

LAW OFFICES OF
SNYDER & SNYDER, LLP

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TARRYTOWN, NEW YORK 10591

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ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

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ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

REPLY TO:

Tarrytown office

October 27, 2020

Honorable Chair Kramer 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 ("Property")

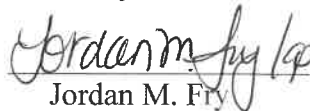
Honorable Chair Kramer and Members of the Zoning Board:

In connection with the Zoning Board of Appeals hearing scheduled for November 5, 2020,
with respect to the above referenced matter, I have enclosed the following materials:

1. Affidavit of Mailing, together with copies of the Notice of Zoning Board of Appeals Application, list of property owners, radius map, and Post Office Certified Mail Receipts;
2. Affidavit of Publication, together with a copy of the advertisement that was published in the Journal News on October 24, 2020;
3. Affidavit of Sign Posting, together with photos of the sign posted at the Property; and
4. Copy of the Temporary Certificate of Occupancy for the Chipotle store.

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

Respectfully submitted,
Snyder & Snyder, LLP

By: 
Jordan M. Fry

Enclosures
cc: Applicant

APPLICATION
NUMBER 45-2020

PROOF OF MAILING AFFIDAVIT

STATE OF NEW YORK)

SS:

COUNTY OF WESTCHESTER)

Nancy Mareschi BEING DULY SWORN, DEPOSES AND SAYS: THAT I AM THE

☐ APPLICANT ☐ AGENT ☒ OTHER: PLEASE SPECIFY

paralegal at Snyder & Snyder, LLP, the attorney for Signs CAD Corp dba CAD Signs,
on behalf of Chipotle Mexican Grill Inc.

OF THE ABOVE REFERENCED APPLICATION TO THE ZONING BOARD OF APPEALS OF THE
VILLAGE OF MAMARONECK WITH RESPECT TO THE PROPERTY LOCATED AT:

805 Mamaroneck Avenue, Mamaroneck, NY AND DESIGNATED ON THE TAX
ASSESSMENT ROLL OF THE VILLAGE OF MAMARONECK AS SECTION 8, BLOCK
72, LOT(S) 1 AND THAT IN COMPLIANCE WITH THE RULES AND INSTRUCTIONS OF
THE ZONING BOARD OF APPEALS, I HAVE MAILED NOTICE ON 10 / 23 / 2020 (DATE) OF SAID
APPLICATION AND OF THE PROPOSED PUBLIC HEARING REGARDING SAID APPLICATION TO THE
PROPERTY OWNERS LISTED ON THE ATTACHED SHEET(S).



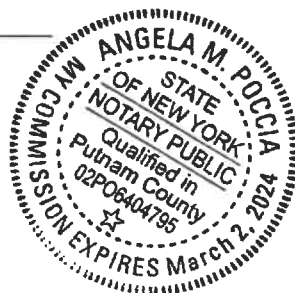
SIGNATURE

SWORN TO (AFFIRMED) AND SUBSCRIBED BEFORE ME TO THIS

DAY 26th OF October, 2020,



NOTARY PUBLIC



NOTICE OF ZONING BOARD OF APPEALS APPLICATION

(This notice is to be mailed to neighbors along with Notice of Disapproval or Notice of Application)

APPLICATION TYPE



(Check one or more as appropriate)

Special Permit ☐

Area Variance ☒

Use Variance ☐

Fence ☐

Sign ☒

Dear Property Owner:

You are receiving this letter because a public hearing will be held on a matter that may affect your property. A copy of the notice from the Building Department of the Village of Mamaroneck is enclosed herewith for your information.

Copies of all plans, applications and related material to be considered by the Zoning board of Appeals in rendering its decision are available for public inspection prior to the hearing at the Building Department on the third floor of the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, during regular business hours. All documents submitted can be found on the Village website posted with the agenda on the Friday prior the Hearing/ meeting date. Please consult the enclosed Building Department notice for the date, time and location of the scheduled hearing. Any questions or concerns which you may have can be addressed at the public hearing.

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

Name of Applicant (please print)

Brixmor Property Group

Name of Property owner
If different from applicant
(Please print)

805 Mamaroneck Avenue, Mamaroneck, NY

Address of property for
which Application has been
made (please print)

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

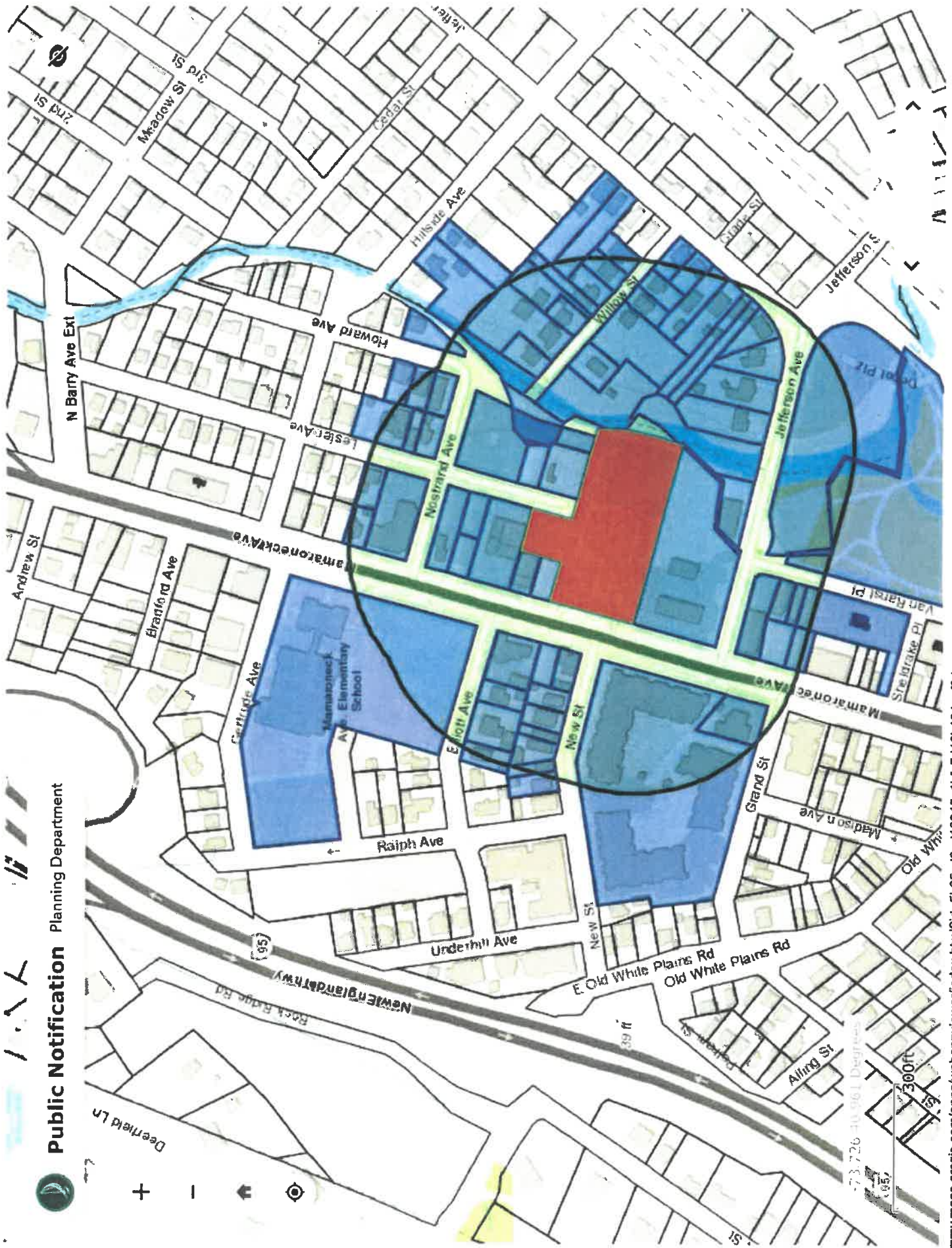
IS DISAPPROVED ON THE FOLLOWING GROUNDS:

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.



Avalon Properties Inc
671 N Glebe Rd Ste 800
Arlington, VA 22203

Pietro Balsamo
Carmella Rose Balsamo 121 New St
Mamaroneck, NY 10543

Maribel Garcia
Francisco Garcia 811 Lester Ave
Mamaroneck, NY 10543

Board Of Education
1000 W Boston Post Rd
Mamaroneck, NY 10543

Kosl Properties LLC
875 Mamaroneck Ave
Mamaroneck, NY 10543

RDS Realty Inc
60 Country Rd
Mamaroneck, NY 10543

Mamk Service Center Inc
712 Mamaroneck Ave
Mamaroneck, NY 10543

Amerada Hess Corp
539 South Main St
Findlay, OH 45840

Point 62 LLC
333 Mamaroneck Ave #384
White Plains, NY 10606

Jose Pena
200 Jefferson Ave
Mamaroneck, NY 10543

Gilberto Melo
330 Jefferson Ave
Mamaroneck, NY 10543

Mohamed H. Hussain
Sursatee Hussain 621 Willow St
Mamaroneck, NY 10543

Marie DiRuzzo
128 Elliott Ave
Mamaroneck, NY 10543

Michele Fiorino
Maria Fiorino 115 New St
Mamaroneck, NY 10543

Lauringle Mitchell
Runett Mitchell 812 Howard Ave
Mamaroneck, NY 10543

Marianne Ybarra
116 Standish Pl
Mamaroneck, NY 10543

R&B Property Management LLC
550 Franklin Ave
Mount Vernon, NY 10550

Con Edison Co Of NY
TAX DEPT 4 IRVING PL FL 3 NW
NEW YORK NY, 10003

Pantaleo Capparelli
Filo Capparelli 210 Jefferson Ave
Mamaroneck, NY 10543

Mamaroneck Properties II, LLC
PO BOX 72698
Richmond, VA 23235

119 New Street LLC
119 New St
Mamaroneck, NY 10543

Yusef Yizar
Kristen R. Yizar 807 Lester Ave
Mamaroneck, NY 10543

Verne P. Tucciarone
422 Jefferson Ave
Mamaroneck, NY 10543

KOSL Properties, LLC
875 Mamaroneck Ave
Mamaroneck, NY 10543

346 Mt Pleasant Realty Corp
122 Elliott Ave
Mamaroneck, NY 10543

Brent Andreoli
628 Willow St
Mamaroneck, NY 10543

BRX Mamaroneck Parcel LLC
PO BOX 4900
Scottsdale, AZ, 85261

Jjec Group Inc.
PO BOX 1799
New Rochelle, NY 10802

Return To Tao, LLC
21 Scarsdale Rd
Yonkers, NY 10707

Joseph Angilletta
205 Highview St
Mamaroneck, NY 10543

Avalon Properties Inc
671 N Glebe Rd Ste 800
Arlington, VA 22203

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Carmella Rose Balsamo 121 New St
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330 Jefferson Ave
Mamaroneck, NY 10543

Mohamed H. Hussain
Sursatee Hussain 621 Willow St
Mamaroneck, NY 10543

Marie DiRuzzo
128 Elliott Ave
Mamaroneck, NY 10543

Michele Fiorino
Maria Fiorino 115 New St
Mamaroneck, NY 10543

Lauringle Mitchell
Runett Mitchell 812 Howard Ave
Mamaroneck, NY 10543

Marianne Ybarra
116 Standish Pl
Mamaroneck, NY 10543

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NEW YORK NY, 10003

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Richmond, VA 23235

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Mamaroneck, NY 10543

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Kristen R. Yizar 807 Lester Ave
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New Rochelle, NY 10802

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21 Scarsdale Rd
Yonkers, NY 10707

Joseph Angilletta
205 Highview St
Mamaroneck, NY 10543

Sheldrake River Realty, Inc.
529 Rockland Ave
Mamaroneck, NY 10543

Village of Mamaroneck
123 Mamaroneck Ave
Mamaroneck, NY 10543

Mamaroneck Properties II, LLC
PO BOX 72698
Richmond, VA 23235

Donna L. Arone
627 Willow St
Mamaroneck, NY 10543

Village of Mamaroneck
123 Mamaroneck Ave
Mamaroneck, NY 10543

Anthony Ricci
Ann Ricci 637 Willow St
Mamaroneck, NY 10543

Granit Gjyriqi
Besmira Gjyriqi 617 Willow St
Mamaroneck, NY 10543

William Cass
41 State St
New Rochelle, NY 10801

Anthony Iacovelli
Kathryn Iacovelli 612 Willow St
Mamaroneck, NY 10543

Frank Nash III
70 Bowman Ave
Port Chester, NY 10573

Village of Mamaroneck
123 Mamaroneck Ave
Mamaroneck, NY 10543

Joyce Guimares
1010 Avenue of the Americas 4th Flr
New York, NY 10018

Nancy A. Terminello
308 Jefferson Ave
Mamaroneck, NY 10543

Geoffrey Rose
Kristen McElhone 306 Jefferson Ave
Mamaroneck, NY 10543

The Albore Family Trust
Lisa Albore-Genova 312 Jefferson Ave
Mamaroneck, NY 10543

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628 Willow St
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875 Mamaroneck Ave
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122 Elliott Ave
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Yusef Yizar
Kristen R. Yizar 807 Lester Ave
Mamaroneck, NY 10543

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Verne P. Tucciarone
422 Jefferson Ave
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Mamaroneck Properties II, LLC
PO BOX 72698
Richmond, VA 23235

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Pantaleo Capparelli
Filo Capparelli 210 Jefferson Ave
Mamaroneck, NY 10543

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Marianne Ybarra
116 Standish Pl
Mamaroneck, NY 10543

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119 New St
Mamaroneck, NY 10543

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550 Franklin Ave
Mount Vernon, NY 10550

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Michele Fiorino
Maria Fiorino 115 New St
Mamaroneck, NY 10543

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Mohamed H. Hussain
Sursatee Hussain 621 Willow St
Mamaroneck, NY 10543

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Jose Pena
200 Jefferson Ave
Mamaroneck, NY 10543

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Lauringle Mitchell
Runett Mitchell 812 Howard Ave
Mamaroneck, NY 10543

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Marie DiRuzzo
128 Elliott Ave
Mamaroneck, NY 10543

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Gilberto Melo
330 Jefferson Ave
Mamaroneck, NY 10543

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City

Amerada Hess Corp
539 South Main St
Findlay, OH 45840

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Tot

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St

City

Pietro Balsamo
Carmella Rose Balsamo 121 New St
Mamaroneck, NY 10543

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Certified Mail Fee	\$
Extra Services & Fees (check box, and fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

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St

City

Maribel Garcia
Francisco Garcia 811 Lester Ave
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 8602 8047

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

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St

City

Point 62 LLC
333 Mamaroneck Ave #384
White Plains, NY 10606

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 8602 8023

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Certified Mail Fee	\$
Extra Services & Fees (check box, and fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Tot

\$

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\$

St

City

Mamk Service Center Inc
712 Mamaroneck Ave
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 8602 7965

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, and fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

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Tot

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Se

\$

St

City

Avalon Properties Inc
671 N Glebe Rd Ste 800
Arlington, VA 22203

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 8601 9571

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OFFICIAL USE

Certified Mail Fee \$ 3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.80</u>
<input type="checkbox"/> Return Receipt (electronic)	\$ <u>1.65</u>
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Required	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ <u>0.00</u>

Postage \$ 1.65

Postmark Here

Frank Nash III
70 Bowman Ave
Port Chester, NY 10573

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 8601 9540

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Certified Mail Fee \$ 3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.80</u>
<input type="checkbox"/> Return Receipt (electronic)	\$ <u>1.65</u>
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Required	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ <u>0.00</u>

Postage \$ 1.65

Postmark Here

Donna L. Arone
627 Willow St
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 8601 9526

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Certified Mail Fee \$ 3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.80</u>
<input type="checkbox"/> Return Receipt (electronic)	\$ <u>1.65</u>
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Required	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ <u>0.00</u>

Postage \$ 1.65

Postmark Here

The Albore Family Trust
Lisa Albore-Genova 312 Jefferson Ave
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 8601 9564

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Certified Mail Fee \$ 3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.80</u>
<input type="checkbox"/> Return Receipt (electronic)	\$ <u>1.65</u>
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Required	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ <u>0.00</u>

Postage \$ 1.65

Postmark Here

William Cass
41 State St
New Rochelle, NY 10801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 8601 9557

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Certified Mail Fee \$ 3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.80</u>
<input type="checkbox"/> Return Receipt (electronic)	\$ <u>1.65</u>
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Required	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ <u>0.00</u>

Postage \$ 1.65

Postmark Here

Anthony Ricci
Ann Ricci 637 Willow St
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 8601 9533

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.80</u>
<input type="checkbox"/> Return Receipt (electronic)	\$ <u>1.65</u>
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Required	\$ <u>0.00</u>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ <u>0.00</u>

Postage \$ 1.65

Postmark Here

Village of Mamaroneck
123 Mamaroneck Ave
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 8601 9489

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Postmark
Here

Village of Mamaroneck
 123 Mamaroneck Ave
 Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Postmark
Here

Anthony Iacovelli
 Kathryn Iacovelli 612 Willow St
 Mamaroneck, NY 10543

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Postmark
Here

Granit Gjyriqi
 Besmira Gjyriqi 617 Willow St
 Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 8601 9465

7019 2280 0000 8601 9519

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Postmark
Here

Geoffrey Rose
 Kristen McElhone 306 Jefferson Ave
 Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

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Nancy A. Terminello
 308 Jefferson Ave
 Mamaroneck, NY 10543

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Postmark
Here

Joyce Guimares
 1010 Avenue of the Americas 4th Flr
 New York, NY 10018

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 8601 9496

7019 2280 0000 8601 9441

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Mamaroneck Properties II, LLC
PO BOX 72698
Richmond, VA 23235

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7019 2280 0000 8601 9427

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Joseph Angilletta
205 Highview St
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 8601 9397

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

BRX Mamaroneck Parcel LLC
PO BOX 4900
Scottsdale, AZ, 85261

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 8601 9458

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Village of Mamaroneck
123 Mamaroneck Ave
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 8601 9434

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Sheldrake River Realty, Inc.
529 Rockland Ave
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7019 2280 0000 8601 9410

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Return To Tao, LLC
21 Scarsdale Rd
Yonkers, NY 10707

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Extra Services & Fees (check box, add fee amount)

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☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage \$

To \$
By \$
City \$
State \$

Postmark Here

Board Of Education
1000 W Boston Post Rd
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9662 2098 0000 0822 6702

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Extra Services & Fees (check box, add fee amount)

☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage \$

To \$
By \$
City \$
State \$

Postmark Here

RDS Realty Inc
60 Country Rd
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9708 2098 0000 0822 6702

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Extra Services & Fees (check box, add fee amount)

☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage \$

To \$
By \$
City \$
State \$

Postmark Here

Kosl Properties LLC
875 Mamaroneck Ave
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6008 2098 0000 0822 6702

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee amount)

☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage \$

To \$
By \$
City \$
State \$

Postmark Here

RDS Realty Inc
60 Country Rd
Mamaroneck, NY 10543

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6008 2098 0000 0822 6702



AFFIDAVIT OF PUBLICATION FROM

State of Wisconsin
County of Brown, ss.:

On the 24 day of October in the year 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicholas Rantorn, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Nicholas Rantorn being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

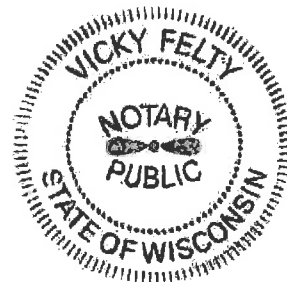
Zone:
Rockland

Run Dates:
10/24/2020

Signature [Signature]

Sworn to before me, this 24 day of October, 2020

[Signature]
Notary Public, State of Wisconsin, County of Brown



My commission expires 9/19/21

Legend:

WESTCHESTER:

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincoln Dale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:

Blaauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Plamont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0004435108

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Mamaroneck will hold a public hearing on November 5, 2020 at 7:00 p.m. via ZOOM on the application of CAD Signs for Chipotle At 805 Mamaroneck Avenue for an area/sign variance with respect to a decision of the Building Inspector affecting premises located at Mamaroneck, New York; also designated as Block 72, Lot(s) 1, on the Tax Map of the Village of Mamaroneck. The Building Department denied the permit on the following grounds:

"The accessory sign is the same size as the primary sign which violates Chapter 286-12 6 (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."

All papers in support of the said application and appeal are on file at the office of Mamaroneck Planning Department for public inspection during regular business hours. All person interested are invited to be present at said public hearing.

Robin Kramer, Esq., Chair 4435108



Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: SNYDER & SNYDER LGA

Address: 94 WHITE PLAINS RD
TARRYTOWN NY 10591
USA

Run Times: 1

Run Dates: 10/24/20

Text of Ad:

Ad No.: 0004435108

Pymt Method Invoice

Net Amt: \$92.00

Zone: TJN-Rockland

No. of Affidavits: 1

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Mamaroneck will hold a public hearing on November 5, 2020 at 7:00 p.m. via ZOOM on the application of CAD Signs for Chipotle At 805 Mamaroneck Avenue for an area/sign variance with respect to a decision of the Building Inspector affecting premises located at Mamaroneck, New York; also designated as Block 72, Lot(s) 1 on the Tax Map of the Village of Mamaroneck. The Building Department denied the permit 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."

All papers in support of the said application and appeal are on file at the office of Mamaroneck Planning Department for public inspection during regular business hours. All person interested are invited to be present at said public hearing.

Robin Kramer, Esq., Chair 4435108



Village Zoning Board
Village of Mamaroneck
 169 Mount Pleasant Avenue – Third Floor
 Mamaroneck, New York 10543
 (914) 825-8758

Thomas Murphy and Board of Trustees
 Mayor

Robin Kramer, Esq.
 Chair

AFFIDAVIT OF SIGN POSTING

In the matter of the application of Signs CAD Corp dba CAD Signs on behalf of Chipotle Mexican Grill Inc.
 (Indicate Applicant's Name)

before the Village of Mamaroneck Zoning Board located at
805 Mamaroneck Avenue, Mamaroneck, NY

(Indicate Location of Proposed Improvements)

in the Village of Mamaroneck, New York.

ZONING BOARD

STATE OF NEW YORK) :SS:

COUNTY OF WESTCHESTER)

Daniel Cardona, being duly sworn, says: I am over 18 years of age and
 (Indicate Name of Person that Placed the Sign)

have an office
 reside at 169 Lodi Street, Hackensack, NJ 07601
 (Indicate Street Address, City/Town/Village and State of Person That Placed the Sign)

On Oct 26th, 20 20, I posted a sign at
 (Indicate Day, Month and Year When Signage Was Placed)

805 Mamaroneck Avenue, Mamaroneck, NY
 (Indicate Location of Zoning Board Application)

noticing the Zoning Board meeting on November 5, 2020
 (Indicate the Board Meeting Date When This Application Will Be on the Agenda)

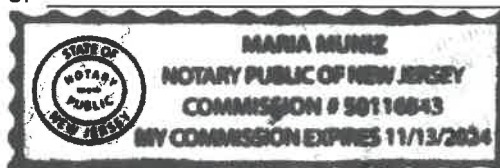
in accordance with the sign posting requirements set forth in Chapter 342 of the Village Code.

(Signed) [Signature]
 (Signature of Person that Placed the Sign)

Sworn to before me this 26th day of October, 20 20

[Signature]
 Notary Public – or – Commissioner of Deeds

August 2020



(PLEASE ATTACH A PICTURE OF THE POSTED SIGN ON THE BACK OF THIS SHEET)



"THIS SITE IS PROPOSED FOR ISSUANCE OF AREA VARIANCE".
THIS MATTER IS SUBJECT TO A PUBLIC HEARING BEFORE
THE VILLAGE OF MAMARONECK ZONING BOARD OF
APPEALS TO BE HELD VIA "ZOOM"
(<https://zoom.us>) ON NOVEMBER 5, 2020 AT 7 P.M.

THE DIAL NUMBER IS: (646) 558-8656
ZOOM WEBINAR ID: 938 3358 8731
PASSWORD: 841991

FOR FURTHER INFORMATION, VISIT THE VILLAGE'S WEBSITE
www.village.mamaroneck.ny.us OR CONTACT THE PLANNING
DEPARTMENT AT (914) 825-8758



"THIS SITE IS PROPOSED FOR ISSUANCE OF AREA VARIANCE".
THIS MATTER IS SUBJECT TO A PUBLIC HEARING BEFORE
THE VILLAGE OF MAMARONECK ZONING BOARD OF
APPEALS TO BE HELD VIA "ZOOM"
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THE DIAL NUMBER IS: (646) 558-8656
ZOOM WEBINAR ID: 938 3358 8731
PASSWORD: 841991

FOR FURTHER INFORMATION, VISIT THE VILLAGE'S WEBSITE
www.village.mamaroneck.ny.us OR CONTACT THE PLANNING
DEPARTMENT AT (914) 825-8758





TEMPORARY CERTIFICATE OF OCCUPANCY

Village of Mamaroneck
169 Mt. Pleasant Ave
Mamaroneck, New York 10543

10/23/2020

Map. No.: **8-72-1**
Permit No.: **20-0334**
Cert. No.: **20-0334**

Location: **805 MAMARONECK AV**

EXPIRES:

This Certifies that the building(s) located at the premises listed above conforms substantially to all of the requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is:

**Tenant Fit-Out of Existing Space to New Chipotle Mexican Grill
Temporary Certificate of Occupancy Will Be Issued for 30 Days and Will Expire on
November 30, 2020**

This CERTIFICATE is issued to the owner -

BRIXMOR PROPERTY GROUP

of the aforesaid building(s).

Building Inspector

(The CERTIFICATE OF OCCUPANCY will be issued only after affidavits or other competent evidence is submitted to the Code Enforcement Officer that the completion of the construction is in compliance with the State Uniform Fire Prevention and Building Code and other laws, ordinances or regulations affecting the premises and in conformity with the approved plans and specifications. A final electrical, plumbing, heating, and sanitation certificate or other evidence of compliance may be required before issuance of the CERTIFICATE OF OCCUPANCY.)

Village of Mamaroneck AFFIDAVIT OF FINAL COST

(TO BE SUBMITTED AFTER THE COMPLETION OF THE JOB)

DATE: OCTOBER 20, 2020

BUILDING PERMIT # 29-0334

SECTION: 8

BLOCK: 72

LOT: 1

OWNER NAME AND ADDRESS: BRIXMOR PROPERTY GROUP

805 MAMARONECK AVENUE

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:

I Larry Bovenzi, residing at 7 Castle Court

Howell, NJ

being duly sworn deposes and says:

I am the owner on record of the subject property, and responsible for the cost of the above building permit improvements and I hereby state that the total cost of improvements including all contractor and sub-contractor fee was \$ 551,143.00.

Signature [Signature]

Sworn to before me this 20TH day of OCTOBER, 20 20

Notary [Signature]



Upon final review, the Building Inspector and or his designee may require the proper documentation from the owner to furnish all contracts and invoices for the above improvements. This also allows the Village of Mamaroneck at any point in time to audit the above project.

Fees for the costs in excess of those stated on the Building Permit application will be paid upon submission of this form.

BELOW OFFICE USE ONLY

Estimated cost \$ 300,000.

Amount Owed \$ 6660.00

Received By K.G.

New 3/7/2012

COMMERCIAL - ALTERATIONS/RENOVATIONS PERMIT



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

Parcel ID: 8-72-1

Permit #: 20-0334

Permit Date: 6/8/2020

Expiration Date: 6/11/2021

Owner: BRIXMOR PROPERTY GROUP

Location: 805 MAMARONECK AV

Applicant: CHIPOTLE MEXICAN GRILL

Work Description: COMMERCIAL - ALTERATIONS/RENOVATIONS

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

Contractor:

Conboy & Mannion Contracting Inc.
36 Phila Street
Saratoga Springs, NY 12866

Work:

Lic. Number:

Required Inspections:

CONCRETE SLAB

FRAMING

GAS TEST

UNDERGROUND PLUMBING

FIRE SPRINKLER-ROUGH

CEILING GRID INSPECTION

Tasks To Be Completed:

FINAL COST AFFIDAVIT

CERTIFICATE OF OCCUPANCY FEE

ELECTRICAL CERTIFICATE

FIRE ALARM PERMIT REQUIRED

PROFESSIONAL CERTIFICATION-FIRE SYSTEM

RE-BAR

FIRE STOPPING

PLUMBING

INSULATION

FIRE SPRINKLER FINAL

BOARD OF HEALTH CERTIFICATE

PLUMBING PERMIT REQUIRED

ELECTRICAL PERMIT REQUIRED

HVAC PERMIT REQUIRED

KNOX BOX REQUIRED

Fees:

BUILDING PERMIT APPLICATION FEE COMMERCIAL	\$125.00
BUILDING PERMIT FEE COMMERCIAL	\$7,500.00
Total	\$7,625.00