

Zoom Presentation Slides
Zoning Board of Appeals
Village of Mamaroneck

**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**



Presenters:

Jordan Fry, Esq. of Snyder & Snyder, LLP

Angela Poccia, Esq. of Snyder and Snyder, LLP

Jorge Arrieta of CAD Signs

November 5, 2020

Introduction to Property

Prior Location of Residential Building

805 Mamaroneck Avenue Stores



Introduction to Property

Prior Location of A&P Supermarket



Introduction to Chipotle

West Facade of Store with Existing Primary Facade Sign from Sidewalk



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



ZBA Special Permit Approval Resolution

02 26 2020 22SP 2019 Dan Radman for Chipotle Mexican Grill 805, 817, 819 Mamaroneck Ave

AT A MEETING OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF MAMARONECK, HELD ON FEBRUARY 6, 2020 THE FOLLOWING RESOLUTION WAS ADOPTED

APPLICATION NO 22SP 2019
Dan Radman for Chipotle Mexican Grill
805, 817, 819 Mamaroneck Ave

WHEREAS, Dan Radman for Chipotle Mexican Grill ("Applicant") has applied to this Board for a special permit to operate a restaurant at 805 Mamaroneck Avenue ("Premises") within the C-1 District pursuant to Article X Chapter 342 (Zoning) of the Code of the Village of Mamaroneck; and

WHEREAS, after due notice, this Board held a public hearing on such application on October 3, 2019, November 7, 2019, December 5, 2020 and January 9, 2020 at which hearing it heard all parties and received their evidence and proofs; and the public hearing having been closed on January 9, 2020; and members of this Board being familiar with the Premises; and

WHEREAS, after duly considering all the proofs and evidence before it, this Board finds as follows:

1. The location and size of the use, the nature and intensity of the operation, and the 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, are such that the use, as set forth by the Applicant, will be in harmony with the appropriate and orderly development of the district in which it is located. The location and nature of the proposed restaurant is appropriate for the Village's general commercial district and Transit Oriented Development Overlay District which offer a variety of food service establishments and retail shops and residential uses. (C-1 (TOD Overlay) District).
2. 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, are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings. The proposed restaurant will utilize existing commercial space at the Premises as constructed, with no changes to the existing building, walls or fences.
3. The operation in connection with the use, as set forth by the Applicant, will not be objectionable by reason of noise, fumes, smoke, dust, vibration, glare, intensity, or flashing lights.
4. The Board finds and determines that: (i) the current uses at the development are broadly consistent with those projected in connection with Brixmor's variance application and the approval thereof; (ii) the updated study submitted as part of the special permit application and reviewed by the Village Consultant; shows that there are sufficient parking spaces to satisfy the estimated parking demand from this use, and, as a result, will not cause an undesirable impact on the neighborhood.

02 26 2020 22SP 2019 Dan Radman for Chipotle Mexican Grill 805, 817, 819 Mamaroneck Ave

5. The use, as set forth by the Applicant, will not adversely affect the public health, safety and welfare, and the comfort and convenience of the public in general, and of the residents of the neighborhood in particular, subject to compliance with the conditions set forth below.
6. The Application is in compliance with special permit standards and requirements as set forth in Section 342-45 and Section 342-71 of the Code of the Village of Mamaroneck.
7. The Applicant is entitled to the granting of the special permit under the circumstances of this application and subject to the conditions as stated herein.

NOW THEREFORE, on motion of Member Dunaway and seconded by Member Roberts:

BE IT RESOLVED, this Board finds that the within application is a Type II action not subject to review under the State Environmental Quality Review Act (SEQRA), and it is further;

RESOLVED, that in accordance with the vote of this Board taken on February 6, 2020 that the application for such special permit is hereby granted, subject to the following conditions:

- A. That the special permit granted herein shall be valid for an initial period of 3 year(s) beginning February 6, 2020 with the renewal application having to be made by Applicant no less than four (4) months prior to the expiration date; and, upon the Applicant's failure to make the renewal application, the special permit granted herein shall expire without further notice to the Applicant.
- B. That the Applicant will enter into an agreement with Brixmor Property Group, the owner of the Premises, whereby the Brixmor Property Group will, prior to any application for a renewal of the special permit, undertake and submit a traffic and parking study of the actual conditions at the entire shopping center in which the Premises is located, during the period from the date hereof to the date the application for the renewal is submitted, which study shall be included in the application.
- C. That the Applicant shall enter in an agreement with Brixmor Property Group as the property owner, to I provide an on-site parking attendant to help direct traffic during peak demand hours to prevent traffic from backing up onto Mamaroneck Avenue
- D. That the special permit is granted for a fast-casual restaurant, with the hours, seats and area shown in the Application and the attached plans and shall expire upon a change in the use of the Premises as approved herein.

02 26 2020 22SP 2019 Dan Radman for Chipotle Mexican Grill 805, 817, 819 Mamaroneck Ave

- E. That any work done hereunder shall be in strict compliance with the plans as filed with this application, as modified by the conditions sets forth herein and any additional conditions approved by the Building Inspector consistent with the conditions herein and provided they are consistent with this approval and no material changes are made.
- F. That the granting of this application does not and shall not be deemed to relieve the Applicant of the need to obtain approval of any other board or agency or officer prescribed by law or ordinance with regard to the plans or construction or any other phase of the proposed project.
- G. That the hours of operation of the interior restaurant shall be from 10:45 am through 10:00 pm 7 days a week, and all truck deliveries shall be before 8 AM.
- H. That compliance with all laws and ordinances of the Village of Mamaroneck is required in addition to the conditions imposed herein.
- I. That a copy of this approved Special Permit is to be kept on-site at all times.
- J. That the failure to observe and perform any of these conditions shall render this permit invalid.

In Favor: Chair Kramer, Member Roberts, Member Dunaway
Opposed: Member Yergin, Member Heaney
Absent: None

Vote Record: Resolution re: 22SP 2019 Dan Radman for Chipotle Mexican Grill 805 Mamaroneck Avenue				
February 6, 2020				
	Yes/Aye	No/Nay	Abstain	Absent
Chairperson Kramer	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member Yergin	<input type="checkbox"/>	XX	<input type="checkbox"/>	<input type="checkbox"/>
Member Heaney	<input type="checkbox"/>	XX	<input type="checkbox"/>	<input type="checkbox"/>
Member Dunaway	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member Roberts	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

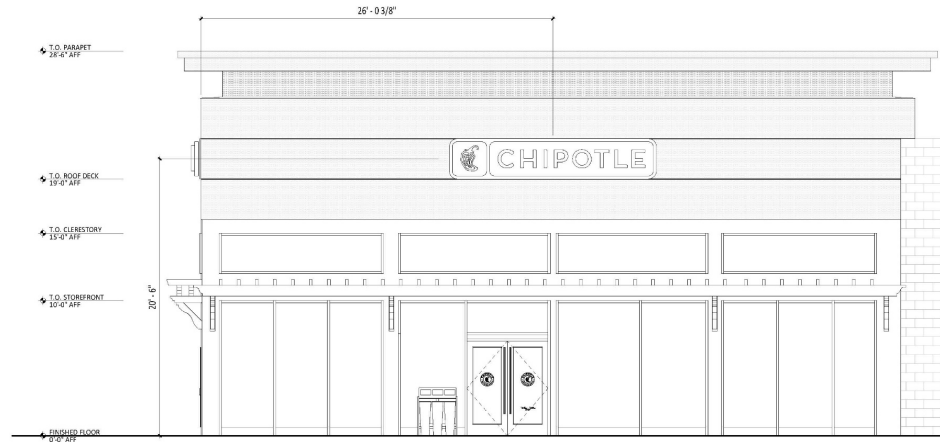
02 06 2020 22SP 2019, Dan Radman for Chipotle Mexican Grill, 805, 817- 819 Mamaroneck Avenue

Dated: February 6, 2020
Mamaroneck, N.Y.


Chairman

Secretary

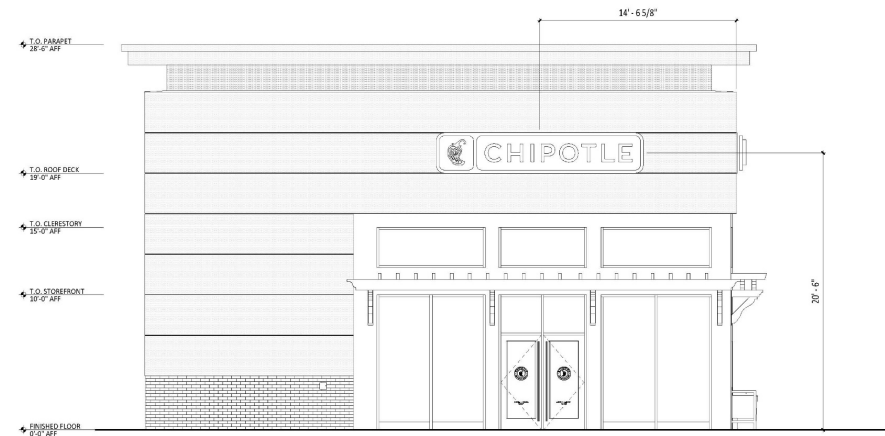
Signage in Special Permit Application Materials



1
28A 03

EXTERIOR ELEVATION - SOUTH (FRONT)

1/4" = 1'-0"



2
2BA 03

EXTERIOR ELEVATION - WEST (SIDE)

1/8" = 1'-0"

Consultants:

HBC

HOWELL BELANGER CASTELLI ARCHITECTS, PC
122 West 27th Street, 4th Floor
New York, New York 10001
tel: 212-647-0011
fax: 212-647-0022

COPYRIGHT 2008:
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH
REMAINS THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC.
PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND
CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH
CHIPOTLE MEXICAN GRILL, INC.



CHIPOTLE MEXICAN GRILL, INC.
1401 WYNDROP STREET, SUITE 500
DENVER, COLORADO 80202
TELEPHONE: (303) 595-4000
FAX: (303) 595-4014
INTERNET: WWW.CHIPOTLE.COM

STORE NO.: 3587
MAMARONECK CENTRE
805 MAMARONECK AVENUE
MAMARONECK, NY 10543

Issue Record

Revisions:

209

Authors

LOOSE

Conscientious

EXTERIOR ELEVATIONS

ZBA 03

Need for the Proposed Sign



Need for the Proposed Sign

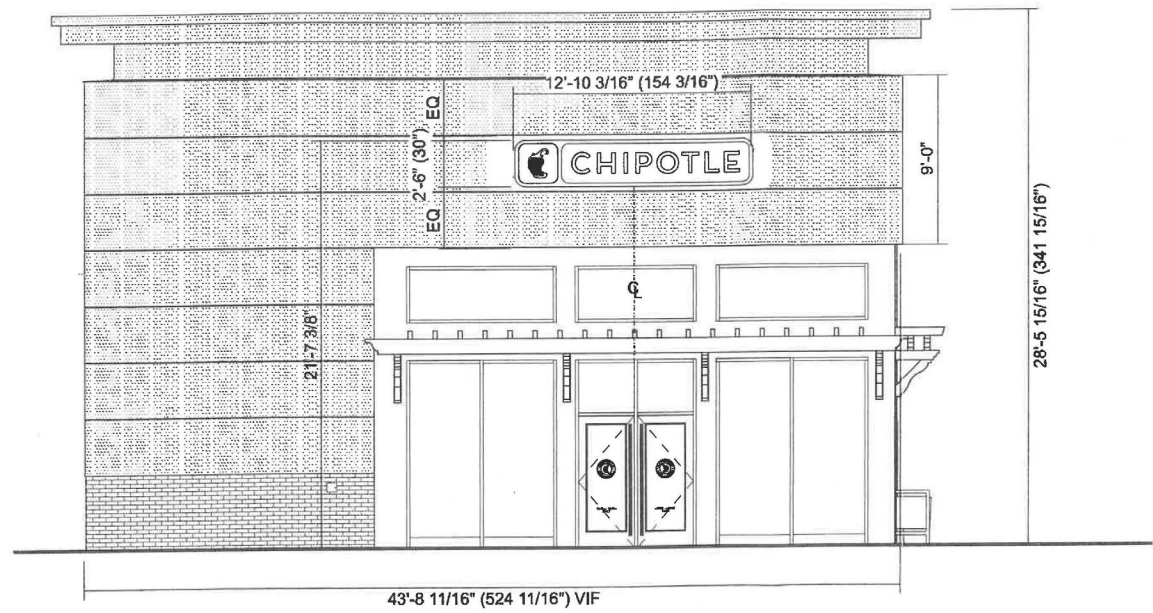


Need for the Proposed Sign



Existing Sign (32 SF +/-)

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



44 Ft +/-

NO DEVIATIONS WITHOUT
PRIOR APPROVAL

b **broadwaynational**
100 Davids Dr. Hauppauge, NY 11788
P 631.737.3140 F 631.737.3160
INTERNAL USE ONLY: 23973_05.29.20_07.01_KS

ELEVATION
CHIPOTLE

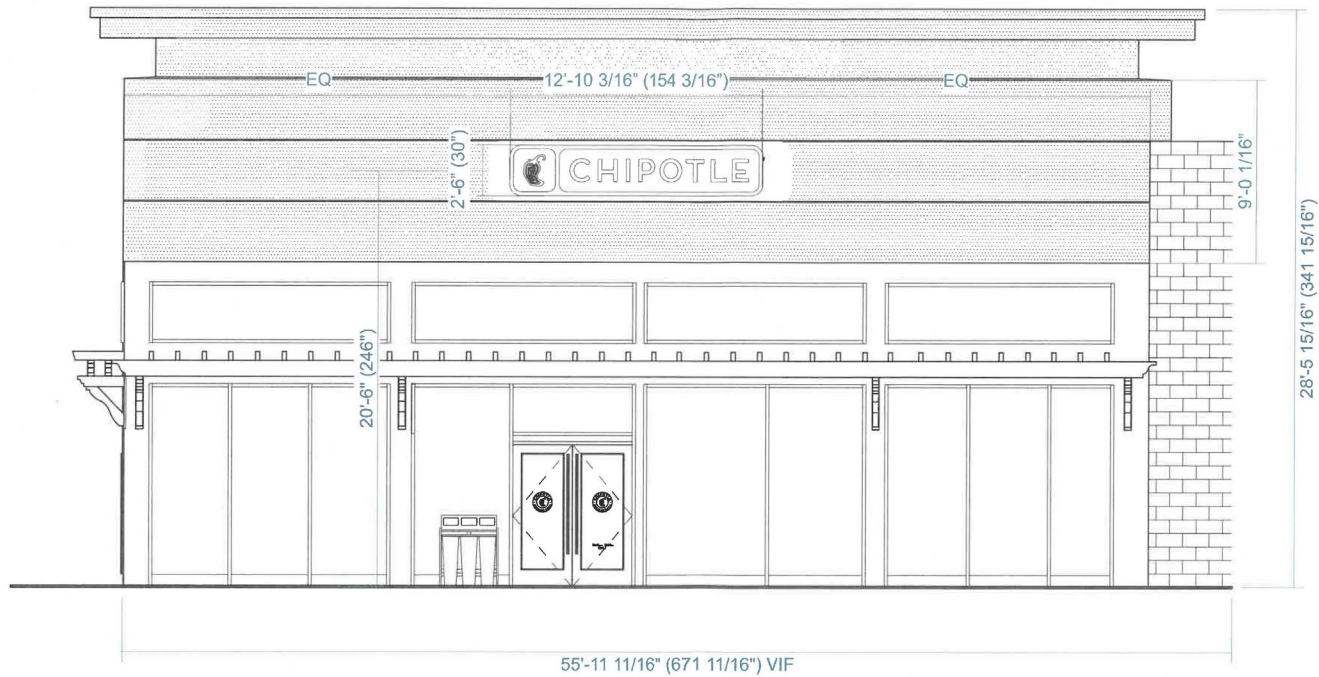
☐ Approved
☐ Approved with Corrections
☐ Rejected
☐ Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE #3587
805 MAMARONECK AVE
MAMARONECK, NY 10543 4 of 5

Proposed Sign (32 SF +/-)

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

DESIGN SPECIFICATIONS	
MOS 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



56 Ft +/-

ELEVATION
CHIPOTLE



9/2/2020

b **broadwaynational**
100 Davids Dr. Hauppauge, NY 11788
P 631.737.3140 F 631.737.3160
INTERNAL USE ONLY: 25899_06.04.20_02.00_KS

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

CHIPOTLE STORE #3587
805 MAMARONECK AVE
MAMARONECK, NY 10543 4 of 5

Village Code Chapter 286-10(A)

§ 286-10. Design guidelines.

- A. Sign size. The maximum vertical dimension of a sign shall be 30 inches in height, and the maximum horizontal dimension of a sign shall not exceed 75% of the length of the street frontage of the business establishment upon which such sign is erected, but in any event, the sign shall not exceed 50 feet in length.
 - (1) The size of signs attached to buildings may be increased in area over allowable size by 20% for every 100 feet of building setback.
 - (2) wall signs, including raceways, shall not project more than 10 inches from the building facade.
 - (3) Awnings and canopies that are used as signs may not extend beyond the full width of the street frontage. However, the sign copy area must be within the regulations stated within this chapter.
- B. Letter size. No letter on a sign shall be more than 18 inches in height or width.
- C. Colors. Signs shall be limited to three colors, including background, except in the instances of a subordinate logo, design or illustrative element. Colors must complement and not clash with building color.
- D. Signs must be designed to be compatible with the surroundings and appropriate to the architectural character of the buildings on which they are placed. Sign panels and graphics must relate with, and not cover architectural features and must be in proportion to them.
- E. Signs on adjacent storefronts within the same building, or related groups of buildings, shall be coordinated in height and proportion and be uniform and harmonious in appearance.
- F. Sign layout must be orderly. Graphics, artwork and workmanship must be professional in quality and appearance.
- G. Illumination shall be appropriate to the character of the sign and its surroundings.

Village Code Chapter 286-12(B)(3)

§ 286-12. Regulations by district.

The following additional requirements for permanent signs shall apply:

- A. Residential districts.
- B. General Commercial (C-1) and Manufacturing (M-1) Districts. All signs allowed in the residential districts are allowed in the General Commercial (C-1) and Manufacturing (M-1) Districts.
 - (1) Business establishments shall be limited to one facade sign. Facade signs shall be limited to the business name and nature of principal business activity conducted on the premises. The sign may also include the street number, but not the full street address. Any other on-premises sign authorized by this chapter shall be allowed to contain noncommercial copy in lieu of other copy.
 - (2) Should a building be located at an intersection and have a second street frontage, one accessory sign is permitted thereon. The accessory sign shall be similar in appearance and content to the facade sign facing the principal street and shall be 50% or less of the size of the facade sign.
 - (3) 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.
 - (4) A directional sign not to exceed two square feet in size shall be permitted on the side or rear of a building if the need is warranted in the opinion of the Board of Architectural Review.

Architectural Design



Proposed Simulation

EXISTING



PROPOSED



Proposed Sign Simulation (32 SF +/-)



Proposed Sign Simulation 50% Reduced (16 SF +/-)



Similar Signs Within the Property



Similar Signs Within the Property



Similar Signs on Mamaroneck Avenue Where Accessory Sign is Greater Than 50% of Primary Sign



600 Mamaroneck Avenue

Similar Signs on Mamaroneck Avenue Where Accessory Sign is Greater Than 50% of Primary Sign



859 Mamaroneck Avenue

New York State Village Law Section 7-712(b)

Standard for Area Variance

5 Factors

- No Undesirable Change or Detriment to Nearby Properties
- No Feasible Alternative
- The Requested Variances Are Not Substantial
- No Adverse Physical or Environmental Impact
- The Difficulty is Not Self-Created