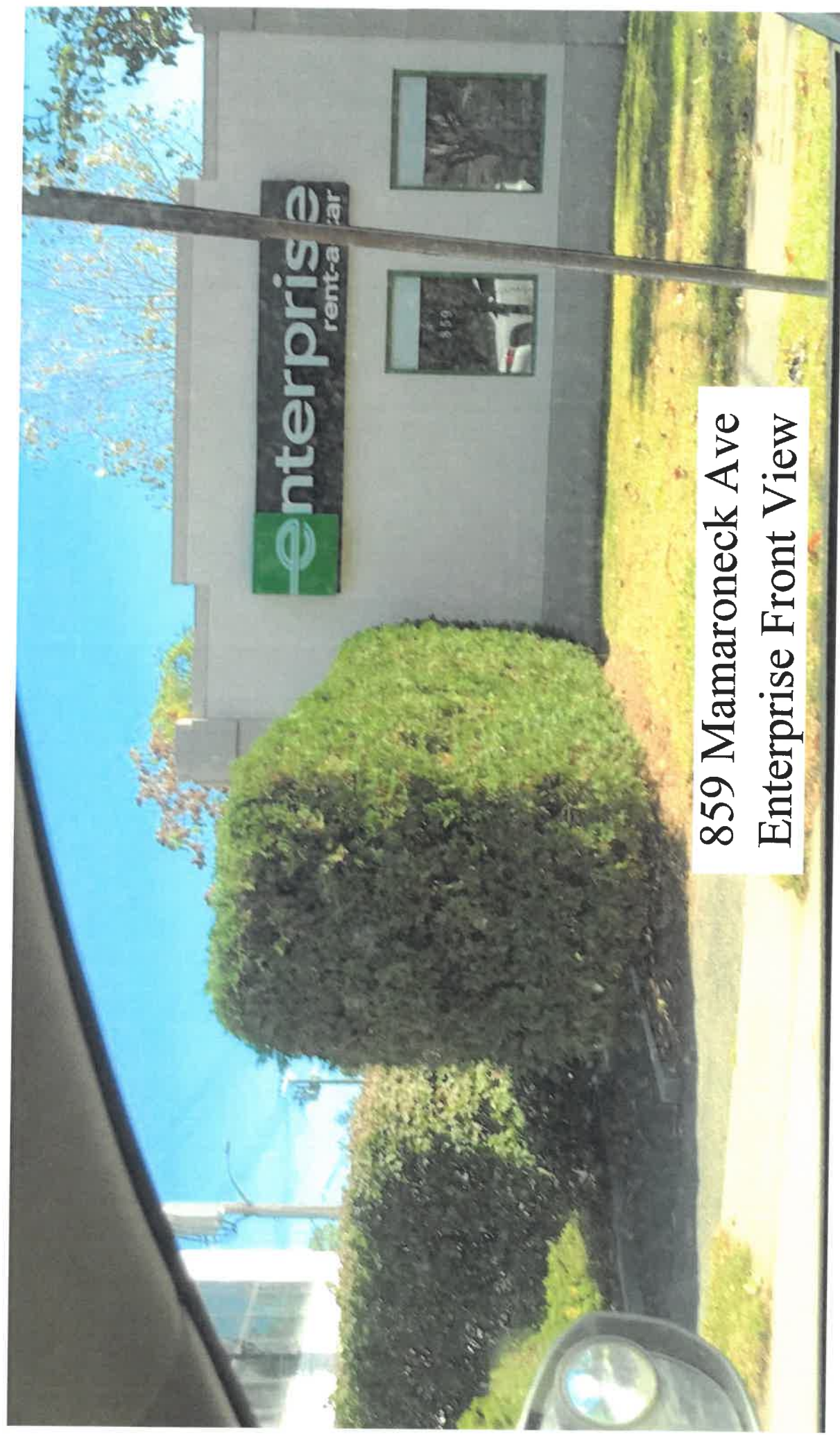
Photos of Similar Accessory Signs



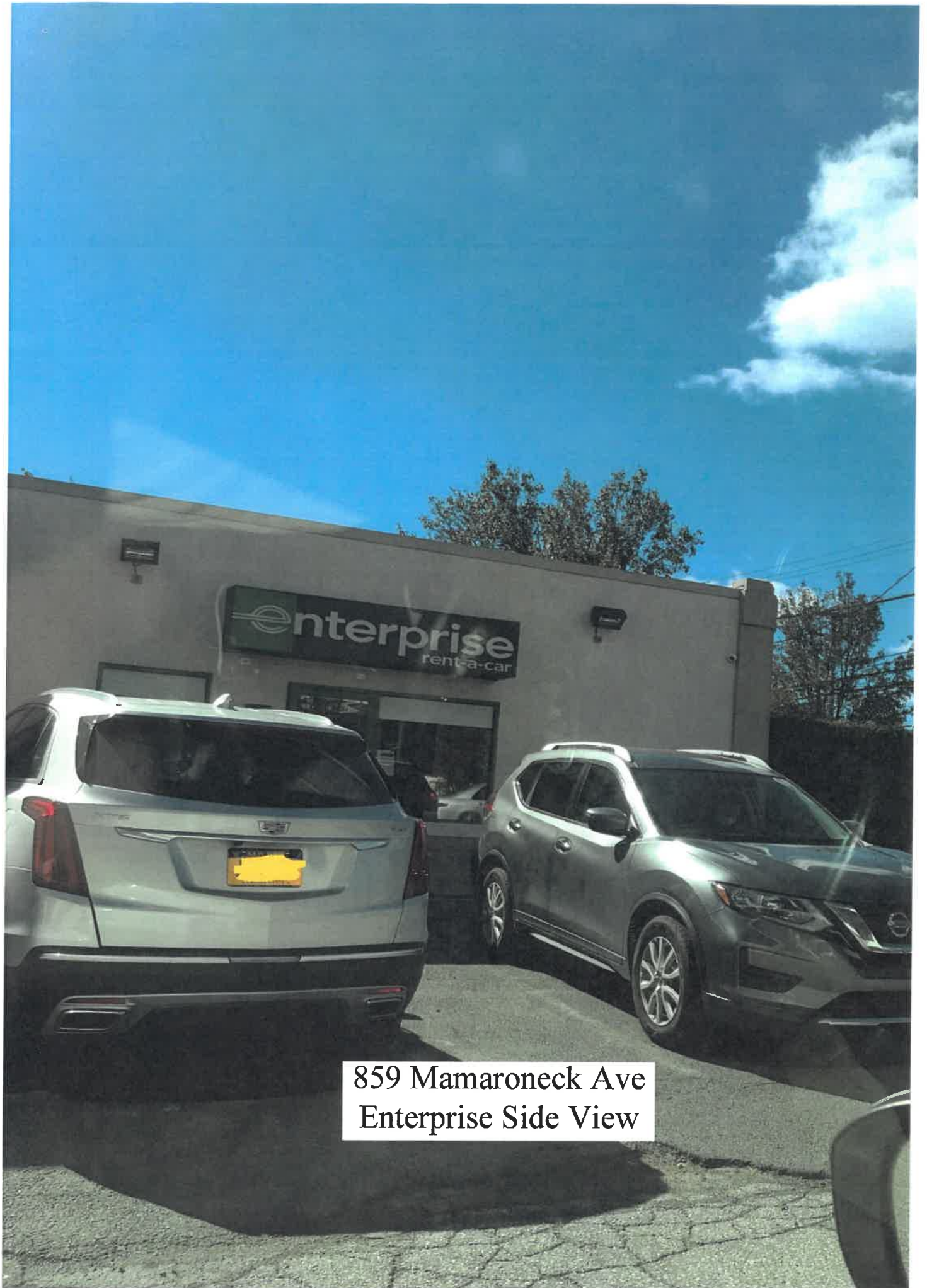
600 Mamaroneck Ave
Allstate Front View



600 Mamaroneck Ave
Allstate Side View



859 Mamaroneck Ave
Enterprise Front View



859 Mamaroneck Ave
Enterprise Side View

Google Maps 2 Nostrand Ave



Image capture: Sep 2018 © 2020 Google

Mamaroneck, New York

Google

Street View



875 Mamaroneck Ave

Exhibit 3

Photo of Existing Signage in Shopping Center



Existing Signage in Shopping Center

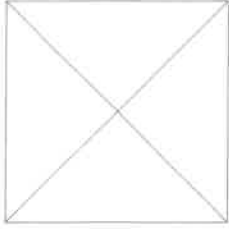
South Side of Chipotle Store

805 Mamaroneck Avenue, Mamaroneck, NY
(Parcel ID 9-72-1)

VIOLATION HISTORY

Based on the attached Parcel History for the above referenced property, there is only one (1) open violation for operating a gas powered machine indoors, which does not appear to be in connection with the Chipotle Mexican Grill store.

PARCEL HISTORY



Village of Mamaroneck
169 Mt. Pleasant Ave
Mamaroneck, New York 10543
914-777-7731

10/7/2020

Address: 805 MAMARONECK AV

Parcel ID: 8-72-1

Issued Date	Item	Status	CO/CC #	CO/CC Date
-------------	------	--------	---------	------------

3/10/2020	PERMIT #:20-0059-P	OPEN		
-----------	--------------------	------	--	--

Owner: BRIXMOR PROPERTY GROUP

Plumbing for Lavatory, Toilet, Water Cooler, Slop Sink and Water Heater
BP#18-0431

3/19/2020	COMPLAINT #:20-4855	OPEN		
-----------	---------------------	------	--	--

Owner:

Operating a gas powered machine indoors

4/6/2020	PERMIT #:20-0179-P	CLOSED		
----------	--------------------	--------	--	--

4/6/2020

Owner: BRIXMOR PROPERTY GROUP

Tie in 6" Building Sewer, 7' Long

4/6/2020	PERMIT #:20-0187-P	CLOSED		
----------	--------------------	--------	--	--

4/6/2020

Owner: BRIXMOR PROPERTY GROUP

Gas Pressure Test for Blue Card
CVS Emergency Gas Shutoff

6/8/2020	PERMIT #:20-0334	OPEN		
----------	------------------	------	--	--

Owner: BRIXMOR PROPERTY GROUP

Tenant Fit-Out of Existing Space to New Chipotle Mexican Grill



CHIPOTLE STORE #3587
805 MAMARONECK AVE
MAMARONECK, NY 10543

Job Number: 25899



DESIGN SPECIFICATIONS	
NYS Building Code 2020	
ASCE 7-16	Minimum Design Loads for Buildings & Other Structures
ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/AISC 360-10	Specification for Structural Steel Buildings
DESIGN LOADS	
Wind	V = 117 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 30 psf





DESIGN SPECIFICATIONS	
NYS Building Code 2020	
ASCE 7-16	Minimum Design Loads for Buildings & Other Structures
ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/AISC 360-10	Specification for Structural Steel Buildings
DESIGN LOADS	
Wind	V = 117 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 30 psf

SIGN KEY

A

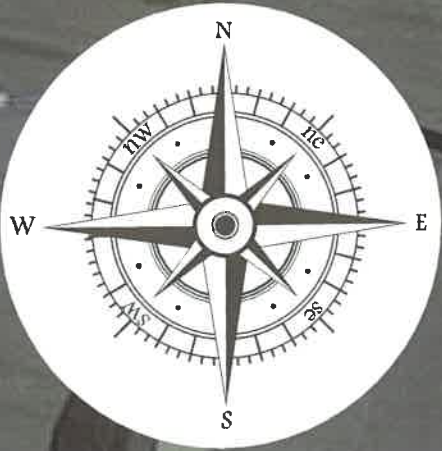
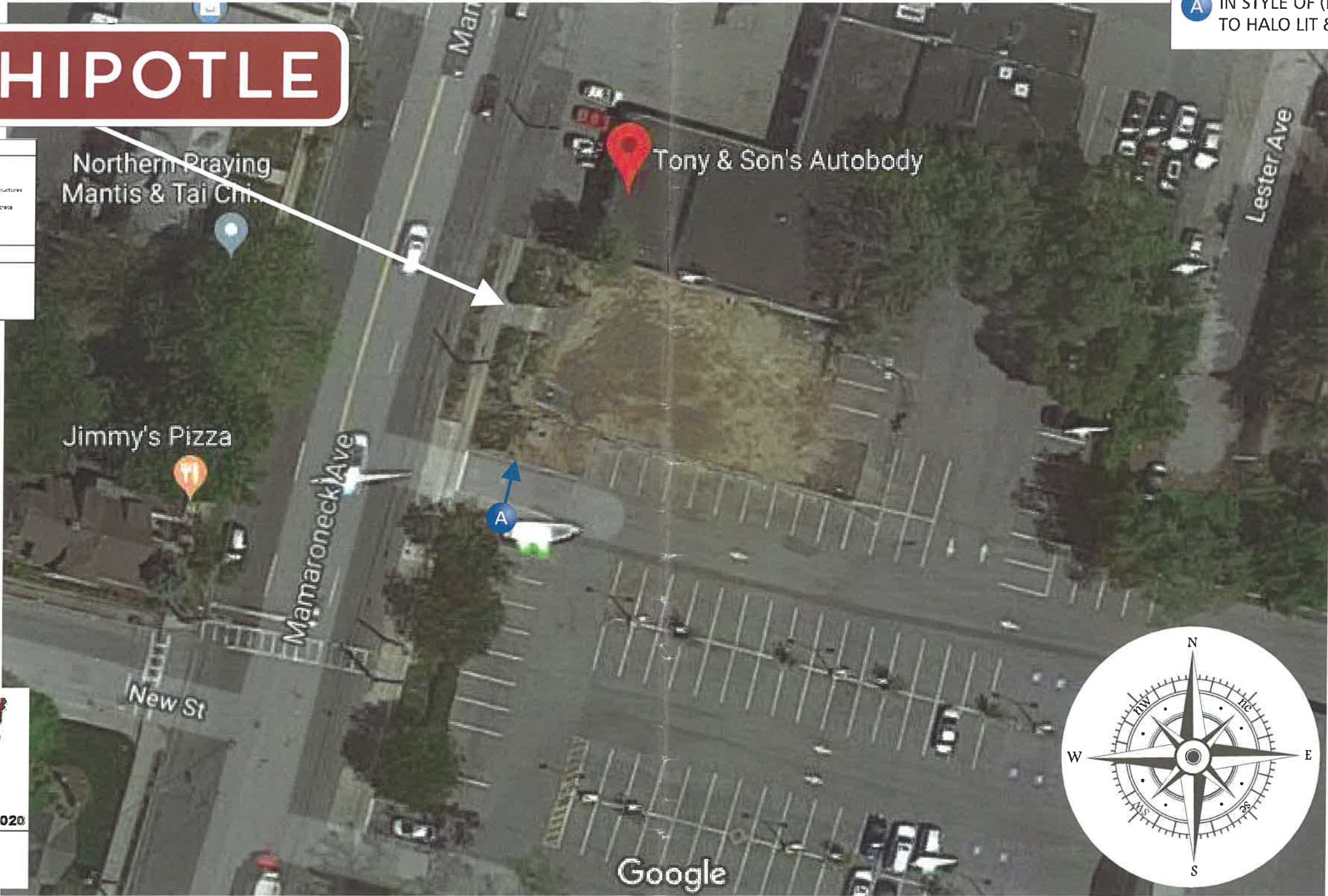
IN STYLE OF (B-3 SIGN) CUSTOMIZED TO HALO LIT & CUSTOM SIZE

MURDOCH
ENGINEERING
SIGN STRUCTURE PROFESSIONALS

2 HUMMINGBIRD CT
HOWELL NJ 07731
(973) 570-8215

9/2/2020

Jere Murdoch, PE
Professional Engineer
NY PE Lic. #089862



DESIGN SPECIFICATIONS	
NYS Building Code 2020	
ASCE 7-16	Minimum Design Loads for Buildings & Other Structures
ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/AISC 360-10	Specification for Structural Steel Buildings
DESIGN LOADS	
Wind	V = 117 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 30 psf

EXISTING



PROPOSED



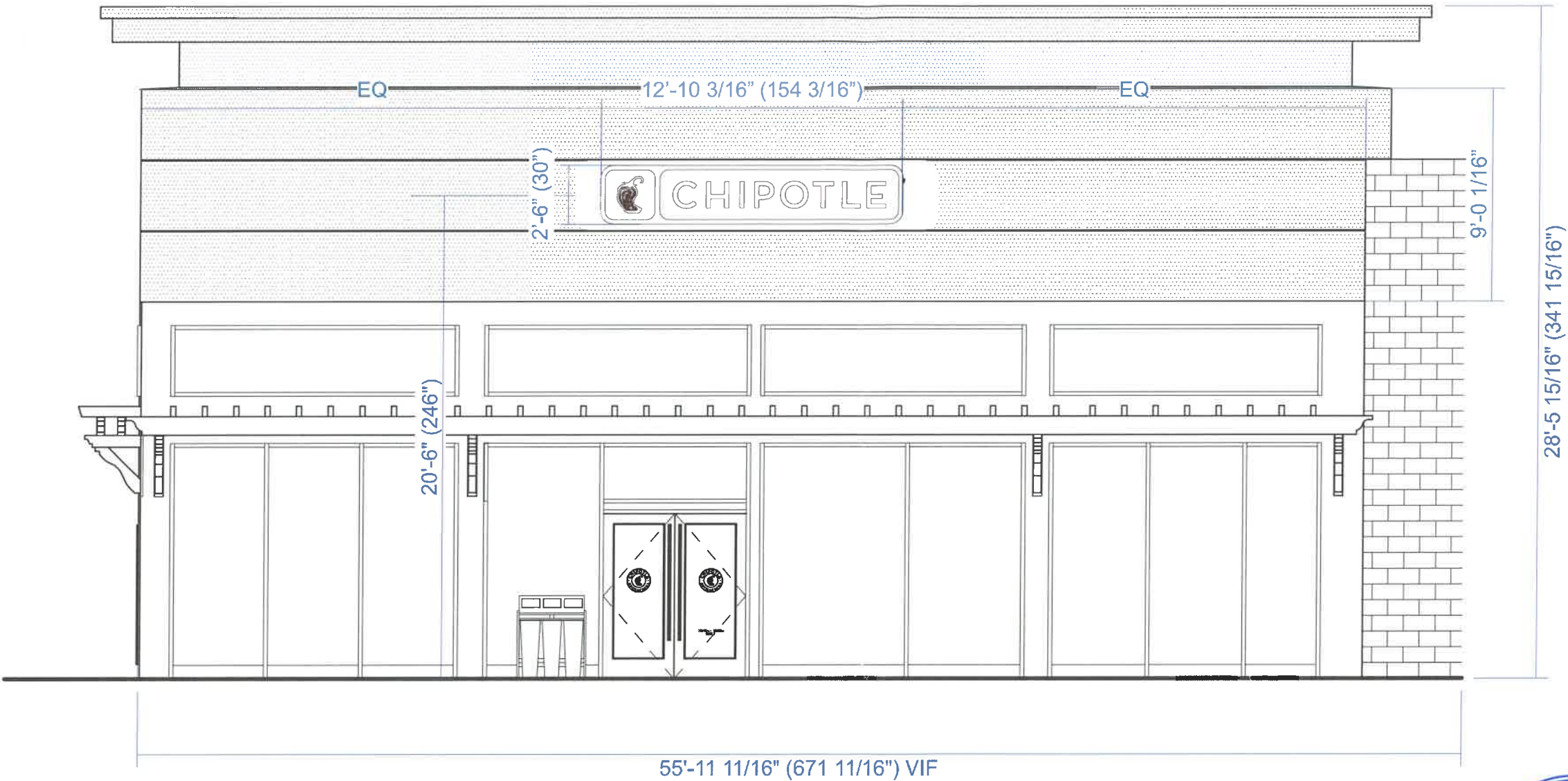
MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2 HUMMINGBIRD CT.
HOWELL, NJ 07731
973.570.8215
Jere Murdoch, PE
Professional Engineer
NY PE Lic. #089862
9/2/2020

SIGN A

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

DESIGN SPECIFICATIONS	
NYS Building Code 2020	
ASCE 7-16	Minimum Design Loads for Buildings & Other Structures
ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/AISC 360-10	Specification for Structural Steel Buildings
DESIGN LOADS	
Wind	V = 117 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 30 psf



MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 570-8215
089862
Jere Murdoch, PE
Professional Engineer
NY PE Lic. #089862
9/2/2020

b **broadwaynational**

100 Davids Dr. Hauppauge, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 25899_06.04.20_02.00_KS

ELEVATION
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE #3587
805 MAMARONECK AVE
MAMARONECK, NY 10543

QTY (1)
SIGN A

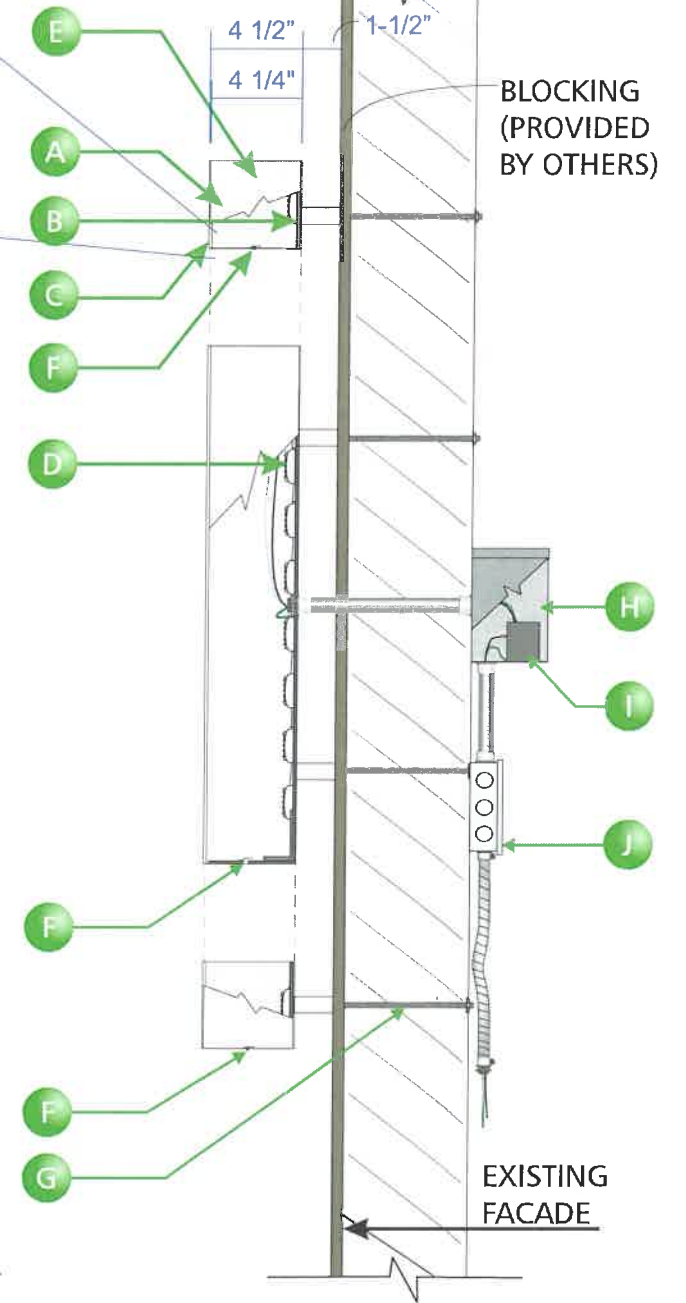
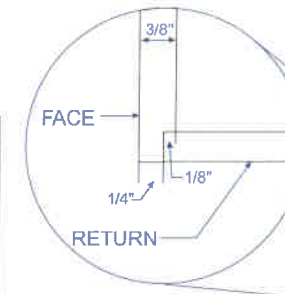
REVERSE BACK LIT CHIPOTLE W/ LOGO & LED LIGHTING
Scale: 1/2" = 1'-0"

32.12 Sq. Ft.



SECTION DETAIL
SCALE: PROPORTIONAL

DESIGN SPECIFICATIONS	
NYS Building Code 2020	
ASCE 7-16	Minimum Design Loads for Buildings & Other Structures
ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/AISC 360-10	Specification for Structural Steel Buildings
DESIGN LOADS	
Wind	V = 117 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 30 psf



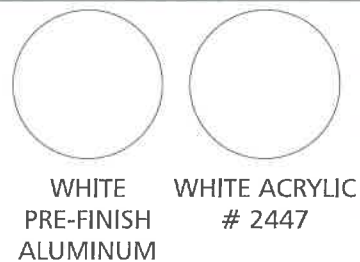
NOTES:

ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED APPROVED UL LABELS ATTACHED IF REQUIRED.

NOTES:

ELECTRICAL WIRING FROM SIGN WILL NEED TO BE WIRED INTO THE PRIMARY ELECTRICAL SOURCE MUST BE A DEDICATED CIRCUIT AND BONDED AS PER CODE.

COLOR KEY



EXAMPLE



- A .063" - 3" white pre-finish aluminum returns faces = .090"
- B Polycarbonate backs - clear .150"
- C 3/8" drop-in white acrylic face (2447) with 1/4" exposed (Adobo Brown Opaque vinyl Graphics applied 1st surface over pepper face)
- D White Tetra Minimax LED lighting or equivalent
- E Disconnect switch
- F 1/4" dia. Weep hole (2 per letter, pepper, & boarder) With light baffle (for external signs only)
- G Non corrosive 1/4"-20 thread thru-bolted w/ 1-1/2" stand offs into 2x4 wood blocking by GC or unistrut spanning min. two (2) studs Min. three (3) per letter, Max. 36" O.C. around frame
- H Provide 3/8" Sch.40 non-corrosive spacers for returns from back of letters through walls Enclosure box
- I LED power supply
- J Dedicated 120v 20amp ac circuit within 6' of sign (provided by others prior to install)



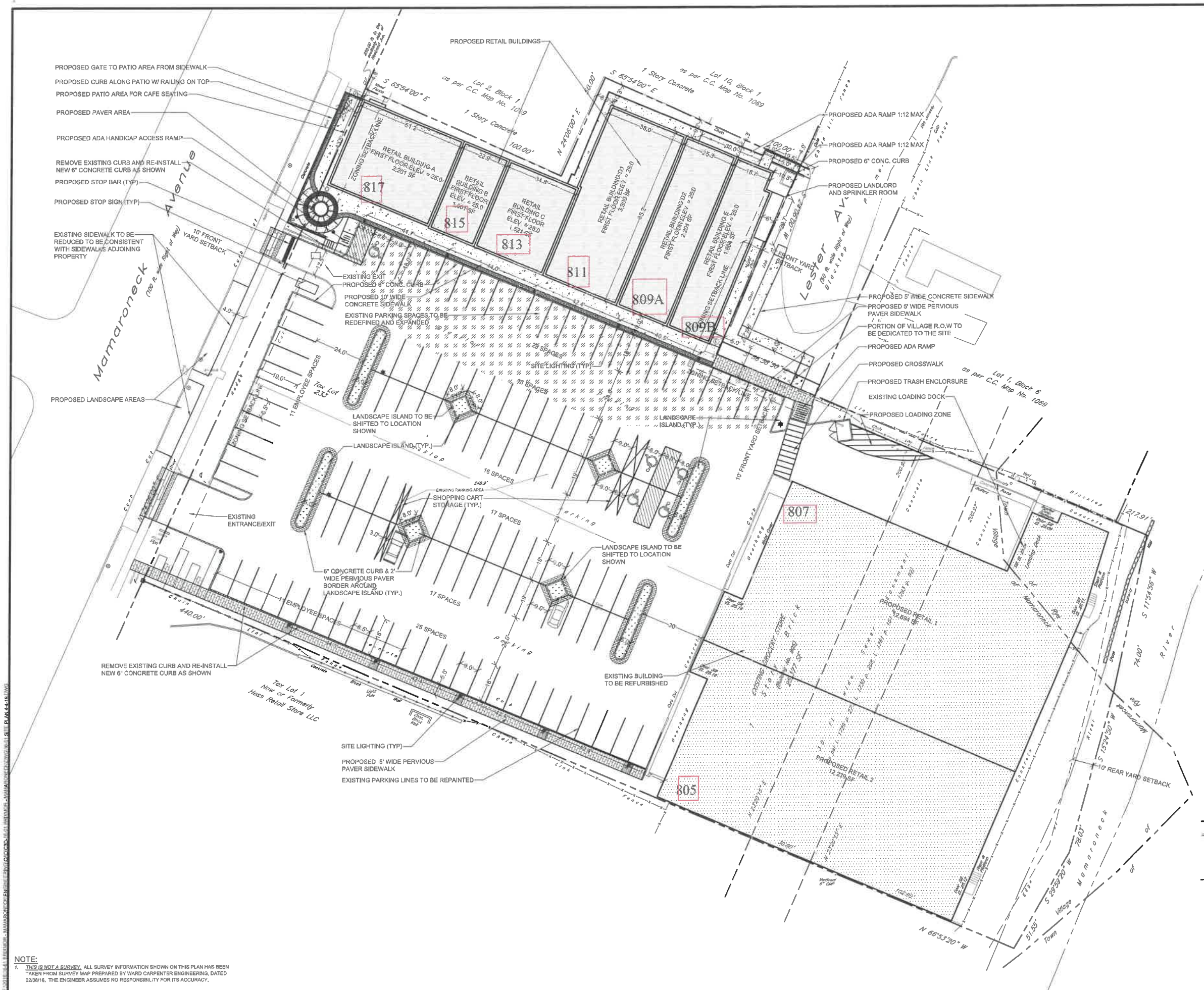
b **broadwaynational**

100 Davids Dr. Hauppauge, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 25899_06.04.20_02.00_KS

DETAIL
CHIPOTLE

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE #3587
805 MAMARONECK AVE
MAMARONECK, NY 10543 5 of 5



NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY WARD CARPENTER ENGINEERING, DATED 02/28/16. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7-205(1) OF THE NEW YORK STATE EDUCATION LAW.

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED CURB
- PROPOSED BUILDING
- EXISTING SEWER EASEMENT

0 10 20 40

SCALE: 1"=20'-0"

SAFE DIG

Before You Dig, Drill or Blast!

CALL 800-4-A-DIG (4634) OR VISIT www.call8004adig.com FOR MORE INFORMATION.

- Revisions:
- | No. | Date | Comments |
|-----|----------|-------------|
| 1 | 10/11/19 | HD Comments |
| 2 | 10/11/19 | HD Comments |
| 3 | 10/11/19 | HD Comments |
| 4 | 10/11/19 | HD Comments |
| 5 | 10/11/19 | HD Comments |
| 6 | 10/11/19 | HD Comments |
| 7 | 10/11/19 | HD Comments |
| 8 | 10/11/19 | HD Comments |
| 9 | 10/11/19 | HD Comments |
| 10 | 10/11/19 | HD Comments |
| 11 | 10/11/19 | HD Comments |
| 12 | 10/11/19 | HD Comments |
| 13 | 10/11/19 | HD Comments |
| 14 | 10/11/19 | HD Comments |
| 15 | 10/11/19 | HD Comments |
| 16 | 10/11/19 | HD Comments |
| 17 | 10/11/19 | HD Comments |
| 18 | 10/11/19 | HD Comments |
| 19 | 10/11/19 | HD Comments |
| 20 | 10/11/19 | HD Comments |

Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 • Fax: (914) 962-7386
www.sitedesignconsultants.com

STATE OF NEW YORK
JOSEPH A. VITALE
Professional Engineer
No. 10431
NYS Lic. No. 64431

SITE PLAN

BRIXMOR PROPERTY GROUP
805 MAMARONECK AVE.
Village of Mamaroneck, Westchester County, New York

Sheet 2 of 12

PROJECT # 15-01

COPYRIGHT © 2019 BY SITE DESIGN CONSULTANTS, ALL RIGHTS RESERVED

CERTIFICATION

(Required by New York State General Municipal Law)

SIGNS CAD CORP dba CAD Signs states as follows:

(Applicant's name)

1. I am interested in this application for a variance or special use permit now pending before the Village of Mamaroneck Board of Appeals,
 2. I reside at 169 Lodi Street, Hackensack, NJ 07601
 3. The nature of my interest in the aforesaid application is as follows:
CAD SIGNS CORP dba CAD Signs, on behalf of Chipotle Mexican Grill, Inc., tenant of the property.
 4. If the Applicant or owner is a corporation, list the corporation's officers:
* President: Alejandro Galeano Vice President: _____
Secretary: _____ Treasurer: _____
 5. Do any of the following individuals have an interest, as defined below, in the owner or Applicant:
 - a. Any New York State officers, or
 - b. Any officer or employee of the Village of Mamaroneck, Town of Rye, Town of Mamaroneck, or Westchester County.
- ☐ Yes ☒ No

For the purpose of this disclosure, an officer or employee shall be deemed to have an interest in the owner or Applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

- a. is the Applicant or owner, or
- b. is an officer, director, partner or employee of the Applicant or owner, or
- c. legally or beneficially owns or controls stock of corporate Applicant or owner; or
- d. Is a party to an agreement with such an Applicant or owner, express or implied, whereby he may receive any payment or other benefit, whether or not for service rendered dependent or contingent upon the favorable approval of such application.

A PERSON WHO KNOWINGLY AND INTENTIONALLY FAILS TO MAKE SUCH DISCLOSURE SHALL BE GUILTY OF A MISDEMEANOR AS PROVIDED IN GENERAL MUNICIPAL LAW, SECTION 809
If "Yes," state the name and nature and extent of the interest of such individual:

(Name & Residence)

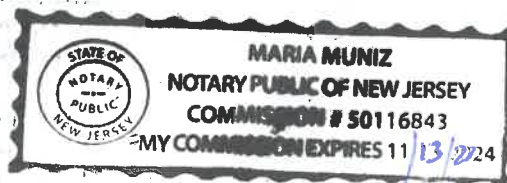
SIGNS CAD CORP dba CAD Signs,
on behalf of Chipotle Mexican Grill, Inc.

(Extent of interest)

By: Alexandro Galan
Applicant's Signature

Sworn to before me this 9th day of October, 20 20

NOTARY PUBLIC



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

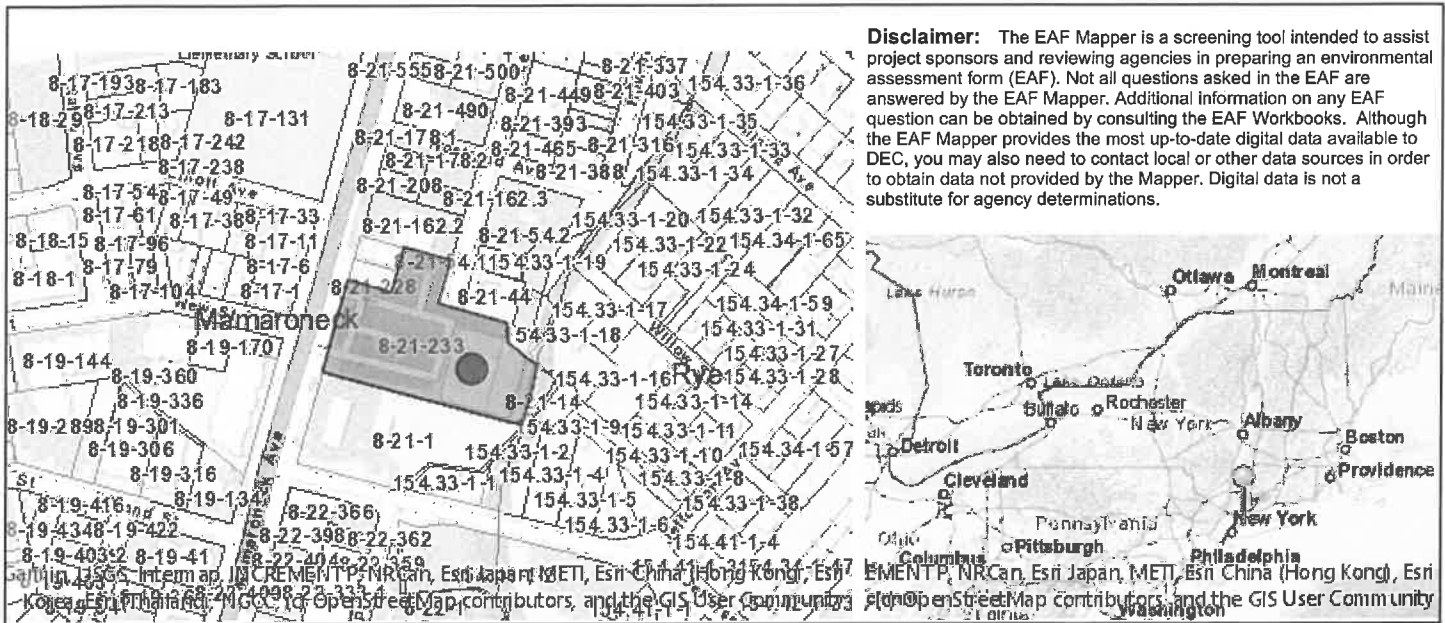
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Sign Variance for Chipotle Mexican Grill Store			
Project Location (describe, and attach a location map): 805 Mamaroneck Avenue, Mamaroneck, NY (8-72-1)			
Brief Description of Proposed Action: The proposed action consists of a variance to permit an accessory sign the same size as the primary facade sign.			
Name of Applicant or Sponsor: Signs CAD Corp dba CAD Signs (on behalf of Chipotle Mexican Grill, Inc.)		Telephone: 914-333-0700	
		E-Mail: jfry@snyderlaw.net	
Address: c/o Snyder & Snyder, LLP, 94 White Plains Road			
City/PO: Tarrytown		State: NY	Zip Code: 10591
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Sign Permit from Village of Mamaroneck			YES
3. a. Total acreage of the site of the proposed action?			2.16 acres
b. Total acreage to be physically disturbed?			0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			2.16 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
<u>The proposed action meets the state energy code requirements.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			
<u>The proposed action does not require potable water.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____			
<u>The proposed action does not require wastewater treatment.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	*
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	*
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
<u>This was a predetermined response by the DEC Mapper. The proposed action involves the installation of a sign on the side of an existing building and no ground disturbance is required. Therefore, no wetlands or waterbodies will be impacted by the proposed action.</u>			

This was a predetermined response by the DEC Mapper. The proposed action involves the installation of a sign on the side of an existing building and no ground disturbance is required. Therefore, no buildings/archaeological sites/districts listed on the National or State Register of Historic Places or any areas designated as sensitive by SHPO will be impacted by the proposed action.

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan? This was a predetermined response by the DEC Mapper. The proposed action involves the installation of a sign on the side of an existing building and no ground disturbance is required. Therefore, the proposed action will not impact the 100 year floodplain.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ This was a predetermined response by the DEC Mapper.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The proposed action involves the installation of a sign on the side of an existing building and no ground disturbance is required. Therefore, the proposed action will not impact any remediation work for hazardous waste.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>SIGNS CAD CORP dba CAD Signs</u> Date: <u>10/13/2020</u>		
Signature: <u><i>John M. [Signature]</i></u> Title: <u>Attorney</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

Village of Mamaroneck
169 Mt. Pleasant Ave
Mamaroneck, New York 10543
914-777-7731

9/30/2020

NOTICE OF DISAPPROVAL

APPLICATION NO.: 4S-2020

DISTRICT: C-1

TO: CAD Signs for Chipotle

169 Lodi Street

Hackensack, NJ 07601

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 9/9/2020

FOR PERMIT TO: install an accessory facade sign the same size as the primary facade sign

ON PREMISES LOCATED AT: 805 Mamaroneck Avenue

SBL: 8-72-1

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

The accessory sign is the same size as the primary sign which violates Chapter 286-12 B (3) where one accessory sign may be permitted 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 facade sign facing the principal street and shall be 50% or less than the size of the facade sign.

PLEASE TAKE FURTHER NOTICE THAT YOU, THE APPLICANT, MUST NOTIFY ALL PROPERTY OWNERS LOCATED WITHIN A RADIUS OF 400 FEET OF THE SUBJECT PREMISES OF YOUR APPLICATION AND OF THE PROPOSED HEARING.



Building Inspector

HEARING WILL BE HELD ON November 5, 2020 WHILE THE BOARD PARTICIPATES IN ONLINE TELECONFERENCED MEETINGS, ZONING BOARD MEETINGS WILL BEGIN AT 7:00PM @ <https://zoom.us/j/93833588731> Use Passcode: 841991A RECIEPIENT OF A COPY OF THIS NOTIFICATION IS A PROPERTY OWNER OF RECORD WITHIN A RADIUS OF 400 FT. INTERESTED PARTIES MAY REVIEW PLANS ON ANY APPLICATION ONLINE WITH THE ZBA POSTED AGENDA.