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REPLY TO:

Tarrytown office

October 19, 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:

We are the attorneys for Signs CAD Corp dba CAD Signs ("Applicant"), on behalf of Chipotle Mexican Grill, Inc. ("Chipotle"), in connection with 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. We are in receipt of the Planning Director's comments with respect to the application as set forth in his letter, dated October 16, 2020. In connection therewith, kindly see our responses below:


1. For photographs of the surrounding area, please see Photos 1, 2, 5, 6, 7, 8, 9, 10, 11, and 12 attached hereto as part of Exhibit 1.
2. Another copy of the sign plan for the Accessory Sign ("Accessory Sign Drawing"), prepared by Broadway National, is attached hereto as Exhibit 2. The Applicant has confirmed that the distance from the ground to the bottom of the Accessory Sign is approximately 19'-5" (233 inches).
3. Another copy of the approved sign plan ("Primary Sign Drawing") for the Store's existing primary façade sign ("Primary Sign"), prepared by Broadway National, is attached hereto as Exhibit 3. The Applicant has confirmed that the distance from the ground to the bottom of the Primary Sign is approximately 20'-4" (244 inches). The Applicant has further confirmed that the 11 inch difference in measurements between the bottom of each sign (233" Accessory Sign; 244" Primary Sign) to the ground is due to the slight difference in grade

between the respective storefronts; however, both signs will be uniform and at the same height on the store façade as depicted in the photo simulation attached hereto as Exhibit 4.

4. As shown on the Accessory Sign Drawing attached hereto as Exhibit 2, the length of the Store's side façade where the Accessory Sign is to be located is approximately 55'-11 11/16".
5. As shown on the Primary Sign Drawing attached hereto as Exhibit 3, the length of the Store's front façade where the Primary Sign is located is approximately 43'-8 11/16".
6. For photographs of the site, please see Photos 1, 2, 3, 4, 5, 6, and 7 attached hereto as part of Exhibit 1.
7. For photographs of all four sides of the building where the Store is located, please see Photos 1, 2, 3, 4, and 5 attached hereto as part of Exhibit 1.
8. For photographs of surrounding signs, please see Photos 6, 7, 8, 9, 10, 11, and 12 attached hereto as part of Exhibit 1. As noted in our Memorandum in Support of the Application, dated October 12, 2020, it appears that the Zoning Board may have 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 appear to be the same or substantially similar in size to the primary signs fronting the main street.¹

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: William Long, Planning Director (via email: wlong@vomny.org)

Applicant

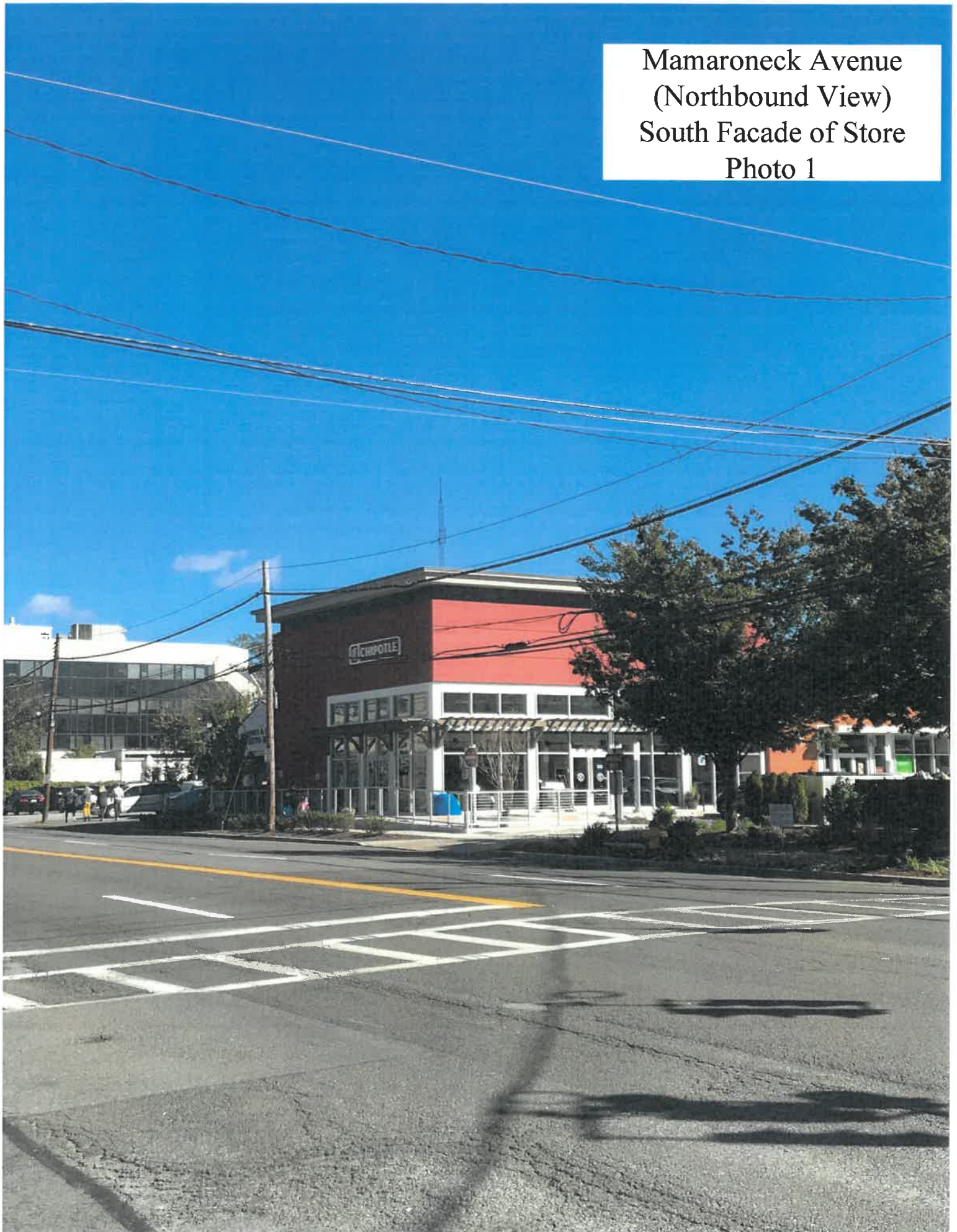
Z:\SSDATA\WPDATA\SS4\WP\Cad Signs\Chipotle\ResponseLetter.ap.10.19.2020.jfrev.rtf

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.

Exhibit 1

Photographs

Mamaroneck Avenue
(Northbound View)
South Facade of Store
Photo 1



West Facade of Store with
Existing Primary Sign Facade
From Mamaroneck Ave

Photo 2



West Facade of Store
with Existing Primary
Facade Sign from
Sidewalk
Photo 3



South Facade of Store for
Proposed Accessory Sign
from Parking Lot of 805
Mamaroneck Ave.
Shopping Center
Photo 4



North and West
Facades of Store from
Mamaroneck Ave
Photo 5



East Facade of 805 Mamaroenck
Ave Shopping Center and
Existing Signage of Other Tenants
Photo 6



Other Tenants of 805 Mamaroneck Ave
Shopping Center (Southeast of Chipotle Store)

Photo 7

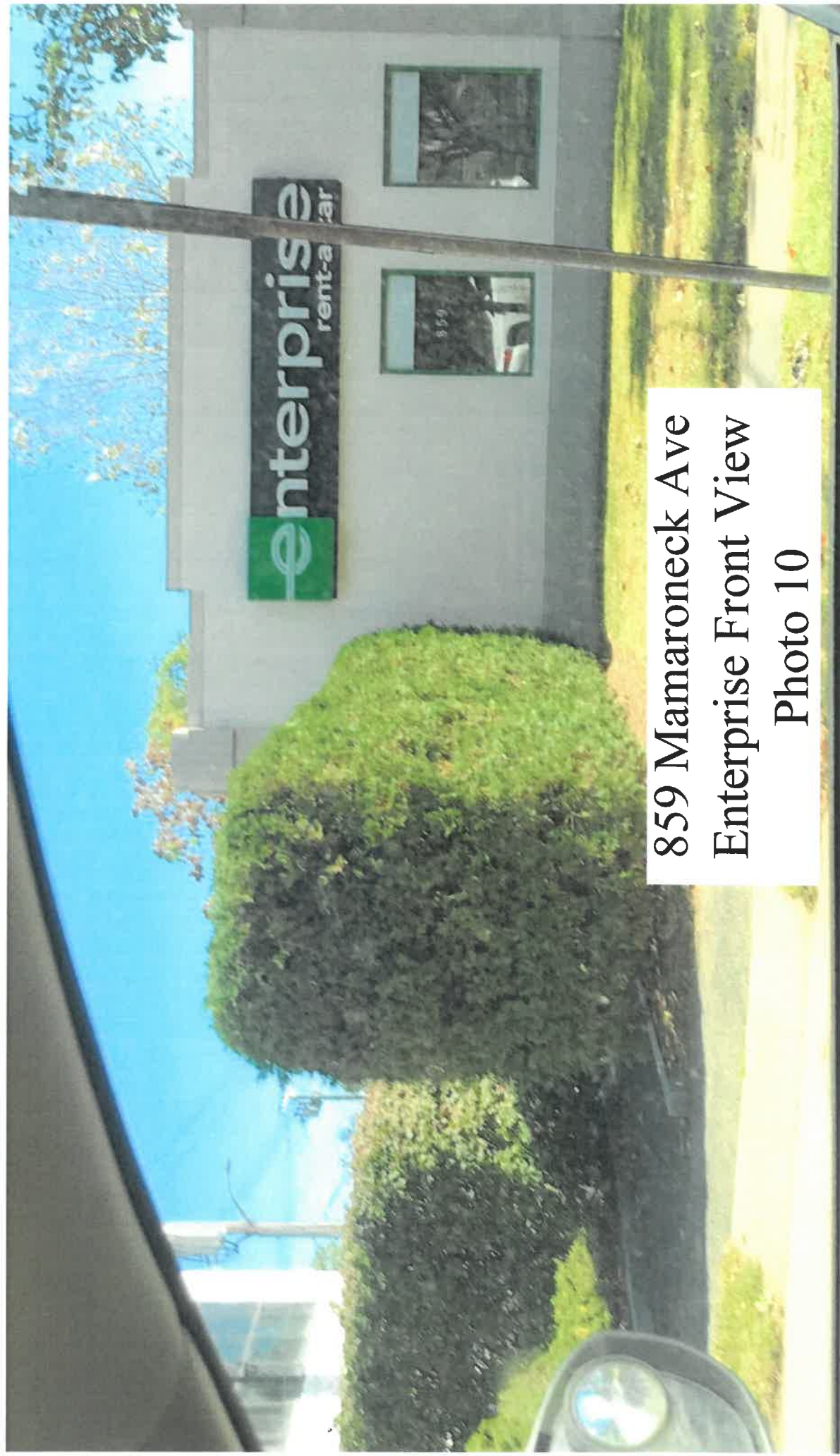




600 Mamaroneck Ave
Allstate Front View
Photo 8



600 Mamaroneck Ave
Allstate Side View
Photo 9



859 Mamaroneck Ave
Enterprise Front View

Photo 10

859 Mamaroneck Ave
Enterprise Side View
Photo 11



Google Maps 2 Nostrand Ave



Image capture: Sep 2018 © 2020 Google

Mamaroneck, New York

Google

Street View

875 Mamaroneck Ave
Photo 12

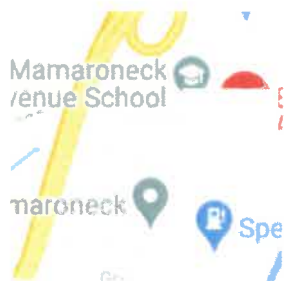


Exhibit 2
Accessory Sign Drawing

SIGN A SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

DESIGN SPECIFICATIONS	
NY 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

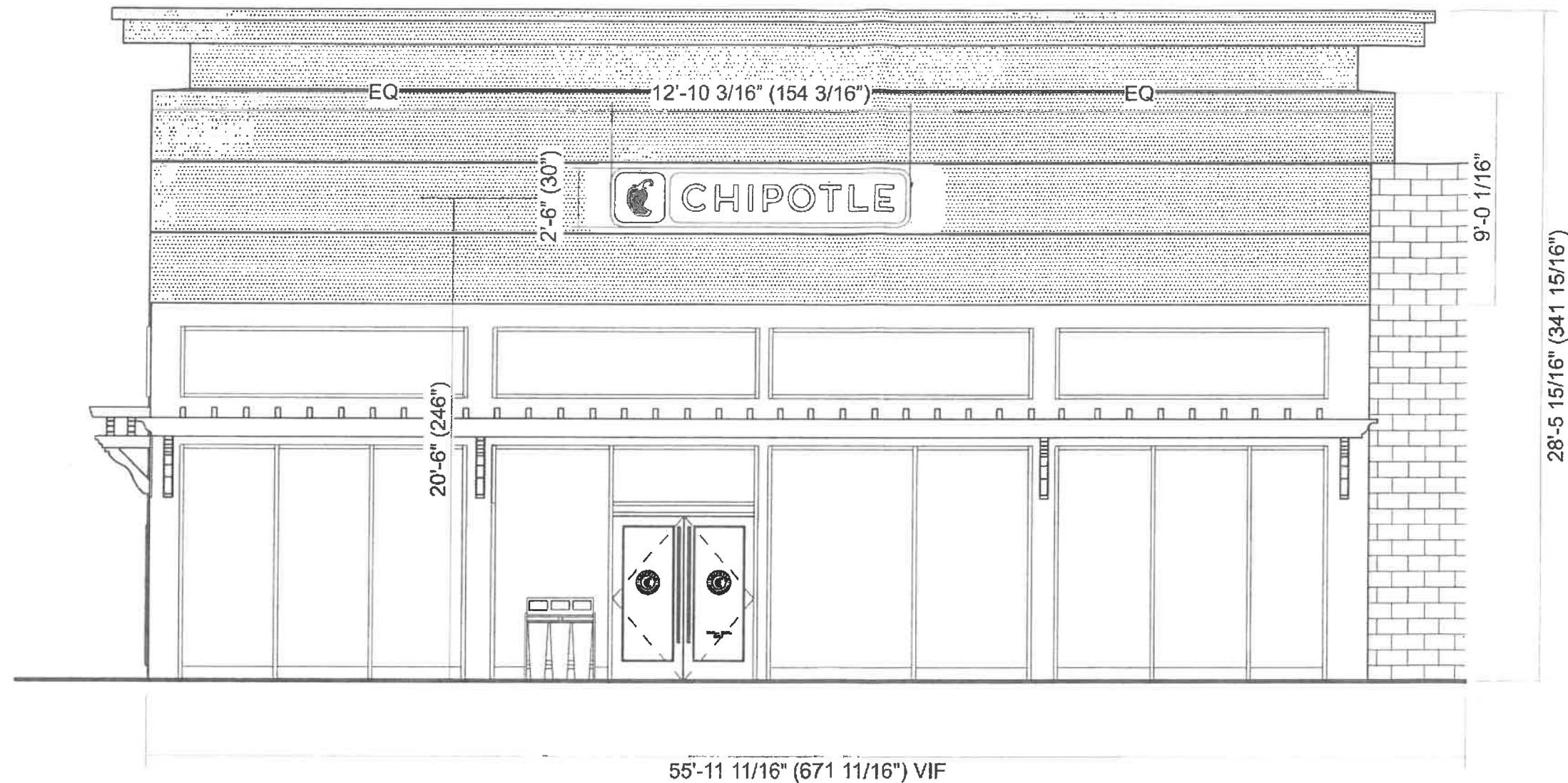
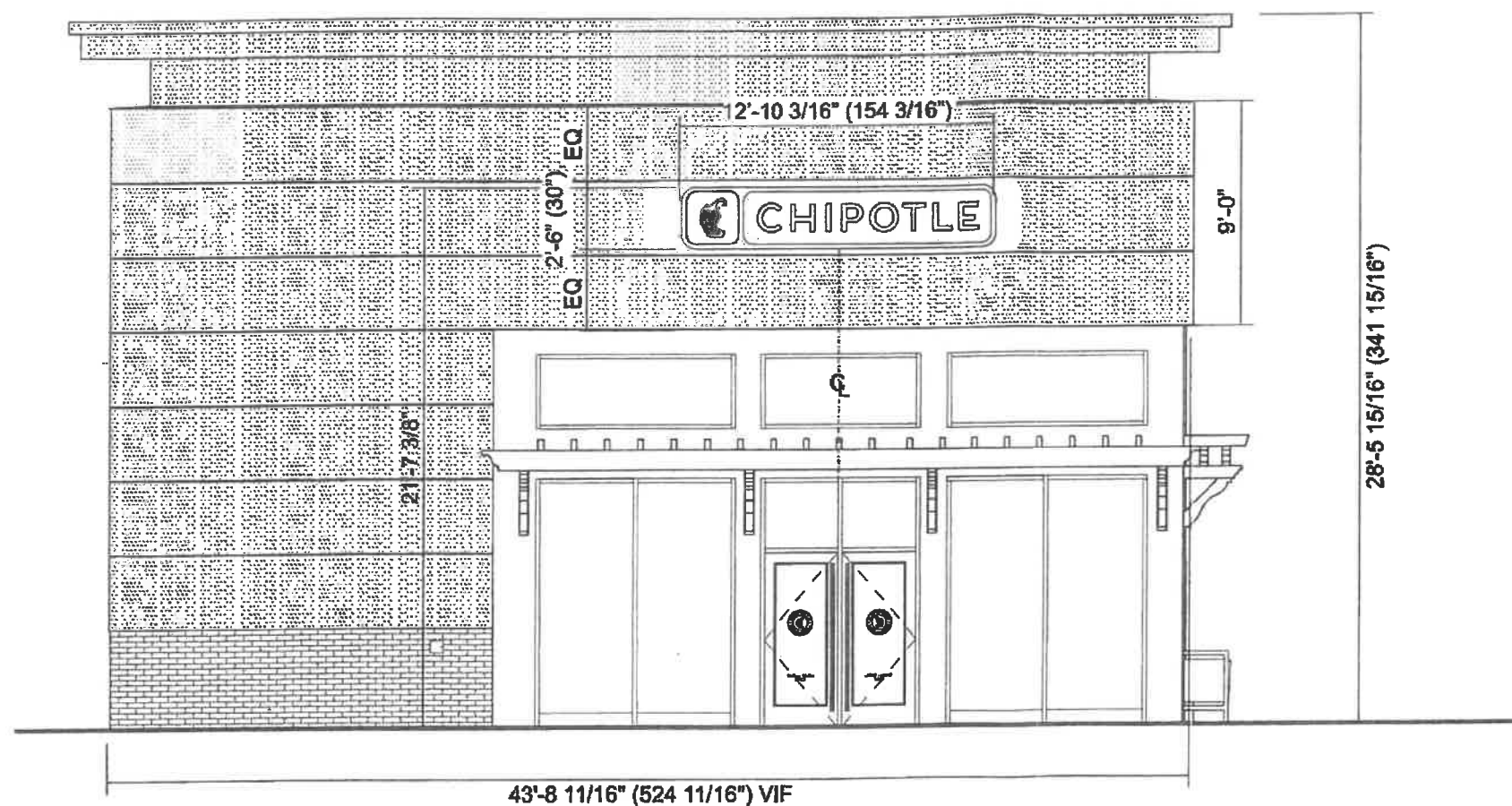


Exhibit 3
Primary Sign Drawing

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



NO DEVIATIONS WITHOUT
PRIOR APPROVAL

Exhibit 4
Photo Simulation

EXISTING



PROPOSED

