

ANDREW M. SPATZ, PLLC

ATTORNEY AT LAW

650 HALSTEAD AVENUE, SUITE 105
MAMARONECK, NY 10543

TELEPHONE: (914) 777-0593

TELEFAX: (914) 698-2148

ams@spatzlaw.com

December 10, 2020

The Zoning Board of Appeals
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Attention: Amber Nowak

Re: Chop't Creative Salad Company LLC d/b/a
Chopt Mamaroneck LLC
Special Use Permit and Interpretation
Premises known as: 1043 West Boston Post Road
Mamaroneck, New York

Dear Ms. Nowak:

Enclosed please find our application for a Special Use Permit and Interpretation with regards to Chop't Creative Salad Company LLC d/b/a Chopt Mamaroneck LLC for the premises 1043 West Boston Post Road, Mamaroneck, New York. Also attached is check No. 83925 in the amount of \$425.00 as and for the filing fee and check No. 83924 in the amount of \$750.00 for the escrow fee.

Should you have any questions or require any additional information, please feel free to contact the undersigned at your convenience.

Thank you for your kind attention to same.

Very truly yours,

ANDREW M. SPATZ

AMS:jam
Encs. – By Hand

800 Westchester Avenue Suite N-321
Rye Brook, NY 10573

**JPMorgan Chase Bank, N.A. Syracuse
NY
937/213**

12/7/2020

PAY TO THE ORDER OF The Village of Mamaroneck

\$425.00

Four Hundred Twenty Five and 00/100

DOLLARS

The Village of Mamaroneck
123 Mamaroneck Ave
Mamaroneck, NY 10543



MEMO:

SECURITY FEATURES INCLUDE FOIL HOLOGRAM • HEAT SENSITIVE ICON • MICROPRINT • MULTI-COLOR BACKGROUND

118392511 1202130937911 58733337511

Date	Invoice Number	Location
		0:16-G&A - CIP New

Vendor: The Village of Mamaron

83925

Orig. Amt	Balance Due	Discount	This Check	Credits
425.00	425.00		425.00	
	Check Total Amount		425.00	

800 Westchester Avenue Suite N-321
Rye Brook, NY 10573

83924

12/7/2020

PAY TO THE ORDER OF The Village of Mamaroneck

\$750.00

Seven Hundred Fifty and 00/100

DOLLARS

The Village of Mamaroneck
123 Mamaroneck Ave
Mamaroneck, NY 10543



MEMO:

SECURITY FEATURES INCLUDE FOIL HOLOGRAM • HEAT SENSITIVE ICON • MICROPRINT • MULTI-COLOR BACKGROUND

118392411 1:0213093791: 58733337511

Chop't Creative Salad Company LLC 12/7/2020

Date	Invoice Number	Location
		001-G&A

Vendor: The Village of Mamaron

83924

Orig. Amt	Balance Due	Discount	This Check	Credits
750.00	750.00		750.00	
	Check Total Amount		750.00	



Village of Mamaroneck Department of Building

c/o Village of Mamaroneck
169 Mount Pleasant Avenue - Third Floor
Mamaroneck, New York 10543
(914) 777-7731

11/23/2020

Jerry Barberio
Village Manager

1043 Mamaroneck Partners LLC
275 Madison Ave, Suite 1100
New York, New York 10016

Chop't Creative Salad Co.
Mr . Jason Gould

Section 9 Block 56 Lot 4B C1 Zone

After reviewing the Village Code, it appears the following Land Use Boards and approvals are required:
Zoning Board

Chapter	Article	Section	Part	Description	Approval Required
342	V11	45		No outdoor counter service or drive in	Use Variance Zoning Board
342	X	67		Special use permit Restaurant	Zoning Board

Respectfully,

Frank Tavalacci
Building Inspector

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


Applicant's Signature

12/2/2020
Date

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

- ☐ 16 Copies
- ☐ Completed Application
- ☐ COs or Letter
- ☐ Violations, if any
- ☐ Photographs
- ☐ Survey
- ☐ Certified Drawings
- ☐ Consent
- ☐ Certification/Affidavit
- ☐ EAF
- ☐ Copy of Determination being appealed
- ☐ Riders if Application if Corp./Business Entity

Application #.: _____
Agenda Date: _____
SP _____
AV _____
UV _____
Fence _____
Sign _____
Interpretation _____

For Official Use Only

**VILLAGE OF MAMARONECK
ZONING BOARD OF APPEALS
APPLICATION**

Date DECEMBER 2, 2020

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

I (We) CHOPT CREATIVE SALAD COMPANY, LLC [d/b/a CHOPT MAMARONECK LLC]
(Name of Applicant)

Of 800 Westchester Avenue, Ste. N-231, Rye Brook, NY Zip 10573

Daytime Phone # 603-974-3362 Daytime Fax # _____ EMAIL: justin.gould@founders-table.com

Apply to the Board of Appeals regarding property located at 1043 WEST BOSTON POST RD
Mamaroneck, New York 10543
(insert Location of Premises)

Bearing Village of Mamaroneck Tax Map Number: 9 / 921 / 183
(Section) (Block) (Lot)

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

1. This is an Application for the following: (check [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 Permit

☐ Fence Variance

☒ Appeal or Interpretation (Specify Code Section 342-45)

☐ Other: Specify _____

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

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? _____; 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: Proposed Tenants under a written Lease dated 10/20/20 for 1043 West Boston Post Road, Mamaroneck, New York 10543.

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 of 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 LLC's members.

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

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

Name: ANDREW M. SPATZ, PLLC
Address: 650 HALSTEAD AVENUE, MAMARONECK, NY 10543
Telephone: 914-777-0593
Email: ams@spatzlaw.com

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 variances or resolution and describe them:

A FOIL request was made on November 12, 2020 requesting previous Variances, Special Permits and the Original Site Plan pertaining to the property known as 1043 West Boston Post Road, Mamaroneck, New York. Attached hereto is the letter and the documents received from the Village of Mamaroneck regarding said request

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):

ZBA Special Permit, Building Permit for interior buildout, BAR for exterior signage, Health Department approval.

Village of



Mamaroneck

Village Hall At The Regatta

P.O. Box 369

123 Mamaroneck Avenue

Mamaroneck, N.Y. 10543

<http://www.Village.Mamaroneck.ny.us>

OFFICE OF
AGOSTINO A. FUSCO
CLERK TREASURER

Tel (914) 777-7722

Fax (914) 777-7787

November 24, 2020

Mr. Andrew Spatz

Re: Freedom of Information Law ("FOIL") Request # 4928
Dear Mr. Spatz:

On November 12, 2020, the Village of Mamaroneck received your request, dated November 12, 2020, in which you requested:

Property known as: 1043 West Boston Post Road, Mamaroneck, New York Request for previous Variances/Special Permits/Original Site Plan As part [and in advance] of a ZBA Application I will be filing, I would respectfully request a copy of any Variances, Approvals and/or Special Permits granted to the property known as: 1043 West Boston Post Road, Mamaroneck, New York from June 21, 1971 through the current date. In particular the property did receive approval from the Board of Architectural Review on November 3, 2008. I would also request the original Site Plan, possibly submitted by HSBC [a former occupant of the Premises] on or about September 12, 2008.

Enclosed/attached are the records responsive to your request.

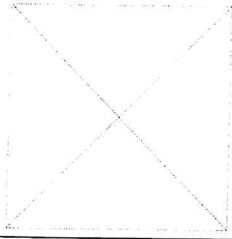
Thank you.

Sincerely,

Agostino A. Fusco
Clerk-Treasurer

IMPORTANT: This request has been assigned #4928. Please use this reference number in all correspondence with the Village relevant to this request. Thank you for your cooperation.

PARCEL HISTORY



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

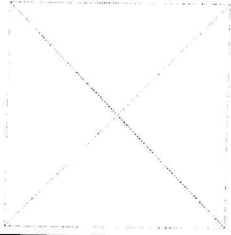
11/24/2020

Address:

Parcel ID:

Issued Date	Item	Status	CO/CC #	CO/CC Date
7/24/1928	PERMIT #:3081 Owner: William J. Colville alteration 1 story extension	VOID		6/22/1971
11/23/1933	PERMIT #:5971 Owner: Edmund Brady alteration restaurant	VOID		6/22/1971
11/23/1933	PERMIT #:5970a Owner: Edmund Brady sign advertising	VOID		
10/18/1934	PERMIT #:6087b Owner: Ernest Panzea sign business	VOID		6/22/1971
1/24/1936	PERMIT #:6257b Owner: William J. Colville sign business	VOID		6/22/1971

PARCEL HISTORY



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

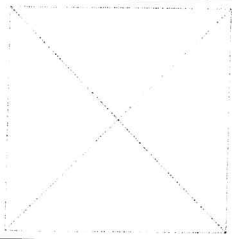
11/24/2020

Address:

Parcel ID:

Issued Date	Item	Status	CO/CC #	CO/CC Date
6/22/1971	PERMIT #:14259	CLOSED	14259	9/16/2020
Owner: Marine Midland Bank demolition of existing building				
8/19/1971	PERMIT #:14289	CLOSED		
Owner: Marine Midland Bank New Building Bank				
3/27/1972	CO #:14289	ISSUED		
Owner: new building bank				
7/14/1984	PERMIT #:16179	CLOSED	16179	9/16/2020
Owner: Marine Midland Bank alteration enlarge vestibule				
10/8/2008	PERMIT #:08-0348	CLOSED	08-0348	9/16/2020
Owner: KLEBBE, FIORE interior renovations for HSBC Bank				

PARCEL HISTORY



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

11/24/2020

Address:

Parcel ID:

Issued Date	Item	Status	CO/CC #	CO/CC Date
11/7/2008	PERMIT #:08-0463	CLOSED	08-0463	9/16/2020

Owner: KLEBBE, FIORE (HSBC Bank)

exterior renovations for HSBC Bank B.A.R. Approval 11/03/08

11/3/2010 COMPLAINT #:10-0344 OPEN

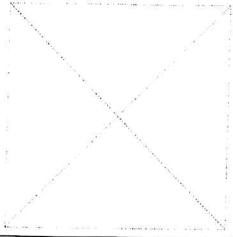
Owner:

neg co knox box 126-28

FIRST COUNT: That on Mon the 20 th day of Sept 20 , 2010, at approx 1400 hrs, and prior thereto and continuing thereafter Defendant, (Ronald Lambert/HSBC Bank USA) did violate Chapter 126 , Subchapter 126-28 of the Village of Mamaroneck Law in that Defendant (Ronald LAMBERT/ HSBC BANK USA), did allow or caused to allow the FAILURE to furnish & install Mandatory "Knox-Box" key box. Said Knox Box to be installed in accordance with Chapter 126-29 Said FAILURE to furnish & Install "Knox-Box " has created an ILLEGAL condition at the p.k.a. 1043 W Boston Post Rd.,Mamaroneck, New York, 10543. Sect - 9 - Block 56 Lot 4B Said ILLEGAL Condition SHALL be corrected IMMEDIATELY.

Effective Dec 1, 2010 A Court Appearance Summons SHALL be issued for this violation CALL 914.777.7731 IMMEDIATELY ask to speak to FIRE MARSHALL. e- Mail firemarshallvmamk@vomny.org

PARCEL HISTORY



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

11/24/2020

Address:

Parcel ID:

Issued Date	Item	Status	CO/CC #	CO/CC Date
12/29/2010	COMPLAINT #:11-0003	CLOSED		

Owner:

On Wednesday December 29th 2010 approx 1410 hours, and prior thereto and continuing thereafter the said defendant allowed:

First Count:

That on Wednesday the 29th day of December 2010, and prior thereto and continuing thereafter Defendant (HSBC BANK USA) did violate Chapter 200-4 Receptacles; Standards and Placement of the Village of Mamaroneck Code in that (HSBC BANK USA) did allow or caused to allow exposed dumpsters on the property.

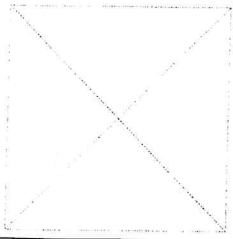
Chapter 200-4 Receptacles; Standards and Placement

Enclosure and screening material. An industrial, commercial and multifamily use enclosure shall meet the following requirements:

[Added 9-8-2003 by L.L. No. 5-2003, effective 9-22-2003]

- (1) The enclosure shall provide complete visual screening.
- (2) The enclosure shall be compatible in material and color with the principal structure on the lot.
- (3) The enclosure is to be a wall, solid fence or evergreen shrub screen (if the shrubs are spaced no more than three feet apart and meet the height requirement specified in Subsection G(7) below).
- (4) The materials for an enclosure shall be wood, masonry, metal or concrete.
- (5) The enclosure shall have gates or doors, with an appropriate mechanism for holding the doors open only during garbage pickup operations. If a private carter is used and that operator requires the property owner to have the access gates open for pickup, then the property owner will make necessary arrangements to have the gates open for no longer than from the night before collection (after 5:00 p.m.) until three hours after collection is done.
- (6) The enclosure shall sit on a concrete pad, the construction of which shall meet or exceed the Village of Mamaroneck specifications for a concrete sidewalk at driveways (concrete entrance pad). (Refer to Village specifications for sidewalks.)
- (7) The height of the enclosure and/or evergreen shrubbery shall be sufficient to block the view of the garbage receptacles from the view of adjoining properties, sidewalks and/or streets.
- (8) The enclosure and/or screening shall be kept in good repair or condition, and all trash shall be kept only within the container and permit the lids on said container to remain completely closed at all times.
- (9) The Planning Board may also require a roof if the site is sloped and adjoining neighbors are at a higher elevation, making the containers visible.

PARCEL HISTORY



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

11/24/2020

Address:

Parcel ID:

Issued Date	Item	Status	CO/CC #	CO/CC Date
1/26/2011	COMPLAINT #:11-0100	CLOSED		3/30/2011

Owner:

That on Wednesday the 19TH day of January 2011 at 1350 hours, and prior thereto and continuing thereafter Defendant (HSBC Bank) did violate Chapter 286-8 Prohibitions-Street signs in the right of way of the Village of Mamaroneck Code in that (HSBC Bank) did allow or caused to allow exposed signage on the property.

First Count:

Prohibitions.

A. No sign in any district shall be placed or located within or extend into the right-of-way of any public highway or roadway.

Second Count:

In Violation of Village of Mamaroneck Code 286-8.

Prohibitions.

F. No portable sign shall be allowed.

Signage

286-8 Prohibitions.

A. No sign in any district shall be placed or located within or extend into the right-of-way of any public highway or roadway.

B. No sign shall impair or cause confusion of vehicular or pedestrian traffic in its design, color or placement. No sign shall impair visibility for the motorist at a street corner or intersection by placement and location within the right-of-way of the intersection of the street or highway lines.

C. No sign shall be illuminated by or contain flashing, reflective, intermittent, rotating or revolving lights, reflective elements or moving LED display, except to show time and temperature.

D. No exterior sign shall consist of pennants, ribbons, streamers, spinners or similar moving, fluttering or revolving devices unless otherwise permitted herein.

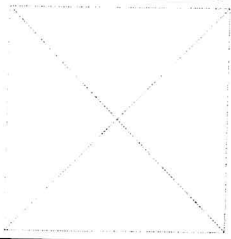
E. No sign shall be placed upon the roof of any building.

F. No portable sign shall be allowed.

G. No off-premises signs, i.e., billboards, shall be allowed, except those otherwise permitted under this chapter.

H. No internally illuminated fixed awning or canopy signs not constructed with opaque material shall be allowed

PARCEL HISTORY



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

11/24/2020

Address:

Parcel ID:

Issued Date	Item	Status	CO/CC #	CO/CC Date
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7/11/2012	PERMIT #:12-0511-D	OPEN		
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Owner: KLEBBE, FIORE HSBC BANK USA-VALERIE MINICH

Dumpster Enclosure for HSBC Bank 13' x 13' x 6' high, the enclosure will be on a 5" thick concrete slab, it will be constructed with cedar wood. Planning Board Approval 10/26/11 Zoning Board Approval 1/05/12. (Revised Plans approved on 08/03/12 for revision to footing for rock.)

5/27/2014	COMPLAINT #:14-0871	CLOSED		10/2/2014
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Owner:

garbage and debris on the property

5/27/2014	COMPLAINT #:14-0872	CLOSED		10/2/2014
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Owner:

Dumpster in open position

8/5/2015	PERMIT #:15-0737-E	CLOSED		9/16/2020
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Owner: KLEBBE, FIORE HSBC BANK USA-VALERIE MINICH

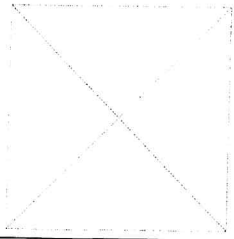
Re-lamp and Re-ballast 64 fixtures as part of Con Ed energy program

9/2/2020	PERMIT #:20-0638-E	CLOSED		9/16/2020
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Owner: KLEBBE, FIORE HSBC BANK USA-VALERIE MINICH

Re-Certification of 44 Light Fixtures Installed for Con Ed Rebate Program
EP #15-0737-E

PARCEL HISTORY



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

11/24/2020

Address:

Parcel ID:

Issued Date	Item	Status	CO/CC #	CO/CC Date
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9/16/2020	CC #:08-0463	ISSUED		
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Owner:

exterior renovations for HSBC Bank B.A.R. Approval 11/03/08

9/16/2020	CC #:08-0348	ISSUED		
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Owner:

interior renovations for HSBC Bank

9/16/2020	CC #:16179	ISSUED		
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Owner:

alteration enlarge vestibule

9/16/2020	CC #:14259	ISSUED		
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Owner:

Demolition of Existing Building

9/16/2020	CERT #:20-0031	ISSUED		9/16/2020
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Owner:

Sanitary Sewer Compliance Certificate

VILLAGE OF



MAMARONECK

Village Hall
Mamaroneck, N. Y. 10543

PLANNING BOARD

TELEPHONE
OWENS 8-7400

June 14, 1971

Mr. Burton W. Mann, Administrative Assistant
Marine Midland Bank of Southeastern New York, N.A.
New York, New York

Dear Mr. Mann:

Please be advised that the Planning Board of the Village of Mamaroneck, N.Y., at its meeting of June 10, 1971 took the following action:

On motion of Elliott Feiden, seconded by Larry Winters:

BE IT RESOLVED that the Site Development Plan of Marine Midland Bank of Southeastern New York for a branch office on West Boston Post Road (Section 9, Block 56, Lots 40, 5 of the Assessment Map of the Village of Mamaroneck, N.Y. be and the same is hereby approved, subject to the following conditions:

1. that the traffic flow, curb cuts, and storm drainage as indicated on the Site Plan shall be approved by the New York State Department of Transportation.
2. that all utility wires be installed underground.
3. that the Site Development Plan has the written approval of the Village Engineer as meeting all the requirements of his department, and the written approval of the Building Inspector as meeting all the requirements of the Zoning Ordinance.
4. that trees on the site, and in particular the copper beech, be retained.
5. that the services of a landscape architect be retained for the purpose of retaining all healthy and suitably located trees, and designing appropriate planting.
6. that the angle of parking be modified from 45° to approximately 60°.
7. that all signs shall comply with the Sign Ordinance.

Ayes: Winters, Allen, Feiden, Litchfield

Nays: None

THE FRIENDLY VILLAGE

Planning Board

5/14/71

Page 2

Sincerely yours,

(Mrs. Clarence B. Litchfield, Chairman)

MI:pc

cc: Elliott Feiden
Mrs. Litchfield

BUILDING DEPARTMENT
VILLAGE OF MAMARONECK

MUNICIPAL BUILDING, MAMARONECK, N. Y.

TELEPHONE OWens 8-7400


Certificate of Occupancy

No. 0-14289

Date March 27, 1972

THIS CERTIFIES that the building located at 1043 West Boston Post Road
Section No. 9, Block No. 56, Lot No. 4B, 5, Tax Map of the
Village of Mamaroneck, conforms substantially to the approved plans and specifications
heretofore filed in this office with Application for Building Permit dated May 26,
1971, pursuant to which Building Permit No. 14289, dated August 19,
1971, was issued and conforms to all of the requirements of the Zoning Ordinance or
Special Ruling by the Zoning Board of Appeals or Village Board of Trustees. The occu-
pancy for which this certificate is issued is BANK (Marine Midland Bank)

This certificate is issued to Marine Midland Bank, Lessee
of the aforesaid building. (former, lessee or tenant)


Building Inspector

(The Certificate of Occupancy will be issued only after the Building Inspector is convinced of the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical and plumbing certificate or other evidence of compliance will be required before the issuance of the Certificate of Occupancy.)

12. ~~1043~~ 1043 West Boston Post Road - New Building - Bank
Applicant: Bernard C. Kline, Vice President
Marine Midland Bank
Appearing before the Board: Burton W. Mann,
Administrative Assistant, Marine Midland;
M. Russell Turley, Architectural Advisor;
Robert Segelbaum, Legal Representative.

On motion of Mr. Delfino, seconded by Mr. DeLitta:

RESOLVED that the application of Bernard C. Kline
for a new building located at 1033 West Boston Post Road be approved
with the following notation:

That the indentations in the fascia would be a continuance
of the fascia color and that the gravel stop flashing on the top
would be a similar color.

Ayes: Delfino, Delitta, Weinberg,
Clarkson

Nays: None

It was noted that the signs are subject to a separate
application.

VILLAGE OF MAMARONECK
SIGN PERMIT APPLICATION

SIGN INFORMATION:

TYPE OF SIGN

office use
☒ Temporary ☐ Awning ☐ Canopy ☐ Directional
☐ Facade ☐ Freestanding ☒ Illuminated ☐ Window

ARCH REVIEW BOARD

☒ APPROVED 10/7/08

☐ WITH CONDITIONS

☐ DENIED

APPLICANT FILL OUT
FOR:

NAME OF BUSINESS HSBC Bank

ADDRESS OF BUSINESS 1043 W. Boston Post Road

PROPERTY DESCRIPTION; Section 9 Block 56 Lot(s) 4B/5

ZONING DISTRICT: _____

TYPE OF SIGN: ☐ Paint on Board ☐ Individual (pin) Letter ☐ Channel Letter on Raceway ☐ Canopy
☒ Individual Channel Letter ☐ External Illumination ☒ Internal Illumination ☐ Non-Illuminated ☒ Neon Tube

NOTE: all illuminated signs "MUST" COMPLY WITH SECTION 286-11D-1-5 "Illuminated Signs"

SIGN DIMENSIONS: applicant provide dimensions in spaces below

HEIGHT (not to exceed 30") 18"
HORIZONTAL (not to exceed 50 ft. or 75% of length of street frontage of business establishment) 8'-9"
PROJECTION FROM BUILDING (not to exceed 10") 6"
LETTER HEIGHT (not to exceed 18") 18" LETTER STYLE _____
CANOPY PROJECTION (not to exceed 18") N/A
HEIGHT OF BOTTOM OF SIGN OR CANOPY OVER THE GRADE OF THE SIDEWALK SURFACE 10'-0"
HEIGHT OF LOWEST POINT OF AWNING OVER THE SIDEWALK (no less than 7') _____
COLOR (S) (not to exceed 3) 1 Black 2 White 3 Red

FREESTANDING SIGNS:

Survey of property must be submitted with application for a "FREESTANDING SIGN" to establish proper setbacks of building and location of proposed sign. Photographs of the building and all existing signs attached to the building must be submitted with each copy of the application (7) for a review by the Board of Architectural Review, to determine that the facade sign on the building is not "readily visible" from the street, as per Section 286-11 "Regulations".

MEMBERS OF B.A.R. MUST MAKE FIELD INSPECTION OF PROPOSED SITE PRIOR TO THE MEETING TO DETERMINE AT THE MEETING IF SUCH HARDSHIP EXISTS AND APPLICANT QUALIFIES FOR FREESTANDING SIGN. NO APPLICATION FOR A "FREE STANDING" SIGN WILL BE ACCEPTED BY THE BUILDING DEPARTMENT FOR REVIEW WITHOUT THE REQUIRED ITEMS ATTACHED AT TIME OF SUBMISSION.

FREESTANDING SIGN AREA (not to exceed 16 sq. Ft. unless 4 or more contiguous businesses are located together on same property and represented on same sign then 1 common free standing sign not to exceed 32 sq. Ft. N/A)
FREESTANDING SIGN HEIGHT (not to exceed 16 ft. Above roadway grade) N/A

VILLAGE OF MAMARONECK
SIGN PERMIT APPLICATION

BUILDING DEPARTMENT



APPLICANT INFORMATION

APPLICANTS

NAME Lance Macchio 90 North Shore Near Sign
(state whether owner of business or sign fabricator, or architect/agent)

914 777 7731

APPLICANTS

ADDRESS 275 Skidmore Rd, Deer Park, NY 11729

APPLICANTS PHONE 631-667-2500

APPLICANTS SIGNATURE _____

PROPERTY OWNER PERMISSION:

Dennis Dond owner of record of the property located
at 1073 W. Bessie St. Rd. Mamaroneck, New York 10543
hereby give my permission to the applicant for this sign permit to install the approved Sign upon
the premises stated herein. Furthermore as per the Village Sign Code, I acknowledge that as the
owner of the building that the sign applied for herein must be removed within 90 days from the
time of the business it advertises vacates the premises.

SIGNED [Signature]

DATE 9/19/08

BUILDING DEPARTMENT OFFICE USE ONLY

DATE OF APPLICATION (SUBMISSION) _____

MEETING DATE _____

RECEIVED IN BLDG. DEPT. BY _____

DISPOSITION _____

APPLICATION FEE _____

FIELD INSPECTION FOR RELEASE OF BOND

PERMIT FEE _____

INSPECTED BY _____

PERFORMANCE BOND _____

DATE _____

CODE REVIEW BY _____

APPROVED FOR AGENDA _____

DISPOSITION _____

HSBC



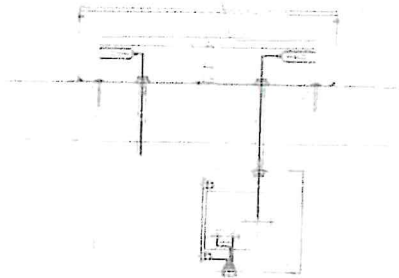
HSBC

The world's local bank

08/20/2008

© 2005 Blackwell Publishing Ltd *Journal of Internal Medicine* 258: 105–114

MICROFLUSH MOUNTED CHANNEL LETTER DESIGN

[illegible]

295 SKIDMORE ROAD DEER PARK, NEW YORK 11729 TEL 631/667-2500 FAX 631/667-2503

PERSONE
LANCE MACCHIO

[illegible]

Figure 1. The effect of the number of trials on the mean accuracy of the responses. The error bars represent the standard error of the mean.

A-

VILLAGE OF



MAMARONECK

OFFICE OF THE
BUILDING INSPECTOR

Village Hall
Mamaroneck, N.Y. 10543

TELEPHONE
777-7731
AREA CODE 914

Address Reply to:
Building Department
169 Mt. Pleasant Avenue

**DRAFT
MINUTES**

February 20, 2009

TO: Board of Architectural Review

FROM: John Winter, Building Inspector

Minutes of the Board of Architectural Review meeting on Thursday, February 19th, 2009 at 7:30 p.m. in the Courtroom located in Village Hall, 169 Mt. Pleasant Avenue, Mamaroneck, New York 10543

Present:

Carl Finer (CF)
Doo Ho Lee (DHL)
Frank Young (FY)
Larry Gutterman (LG)
Len Violi (LV)

NEW BUSINESS:

1. 448 MAMARONECK AVENUE – NEW 2 STORY BUILDING
APPLICANT: PHILIP FRUCHTER – ARCHITECT
NOTE: Signage is not part of the application
Approved as submitted
Motion LG
Second CF
Passed 5-0

2. 703 W. BOSTON POST ROAD – FAÇADE & FREESTANDING SIGNS
APPLICANT: ANGELO SALZILLO – BUSINESS OWNER
STEVEN CHESTER – SIGNS INC.

NOTE FROM BUILDING INSPECTOR: AS PER VILLAGE CODE SEC. 286-11 B(1), FREESTANDING SIGN IS NOT ALLOWED IF BUILDING IS NOT SET BACK AT LEAST 50 FEET FROM THE PROPERTY LINE
APPLICANT WOULD HAVE TO HAVE ZONING BOARD APPROVAL TO ERECT FREESTANDING SIGN

Façade sign will be redesigned so font and logo will be more similar to freestanding sign, new design will be submitted by PDF

PDF approved 2/20/09
Passed 5-0

3. 767 EAST BOSTON POST ROAD – 1 STORY ADDITION
APPLICANT: MICHAEL RINO – ARCHITECT

NOTE: PROJECT HAS RECEIVED ZONING AND PLANNING BOARD APPROVALS

Approved as submitted

Motion FY

Second LG

Passed 5-0

4. 611 FIRST STREET – NEW GARAGE
APPLICANT: VITTORIO CIRACO – ARCHITECT

NOTE: PROJECT HAS RECEIVED ZONING BOARD APPROVAL

Approved as submitted

Motion LV

Second LG

Passed 5-0

5. 1043 W. BOSTON POST ROAD – UPDATE FREESTANDING SIGN
APPLICANT: MICHAEL AHAY – NORTH SHORE NEON SIGN
Approved as submitted
Motion CF
Second LV
Passed 5-0

6. 211 MAMARONECK AVENUE – 6 AWNINGS
APPLICANT: MIKE FREDERICK – UNIQUE SIGNS
Approved with proviso there will not be any lettering on awnings
Motion CF
Second LV
Passed 5-0

NOTE: This project was not originally on the agenda

Applicants must bring photographs of the subject premises and adjacent properties to the Building Department at the time of submission. If not received, your application will not be heard by the Board at this meeting.

Please inform the Building Department 48 hours prior to the meeting if you are unable to be in attendance.

NOTE: Any application that must return to the next meeting must be submitted to the Building Department no later than February 20, 2009 to be placed on the next agenda.

NEXT BAR MEETING IS TUESDAY MARCH 3, 2009

JW:br

cc: Board Members
Applicants

VILLAGE OF MAMARONECK SIGN PERMIT APPLICATION

SIGN INFORMATION:

TYPE OF SIGN

office use

☐ Accessory

☐ Awning

☐ Canopy

☐ Directional

☐ Facade

☒ Freestanding

☐ Illuminated

☐ Window

APPLICANT FILL OUT

FOR:

NAME OF BUSINESS

HSBC Bank

ADDRESS OF BUSINESS

1043 W Boston Post Road

PROPERTY DESCRIPTION; Section

9

Block

56

Lot(s)

4B/5

ZONING DISTRICT:

TYPE OF SIGN: ☐ Paint on Board ☐ Individual (pin) Letter ☐ Channel Letter on Raceway ☐ Canopy
☐ Individual Channel Letter ☐ External Illumination ☒ Internal Illumination ☐ Non-Illuminated ☐ Neon Tube

NOTE: all illuminated signs "MUST" COMPLY WITH SECTION 286-11D-1-5 "Illuminated Signs"

SIGN DIMENSIONS: applicant provide dimensions in spaces below

HEIGHT (not to exceed 30") 3'-6"

HORIZONTAL (not to exceed 50 ft. or 75% of length of street frontage of business establishment) 4'-7"

PROJECTION FROM BUILDING (not to exceed 10") N/A

LETTER HEIGHT (not to exceed 18") LETTER STYLE

CANOPY PROJECTION (not to exceed 18")

HEIGHT OF BOTTOM OF SIGN OR CANOPY OVER THE GRADE OF THE SIDEWALK SURFACE 12'-0"

HEIGHT OF LOWEST POINT OF AWNING OVER THE SIDEWALK (no less than 7") 7'-6"

COLOR (S) (not to exceed 3) 1 red 2 black 3 white

FREESTANDING SIGNS:

Survey of property must be submitted with application for a "FREESTANDING SIGN" to establish proper setbacks of building and location of proposed sign. Photographs of the building and all existing signs attached to the building must be submitted with *each copy of the application* (7) for a review by the Board of Architectural Review, to determine that the facade sign on the building is not "readily visible" from the street, as per Section 286-11 "Regulations".

MEMBERS OF B.A.R. MUST MAKE FIELD INSPECTION OF PROPOSED SITE PRIOR TO THE MEETING TO DETERMINE AT THE MEETING IF SUCH HARDSHIP EXISTS AND APPLICANT QUALIFIES FOR FREESTANDING SIGN. NO APPLICATION FOR A "FREE STANDING" SIGN WILL BE ACCEPTED BY THE BUILDING DEPARTMENT FOR REVIEW WITHOUT THE REQUIRED ITEMS ATTACHED AT TIME OF SUBMISSION.

FREESTANDING SIGN AREA (not to exceed 16 sq. Ft. unless 4 or more contiguous businesses are located together on same property and represented on same sign then 1 common free standing sign not to exceed 32 sq. Ft.) 16

FREESTANDING SIGN HEIGHT (not to exceed 16 ft. Above roadway grade) 12'

VILLAGE OF MAMARONECK
SIGN PERMIT APPLICATION

BUILDING DEPARTMENT



APPLICANT INFORMATION

APPLICANTS

914 777 7731

NAME

Lance Marchio 90 North Shore Neon Sign
(state whether owner of business or sign fabricator, or architect/agent)

APPLICANTS

ADDRESS

295 Skidmore Rd, Deer Park, NY 11729

APPLICANTS PHONE

631-667-2500

APPLICANTS SIGNATURE

[Handwritten Signature]

PROPERTY OWNER PERMISSION:

I Dennis Dewald owner of record of the property located
at 1043 W. Boston Post Road. Mamaroneck, New York 10543
hereby give my permission to the applicant for this sign permit to install the approved Sign upon
the premises stated herein. Furthermore as per the Village Sign Code, I acknowledge that as the
owner of the building that the sign applied for herein must be removed within 90 days from the
time of the business it advertises vacates the premises.

SIGNED

[Handwritten Signature]

DATE

2/5/08

BUILDING DEPARTMENT OFFICE USE ONLY

DATE OF APPLICATION (SUBMISSION)

MEETING DATE

RECEIVED IN BLDG. DEPT. BY

DISPOSITION

APPLICATION FEE

FIELD INSPECTION FOR RELEASE OF BOND

PERMIT FEE

INSPECTED BY

PERFORMANCE BOND

DATE

CODE REVIEW BY

APPROVED FOR AGENDA

DISPOSITION

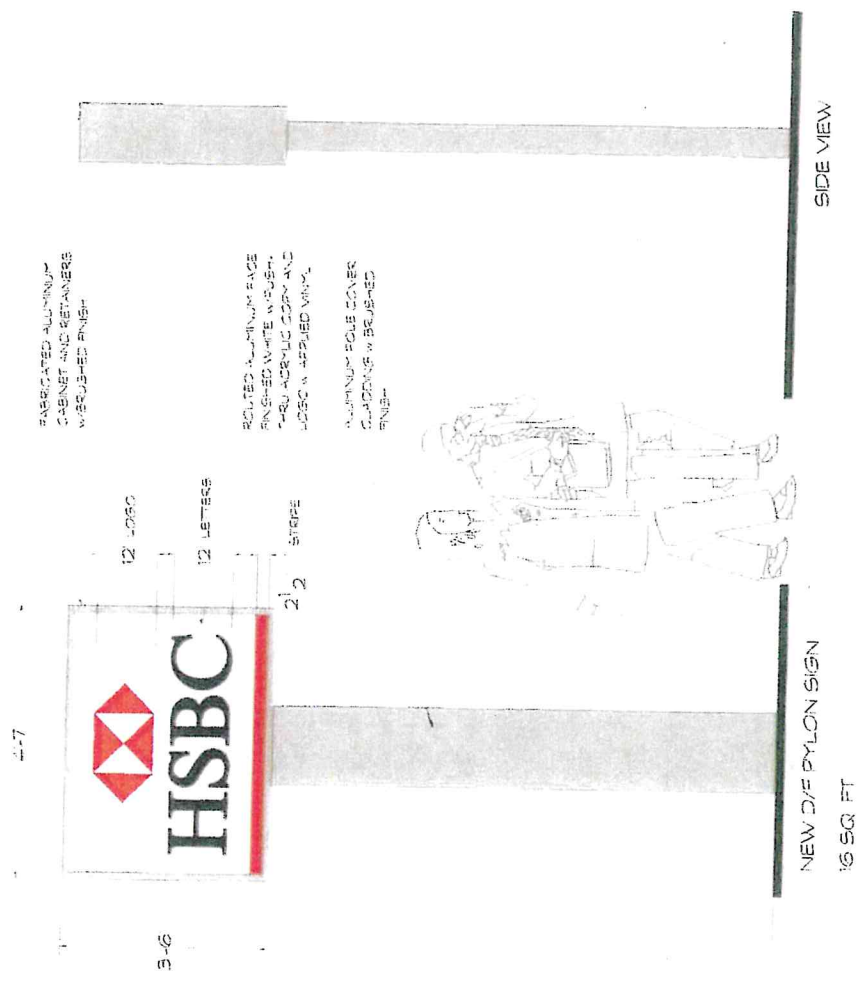
NORTH SHORE NEON SIGN CO., INC.
 255 SANDYCRE ROAD DEER PARK, NEW YORK 11729 TEL: 631/667-2500 FAX: 631/667-2509
 HSBC BANK
 1013 W BOSTON POST RD, YAMARONICA
 2/5/02
 LANCE MADDOX
 A-1



EXISTING PYLON

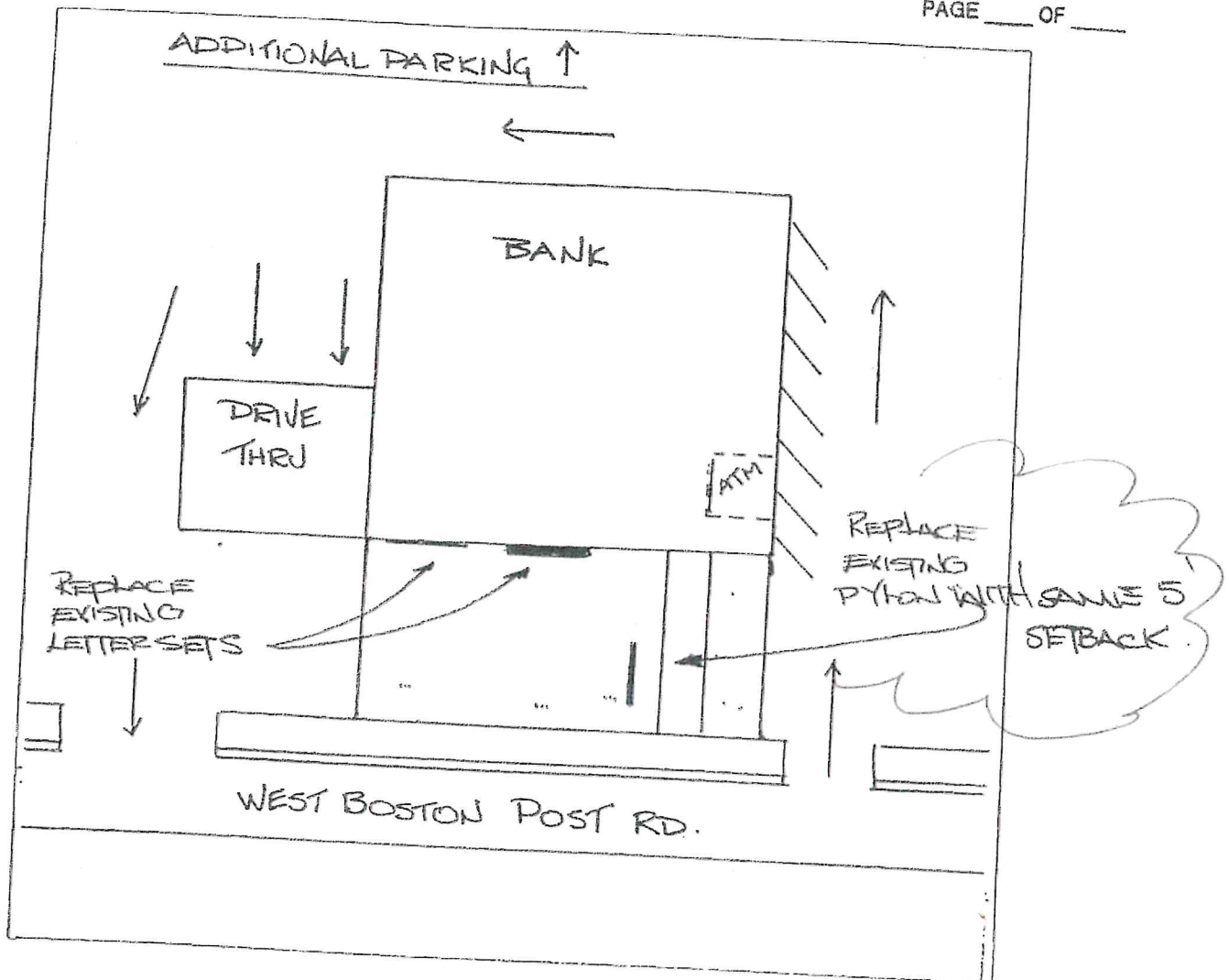


PROPOSED PYLON



SITE SKETCH & PHOTOGRAPH KEY SHEET

PAGE ____ OF ____



- ☐ Building located and property lines shown.
- ☐ All roadways labeled by name.
- ☐ General shape of parking and grass islands shown.
- ☐ All existing signage shown and labeled.
- ☐ Exits and Entrances shown and labeled.

LOCATION NO. H5BC: 1043 N. BOSTON POST RD., MANARONCK NY

VILLAGE OF MAMARONECK



Village Hall
Mamaroneck, N.Y. 10543

OFFICE OF THE
BUILDING INSPECTOR

Address Reply to:
P.O. Box 369

Telephone
(914) 777-7731

CERTIFICATE OF COMPLIANCE

No. 08-0348

DATE: 9/16/2020

THIS CERTIFIES that the building located at 1043 W BOSTON POST RD, Tax Map # 9-56-4B of the Village of Mamaroneck, conforms substantially to the approved plans and specifications heretofore filed in this office, pursuant to which Building Permit No. 08-0348 dated 10/8/2008 was issued and conforms to all of the requirements of the Zoning Ordinance or Special Ruling by the Zoning Board of Appeals or Village Board of Trustees. The use for which this certificate is issued is:

interior renovations for HSBC Bank

This certificate is issued to KLEBBE, FIORE, owner of the aforesaid property.

Agatha Barolacci

(The Certificate of Compliance will be issued only after the Building Inspector is convinced of the completion of the construction in compliance with State Uniform Building & Fire Prevention Code and with other laws, ordinances, or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical and plumbing certificate or other evidence of compliance will be required before the issuance of the Certificate of Compliance.)

THE FRIENDLY VILLAGE

VILLAGE OF MAMARONECK



Village Hall
Mamaroneck, N.Y. 10543

OFFICE OF THE
BUILDING INSPECTOR

Address Reply to:
P.O. Box 369

Telephone
(914) 777-7731

CERTIFICATE OF COMPLIANCE

No. 16179

DATE: 9/16/2020

THIS CERTIFIES that the building located at 1043 West Boston Post Road, Tax Map # 9-56-4B of the Village of Mamaroneck, conforms substantially to the approved plans and specifications heretofore filed in this office, pursuant to which Building Permit No. 16179 dated 7/14/1984 was issued and conforms to all of the requirements of the Zoning Ordinance or Special Ruling by the Zoning Board of Appeals or Village Board of Trustees. The use for which this certificate is issued is:

alteration enlarge vestibule

This certificate is issued to Marine Midland Bank, owner of the aforesaid property.

Joseph B. Bussacchi

(The Certificate of Compliance will be issued only after the Building Inspector is convinced of the completion of the construction in compliance with State Uniform Building & Fire Prevention Code and with other laws, ordinances, or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical and plumbing certificate or other evidence of compliance will be required before the issuance of the Certificate of Compliance.)

THE FRIENDLY VILLAGE

VILLAGE OF MAMARONECK



Village Hall
Mamaroneck, N.Y. 10543

OFFICE OF THE
BUILDING INSPECTOR

Address Reply to:
P.O. Box 369

Telephone
(914) 777-7731

CERTIFICATE OF COMPLIANCE

No. 14259

DATE: 9/16/2020

THIS CERTIFIES that the building located at 1043 West Boston Post Road, Tax Map # 9-56-4B of the Village of Mamaroneck, conforms substantially to the approved plans and specifications heretofore filed in this office, pursuant to which Building Permit No. 14259 dated 6/22/1971 was issued and conforms to all of the requirements of the Zoning Ordinance or Special Ruling by the Zoning Board of Appeals or Village Board of Trustees. The use for which this certificate is issued is:

Demolition of Existing Building

This certificate is issued to Marine Midland Bank, owner of the aforesaid property.

Joseph B. Boudreau

(The Certificate of Compliance will be issued only after the Building Inspector is convinced of the completion of the construction in compliance with State Uniform Building & Fire Prevention Code and with other laws, ordinances, or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical and plumbing certificate or other evidence of compliance will be required before the issuance of the Certificate of Compliance.)

THE FRIENDLY VILLAGE

DUMPSTER ENCLOSURE PERMIT



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

Parcel ID: 9-56-4B

Permit #: 12-0511-D

Permit Date: 7/11/2012

Expiration Date: 7/11/2015

Owner: KLEBBE, FIORE HSBC BANK USA-VALERIE MINICH

Location: 1043 W BOSTON POST RD

Applicant: KLEBBE, FIORE HSBC BANK USA-VALERIE MINICH

Work Description: DUMPSTER ENCLOSURE

Dumpster Enclosure for HSBC Bank 13' x 13' x 6' High. The enclosure will be on a 5in thick concrete slab it will be constructed with Cedar wood. Planning Board Approval 10/26/11 Zoning Board Approval 1/05/12.

Contractor:

Pioneer Properties, LLC
350 W Passaic Street
Rochelle Park, NJ 07662

Work: 201-655-6060

Lic. Number:

Required Inspections:

RENEWAL - DUMPSTER PERMIT

FINAL CO/CC

Fees:

DUMPSTER ENCLOSURE	\$150.00
DUMPSTER PERMIT	\$50.00
Total	\$200.00

Tasks To Be Completed:

FINAL COST AFFIDAVIT

ALL PERMITS ARE REQUIRED TO HAVE EITHER A CERTIFICATE OF COMPLIANCE OR A CERTIFICATE OF OCCUPANCY. IF A CERTIFICATE OF OCCUPANCY IS REQUIRED, ONE MUST BE OBTAINED BEFORE THE BUILDING OR ANY PART MAY BE OCCUPIED.

NOTICE: All work shall be executed in strict compliance with the permit application, approved plans, the NYS Uniform Fire Prevention and Building Code, and all other laws, rules and regulations which apply. The building permit does not constitute authority to build in violation of any federal, state or local law or other rule or regulation.

Village of Mamaroneck - Building Department

Draft

These are intended to be "Action Minutes", which primarily record the actions voted on by the Planning Board on October 26, 2011. The full public record of this Meeting is the audio/video recording made of this meeting and kept in the Planning Board's records.

PRESENT: Stewart Sterk, Chairman; Michael Ianniello,
Lou Mendes, Ingemar Sjunneemark, Lee Wexler
Rob Melillo, Building Inspector
Hugh Greechan, Engineering Consultant
Lester Steinman, Esq., Legal Consultant
Susan Favate, BFJ Planning

CALL TO ORDER

Mr. Sterk called to order the Regular Meeting at 7:01 p.m.

NEW BUSINESS:

1. Approval of Minutes

On Motion of Mr. Sjunneemark, seconded by Mr. Mendes, the October 12, 2011 Minutes are approved.

Vote:

Ayes: Mendes, Sjunneemark, Sterk
Nays: None

2. 1043 W. BOSTON POST ROAD, HSBC BANK – Dumpster Enclosure

Mr. Michael Savarese appeared and stated that the dumpster is located at the southwest corner of the building and is positioned at the most inconspicuous place on site. The enclosure is 13 feet by 13 feet and 6 feet high, and on a 5 inch thick concrete slab. It will be Cedar wood, and the wood color will closely match the building. Mr. Savarese said that neighboring properties are shielded by shrubbery and they will not have a view of the dumpster enclosure.

On Motion of Mr. Mendes, seconded by Mr. Wexler, the Application for a dumpster enclosure permit is approved.

Vote:

Ayes: Mendes, Sjunneemark, Wexler, Sterk
Nays: None

NO. 6A-2012 HSBC BANK USA

AT A MEETING OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF MAMARONECK, HELD ON JANUARY 5, 2012, THE FOLLOWING RESOLUTION WAS ADOPTED:

APPLICATION NO. 6A-2012

Name: HSBC BANK USA
Premises: 1043 W. Boston Post Road
District: C-1

Section 9, Block 56, Lot 4B

WHEREAS, HSBC Bank USA ("Applicant") has appealed to this Board for an area variance from a determination dated December 13, 2011 made by the Building Inspector, and

WHEREAS, said determination dated December 13, 2011 denied the Applicant's request to install a required dumpster enclosure at the above premises as it violates Article V Section 342-38 where the proposed rear yard setback is four (4) feet and the required yard setback is 45 feet; and

WHEREAS, after due notice this Board held a public hearing on such application on January 5, 2012, and all parties having been heard; and the public hearing having been closed; and members of this Board having made personal inspection of the premises and being familiar therewith; and

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

1. This Board has engaged in a balancing test of several factors, which are set forth herein below, and upon weighing and balancing the compelling interests, has made a determination to grant the variance requested.

2. On a balancing of all the credible evidence, the Board finds:

- (a) There will not be an undesirable change produced in the character of the neighborhood or a detriment to nearby properties created by the granting of the variance;
- (b) The benefit sought by the Applicant cannot be achieved by some other method feasible for the Applicant;
- (c) The requested variance is substantial, but is necessary for the Applicant to comply with dumpster enclosure requirements set forth in the Code of the Village of Mamaroneck;
- (d) The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or

2012 JAN 13 PM 3:34
VILLAGE OF MAMARONECK
NEW YORK

NO. 6A-2012 HSBC BANK USA

district;

- (e) The alleged difficulty is not self-created, and is not of such a nature as to require denial; and it was determined that the benefit to the Applicant outweighs any detriment, as outlined above, including any detriment to the health, safety or welfare of the community or the neighborhood.

3. The variance to be granted is the minimum variance necessary and adequate to provide the relief requested for the Applicant, and, at the same time, to preserve and protect the character of the neighborhood.

4. The Applicant is entitled to the area variance requested.

NOW THEREFORE, on motion of Mr. Weprin, seconded by Ms. Kramer:

BE IT RESOLVED, this Board finds 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, in accordance with the vote of this Board taken on January 5, 2012, that the request for a variance is hereby granted, subject to the following conditions:

A. That any work done hereunder shall be in strict compliance with the plans as filed with this application, except as may be expressly modified by the conditions herein or as approved by the Building Inspector.

B. That the granting of this application 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 project.

C. That the Applicant shall procure a building permit from the Building Department within one (1) year where necessary to comply with federal, state, or local codes, laws, regulations or requirements and all work shall be completed within one (1) year from the date of the building permit, otherwise this application is denied; and any request for extending the time within which to obtain said building permit shall be filed no less than sixty (60) days prior to the expiration of the one (1) year period.

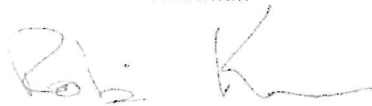
D. That the failure to observe and perform these conditions shall render this resolution invalid.

<u>In Favor:</u>	Sullivan, Weprin, Kramer, Gutterman
<u>Opposed:</u>	None
<u>Absent:</u>	Neufeld

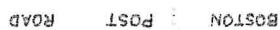
Dated: January 5, 2012
Mamaroneck, N.Y.

A handwritten signature in cursive script, appearing to read "Gregory Sella".

Chairman

A handwritten signature in cursive script, appearing to read "Robi K...".

Secretary

[illegible]

1998

[illegible]

NEW YORK BANK BUILDING.

FORMERLY HELD GRADUATE

7204

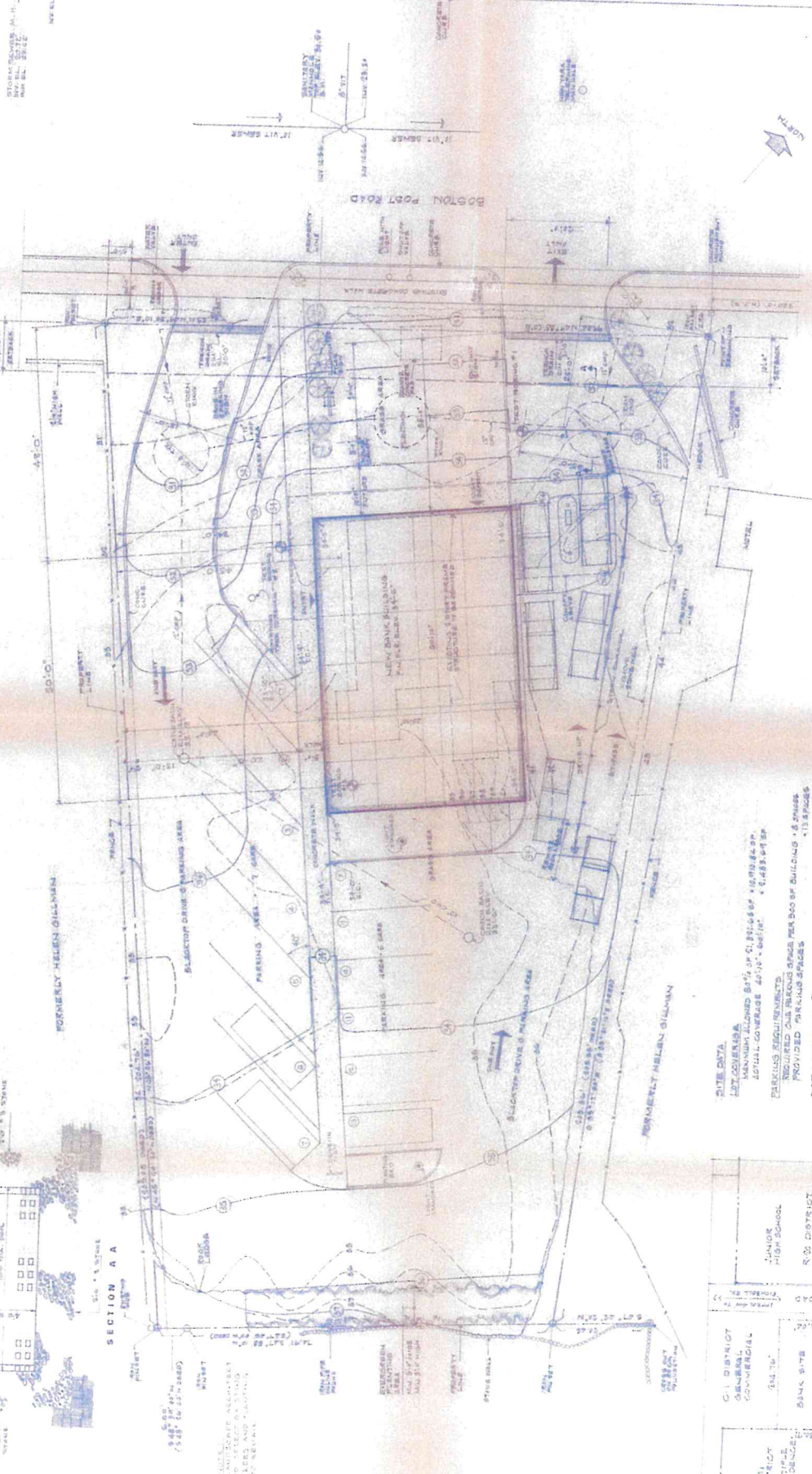
[illegible]

from Specter

NO ALTERNATION POSSIBLE HEREON
EXCEPT AS PER NEW YORK STATE
LAW. CONTACT 907.572.6227

45 BURLY STREET NEW YORK N.Y.
THE MARINE MIDLAND BANK
OF SOUTHEASTERN NEW YORK N.Y.
WILLIAM H. HARRISON, JR. PRESIDENT
M. M. SPECTER, P.E. 13
COMBATING CORRUPTION, FRAUDS, LIES, SWINDLES
NEW PRODUCTS, NEW IDEAS

TRACKING REVISED - 6-21-71
SCALES REVISED - 7-2-71



SITE DEVELOPMENT PLAN

SCALE: 1" = 10'-0"

- SITE DATA**
- LOT COVERAGES
 - MANHATTAN BANK OF SOUTH STREET, NEW YORK, N.Y.
 - ACTUAL COVERAGES 41'-0" x 60'-0" x 41'-0" x 60'-0"
 - PREVIOUS REQUIREMENTS
 - PROVIDED PARKING SPACES PER 100 SF OF BUILDING + 8 SPACES
 - PROVIDED PARKING SPACES
 - 113 SPACES
 - SITE LIGHTING
 - STRENGTHENING TUBES, LITE, KSC DISCOUNTING
 - POST WITH NEON LIGHT WORK LAMP IN WHITE
 - ARTIFICIAL GLOBES

AREA MAP



NOTE: 1. "SEE" REFERENCE TO SEE LAYOUT SHEET 20
2. "SEE" REFERENCE TO SEE LAYOUT SHEET 20

VILLAGE OF MAMARONECK



Village Hall
Mamaroneck, N.Y. 10543

OFFICE OF THE
BUILDING INSPECTOR

Address Reply to:
P.O. Box 369

Telephone
(914) 777-7731

CERTIFICATE OF COMPLIANCE

No. 08-0463

DATE: 9/16/2020

THIS CERTIFIES that the building located at 1043 W BOSTON POST RD, Tax Map # 9-56-4B of the Village of Mamaroneck, conforms substantially to the approved plans and specifications heretofore filed in this office, pursuant to which Building Permit No. 08-0463 dated 11/7/2008 was issued and conforms to all of the requirements of the Zoning Ordinance or Special Ruling by the Zoning Board of Appeals or Village Board of Trustees. The use for which this certificate is issued is:

exterior renovations for HSBC Bank B.A.R. Approval 11/03/08

This certificate is issued to KLEBBE, FIORE (HSBC Bank), owner of the aforesaid property.

Anthony Santolucito

(The Certificate of Compliance will be issued only after the Building Inspector is convinced of the completion of the construction in compliance with State Uniform Building & Fire Prevention Code and with other laws, ordinances, or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical and plumbing certificate or other evidence of compliance will be required before the issuance of the Certificate of Compliance.)

THE FRIENDLY VILLAGE

VILLAGE OF



MAMARONECK

OFFICE OF THE
BUILDING INSPECTOR

*Village Hall
Mamaroneck, N.Y. 10543*

TELEPHONE
777-7731
AREA CODE 914

*Address Reply to:
Building Department
169 Mt. Pleasant Avenue*

MINUTES

OCTOBER 8, 2008

TO: Board of Architectural Review
FROM: John Winter, Building Inspector

MINUTES OF THE BOARD OF ARCHITECTURAL REVIEW MEETING HELD
ON OCTOBER 7, 2008 AT 7:30 P.M. IN THE COURTROOM OF VILLAGE
HALL, 169 MT. PLEASANT AVENUE, MAMARONECK, NEW YORK

Present:
Ingemar Sjunneemark (IS)
Carl Finer (CF)
Doo Ho Lee (DHL)
Frank Young (FY)
Len Violi (LV)

NOTE: DUE TO SOME APPLICANTS NOT BEING ON TIME, PROJECTS
WERE NOT HEARD IN ORDER SHOWN ON AGENDA

NEW BUSINESS:

1. 1043 W. BOSTON POST ROAD – RENOVATIONS
APPLICANT: MICHAEL SAVARESE – ARCHITECT
Alternate proposal for lower portion of building will be
submitted by PDF

Approved 11/3/08 see attached
2. 1030 SEVEN OAKS LANE – NEW 2 STORY DWELLING
APPLICANT: MARK MUSTACATO – ARCHITECT
Approved as submitted
Motion CF
Second FY
Passed 5-0
3. 515 HALSTEAD AVENUE – PROJECTION SIGN
APPLICANT: MIKE FREDERICK, UNIQUE SIGNS
Approved as submitted
Motion IS
Second LV
Passed 5-0
4. 125 PROSPECT AVENUE – FAÇADE SIGN
APPLICANT: G & M SIGNS (DANNY)
Approved as submitted
Motion IS
Second FY
Passed 5-0
5. 917 TAYLORS LANE – RECONSTRUCT FRONT WALL AND
FENCE, DRIVEWAY, REAR PATIO, BBQ AREA AND POOL
APPLICANT: LOUIS FUSCO – ARCHITECT
Approved as submitted
Motion IS
Second CF
Passed 5-0
6. 210 UNION AVENUE – POOL AND FURNACE
APPLICANT: GEORGE KROLL – OWNER
Village Code has to be researched regarding furnace height

1043 W. Boston Post Road - HSBC Bank

The following are comments made after PDF sent Oct. 8, 2008

DHL - This looks much better to me.

CF - While the new design is much better than the original I still think they are just smearing Drivit and Brickface on a building without a lot of thought. The original building is of 1960's vintage with much of the original detailing intact. There is not a lot of this style building remaining in the area (some people would say that this is a good thing!). I think this proposed renovation is a shame. I would like to try to convince HSBC to restore the building instead of white washing it...but I guess I'm getting carried away. I vote "nay" on principle. Please include these thoughts in the minutes.

IS - Looks much better.

LV - And the 1960s look is a good thing.. but it didn't move me on that building....I did agree that it worked well on that house that's adding the second floor.

FY - So, I am not thrilled like Carl.

DHL - The resubmitted proposal is an improvement over the previous design iteration. However, I have given this a lot of thought and I agree with Carl that this is not an overall improvement to what's there currently. I disapprove of the project as I feel that this is a step backwards in both design quality and material quality.

FY - I personally would disapprove.

DHL - I rejected the design proposal because I don't think that this an overall improvement to what is there today from a construction and material quality standpoint. I think an exterior renovation is an opportunity to make things better and improve upon the quality of construction and material if possible.

The current HSBC design works well because of the finish materials that provide visual interest from various scales - overall view from the street and view from up close. The tile adds visual interest because it provides a strong color and material contrast to the white roof structure above and it is interesting because it is uncommon, adding to the street character. HSBC's revised proposal is still too monolithic and bland by contrast.

I don't object with their brand color (the beige) but I do think they can improve on the selection of the material to replace the current tile. I am not convinced by the standard brick veneer. I think they need to consider a more compelling material that works from both scale vantage points mentioned above. If brick, there are other more interesting finishes/color to consider as well as size of brick and bond types.

Also, if the brand color is accepted, I would urge HSBC to unify the overall design of their branch by redoing the current post sign which is in white and coordinates with the existing building design. They should submit this as part of the overall project scope/revised proposal.

The following are comments made regarding the PDF sent Oct. 24, 2008

LV - Based on our charge, and the criteria we must follow, I don't see a basis to disapprove the application, but I'm always open to suggestions. I do think the sign seems to clash now, however.

FY - I am good with this. Like the brick

DHL - I have the following exceptions. I think HSBC needs to confirm their intent for the free standing sign. The sign should be better integrated with their new brand color. Also I would like to see a detail of how they intend to attach the aluminum channel and its relation to the brick surface. I would move towards approving of this application given more information on the items above.

CF - *I AGREE WITH DOO HO*

IS - OK, I saw it and would approve of it.

The following are comments made regarding the PDF sent Oct. 31, 2008

LV - I like the sign detail better.. and I agree that the pole's coloring should match the building.

DHL - Thank you for forwarding the details. I am satisfied with both the brick/steel detail and the freestanding sign detail - I approve this project.

FY - I approve

LV - Unfortunately, I think the terminology was used incorrectly by some people on the Board. Neither I nor any member can approve the proposal. We can vote to approve, and I vote to approve. Thanks.

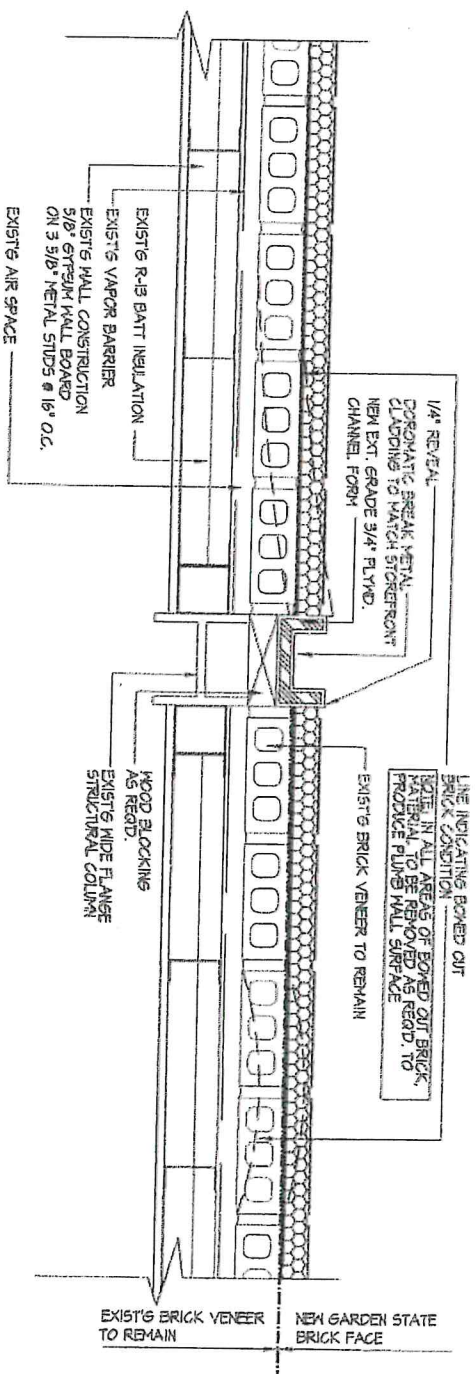
CF - *Yea for me too.*

IS - *verbally approved*

A

TYP. DETAIL @ NEW CHANNEL

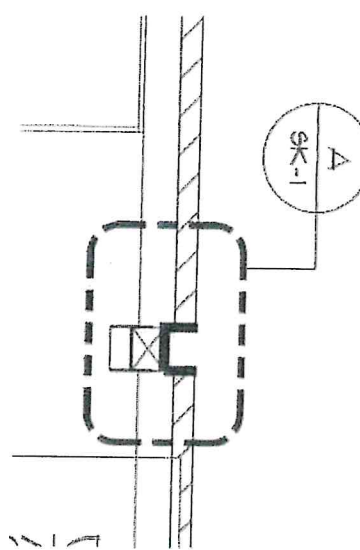
1/2" = 1'-0"



1

KEY PLAN

1/2" = 1'-0"



Approved BP # 08-0463

Village of Mamaroneck

Robert M. Bellone

Building Inspector

- ☒ Post permit in full view
- ☒ Keep approved plans on site
- ☐ Soil Erosion Controls Req'd.

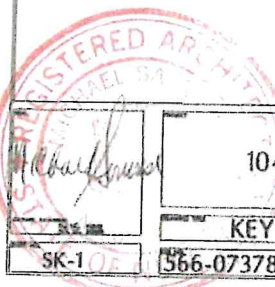
Call 24 hours
prior to inspections

ARCH. REVIEW BOARD

- ☒ APPROVED 11/13/08
- ☐ WITH CONDITIONS
- ☐ DENIED

SIGNED *[Signature]*

** TYPICAL AT ALL JOINT CONDITIONS



HSBC BANK
1043 WEST BOSTON POST RD.
MAMARONECK, NY

KEY PLAN & EXTERIOR DETAIL

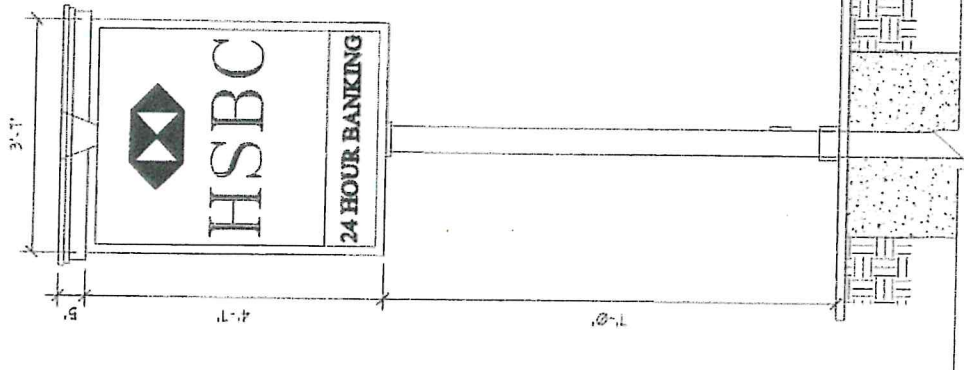
SK-1 566-07378 ASNOTED SK-1 10/31/08



MILLER SAVARESE ASSOCIATES
ARCHITECTS - PLANNERS

149 W 36TH STREET, 2ND FL
NEW YORK, NEW YORK 10018
voice (212) 704-4044
fax (212) 216-9286
email msassoc@msassoc.com

MSA



A ELEVATION @ EXIST'G PYLON SIGN
3/8" = 1'-0"



B ELEVATION @ NEW PYLON SIGN
3/8" = 1'-0"

ARCH. REVIEW BOARD
☒ APPROVED 11/3/08
☐ WITH CONDITIONS
☐ DENIED

SIGNED

HSBC BANK
 1043 WEST BOSTON POST RD.
 MAMARONECK, NY
 ELEVATIONS @ PYLON SIGN
 SK-2 10/31/08

MILLER SAVARESE
 ASSOCIATES
 ARCHITECTS - PLANNERS
 149 W 36TH STREET, 2ND FL
 NEW YORK, NEW YORK 10018
 VOICE (212) 704-4044
 FAX (212) 201-9286
 EMAIL: MSA@MSASAVARESE.COM

MSA



November 19, 2020

Mr. Andrew Spatz

Re: Freedom of Information Law ("FOIL") Request #4928

Dear Mr. Spatz,

On November 12, 2020, The Village of Mamaroneck received your request for records pursuant to the Freedom of Information Law, dated November 12, 2020, in which you requested:

Property known as: 1043 West Boston Post Road, Mamaroneck, New York Request for previous Variances/Special Permits/Original Site Plan As part [and in advance] of a ZBA Application I will be filing, I would respectfully request a copy of any Variances, Approvals and/or Special Permits granted to the property known as: 1043 West Boston Post Road, Mamaroneck, New York from June 21, 1971 through the current date. In particular the property did receive approval from the Board of Architectural Review on November 3, 2008. I would also request the original Site Plan, possibly submitted by HSBC [a former occupant of the Premises] on or about September 12, 2008.

Please be advised that the Village is working to determine whether the Village is in possession of any records that are encompassed by your request, and if so, whether they may be withheld or must be disclosed pursuant to FOIL.

This agency has determined that it is unable to respond to your request in full within the next twenty (20) business days for the following reasons:

Additional time needed to compile the information due to the Global Pandemic.

Accordingly, on or before March 15, 2021 you may expect a response detailing the extent to which your request will be granted or denied. If paper copies are required, payment of a fee of \$.25 per photocopy will be charged.

Sincerely,

Agostino A. Fusco
Clerk-Treasurer

IMPORTANT: This request has been assigned #4928. Please use this reference number in all correspondence with the Village relevant to this request. Thank you for your cooperation.

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

8. Is the property subject to any covenants, easements 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

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 a public notice):

Article <u> </u>	Section <u>342-30</u>	Subsection <u>(A) (1) (C)</u>
Article <u> X </u>	Section <u>342-67</u>	Subsection <u> </u>
Article <u> </u>	Section <u>342-45</u>	Subsection <u> </u>
Article <u> </u>	Section <u> </u>	Subsection <u> </u>

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 zoning 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 produce 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 for 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...

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):

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

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.

NOTE: If you are requesting an appeal or interpretation, be specific as to both the remedy sought and the Code section(s) relevant to your request and provide to the Board all legal authorities that support your position, by attaching to this Application.

SEE NARRATIVE ATTACHED HERETO

- Applicant seeks a Special Permit and Zoning Interpretation to operate a fast casual dining establishment at 1043 West Boston Post Road.
- The Applicant plans to operate a fast casual dining experience which emphasizes a high quality product and a variety of healthy/fresh choices of food items in an atmosphere which is bright, convenient and safe given the precautions required as a result of the global pandemic.
- Specifically, the proposed use is in the C-1 Zone and would most certainly be in harmony with the general health, safety and welfare of the surrounding area by nature of the location. In immediate proximity to the proposed establishment: Equinox Fitness; Mamaroneck Motel; Mamaroneck High School; Bank of America with drive-through; auto body shop; nail salon; dry cleaners and pizza/deli establishment. It should be noted that this particular side of West Boston Post Road has had tremendous challenges in maintaining a long standing food establishment, with the exception of Village Pizza/Deli and McDonalds [with a traditional 'drive-thru']. The Applicant has an ideal location based upon ample parking [onsite], accessibility by foot and bicycle and the progressive 'contactless' means for patrons to receive their order.
- The premises was previously occupied by Midland Bank and HSBC, which utilized a drive through for banking purposes.
- Plans reflect (32) seats with (12) employees, as well as outdoor seasonal seating for (18) seats. The Applicant seeks the proposed hours of operation from 10:30AM-9:00PM, seven days a week. Employees will be required to have access to the Premises for food preparation and set up by 7:00AM and close daily operations by 10:00PM. CHOPT will be closed Thanksgiving Day and Christmas Day.
- The Applicant will expect most deliveries to be made between the hours of 6:00AM to 7:00AM, three (3) days a week.
- It should be noted that all orders are 'made to order' and are not pre-packaged.
- In addition to the ability for patrons to eat in, to assure contactless and pickup dining options, guests will order from the Applicant's proprietary platform and they will be given the option to collect their order from the interior or the proposed pickup window.

- A. **Interior Pickup**- Patrons will select interior pickup online and will be required to park [onsite] and walk into the store to collect their order from dedicated shelves inside the establishment.
 - B. **Exterior Pickup**- The Applicant plans to operate an improved model of 'curb side' service and a modern take on the 'drive thru' concept, which is a National trend given the great concerns for patrons and employees health. Specifically, guests would select and pay for their order online and be instructed to pickup their order at a specific time frame at the establishment. CHOPT will actually text the patron when the order is ready. Rather than utilizing 'curb side' pickup [along Boston Post Road], which has been widely used by many restaurants in our Village since the onset of COVID 19, patrons would remain in their car and drive by the window during their assigned time slot provided. This is **NOT** a drive through as envisioned by Section 342-45 of the Village Code in that an order is not placed at the establishment and there is absolutely no payment of the order at the window. Each transaction would take less than (30) seconds, thereby assuring a seamless, contactless and safer transaction.
 - C. **Delivery**- For patrons who order meals via delivery [ie: DoorDash, UbderEats, etc.] the drivers will need to park [onsite] and walk inside to collect the delivery orders from a dedicated area on the interior pickup shelves.
 - D. **Inside Dining**- CHOPT provides an environment where the safety of guests and employees remains paramount. To promote social distancing, floor decals are widely used directing guests where to enter, stand for the ordering queue and pay. All decals are located six (6) feet apart. Specifically, the Applicant will use: plexiglass at high contact areas [where guests order and pay for their meal], no communal condiments and bins will be utilized [all guests will be provided utensils, napkins and beverages at the time an order is placed]; there will be limited seating and no communal tables [tables will be limited for dine in guests, reflecting strict adherence to all State/County/Municipal Mandates] and frequent cleaning and sanitizing of all areas within the establishment.
- Based upon the foregoing, the Applicant is seeking an interpretation of Section 342-45. Specifically, there are numerous drive-thru facilities in the C-1 District including CVS, Bank of America, Webster Bank, McDonalds and the Applicants property, a former HSBC branch, none of which were required to obtain a variance or, to my knowledge, Special Permits.

- The literal reading and interpretation of Section 342-45 would prohibit the wide use of contactless pickups from windows of existing establishments and/or curbside pickups widely used due to the COVID Pandemic. The legislative intent of Section 342-45 most certainly did not envision a time period that would cut the occupancy of onsite dining by 75% and require curbside service to comply with Executive Mandates to assure the safety of patrons and employees alike. Clearly, curb side operations would now be consistent with the principal use of food establishments and a vital option for the survival of the business.
- The concept of a 'drive-in' [as made reference to in Article VII, Section 342-45] is completely outdated and is far removed from this application. Specifically, the patron would not be required to park their vehicles and wait for staff to take and provide them their order. The use of a seamless and efficient means to receive an order would enhance the safety and well being of the patrons and employees alike.
- Moreover, the reference of 'drive-up car service' or 'drive thru' is best defined in a traditional sense where a meal is ordered upon a customer arriving onsite at an establishment, waiting for the order to be prepared and paying for the order once its picked up. The Applicant plans to incorporate a seamless and contactless process where the meal is pre-ordered and paid for before arrival to the establishment. Once onsite, the order is provided to the customer, which would take no more than (30) seconds.
- It should be noted that Provident Design Engineering, PLLC, provided a Traffic and Parking Study with regards to the proposed use which reflects that there is '...more than sufficient room for vehicles in line up for Pickup orders...' and would not interfere with vehicles that are parked or those that are exiting the property.
- The Applicants proposed use will not create any additional noise, fumes, vibrations or flashing lights to the area and by nature of the business model [as COVID/Safety precautions], would remain in harmony with the general health, safety and welfare of the surrounding area by nature of the location in the C-1 Zone.

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 Clerk's office as well as the Village Website and that I may be represented at the ZBA Hearing.

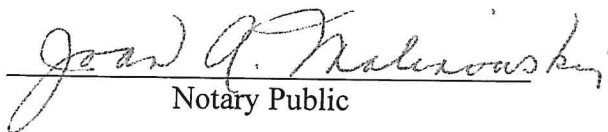
I HEREBY CERTIFY THAT ALL STATEMENTS MADE ON THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE.

CHOPT CREATIVE SALAD COMPANY, LLC

By 
JUSTIN GOULD (Applicant's Signature)

Sworn to before me this 2nd

day of DECEMBER, 2020


Notary Public

JOAN A. MALINOWSKI
Notary Public, State of New York
No. 4517610
Qualified in Westchester County
Commission Expires June 30, 2022

CERTIFICATION

(Required by New York General Municipal Law)

CHOPT CREATIVE SALAD COMPANY, LLC by Justin Gould, 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 _____
3. The nature of my interest in the aforesaid application is as follows:
I am the project manager and the representative for Chopt Creative Salad Company LLC
4. If the applicant or owner is a corporation, list the corporation's officers:
President: _____ Vice President: _____
Secretary: _____ Treasurer: _____
5. Do any of the following individuals have an interest, as defined below, in the owner of applicant:
 - a. Any New York State officer, or
 - b. Any officer or employee of the Village of Mamaroneck, Town of Rye, Town of Mamaroneck, or Westchester County.

[] Yes

[X] No

For the purposes 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 a corporate applicant or owner, or
- d. Is a party to an agreement with such Applicant or owner, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered dependent or contingent upon the favorable approval of such application.

A PERSON WHO KNOWINGLEY 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)

(Extent of Interest)

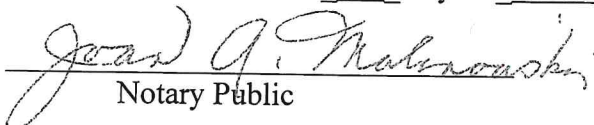
By



(Applicant's signature)

JUSTIN GOULD

Sworn to before me this 2nd day of DECEMBER, 2020


Notary Public

INFORMATION PERTAINING TO THE CORPORATE ENTITY:

Entity is CHOPT CREATIVE SALAD COMPANY, LLC

State of Formation: New York

Formation date: 12/24/1998

Officers:

Nicholas Marsh, CEO

Victor Stevenson, VP Finance and Secretary

Tony Shure, President and Co-founder

Colin McCabe, President and Co-founder

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:

CHOPT

Project Location (describe, and attach a location map):

1043 West Boston Post Road, Mamaroneck, NY

Brief Description of Proposed Action:

The proposed project entails the re-purposing of the former HSBC bank into a CHOPT Restaurant. The existing building envelope will remain and interior renovations are proposed and a small addition (167 s.f.) is being added at the rear of the existing building to accommodate a walk in cooler.

- The existing parking lot is being reconfigured provide for a total of 22 parking spaces. Of the parking spaces provided 6 parking spaces will have a width of 8.5 feet and will be used by employees and staff. These spaces have been located along the rear property line. Of the remaining parking spaces provided fifteen (15) standard parking spaces (9' width) are being provided for use by customers plus one (1) van accessible parking space.
- An outdoor seasonal patio is being added in the front of the building (29' x 28' = 812 s.f.).
- A six (6) foot high stockade fence is being along the rear property line to provide screening from the adjacent use.
- The existing trash enclosure is being enlarged to accommodate the needs of the proposed use.
- The standard parking space depth of 19' includes a one (1) foot overhang of the adjoining curb line.
- Proposed pick-up window for customers to collect pre-ordered and pre-paid meals at the pick-up window.

Name of Applicant or Sponsor:

Chop't Creative Salad Company, LLC

Telephone: 603-974-3362

E-Mail: justin.gould@founders-table.com

Address:

800 Westchester Avenue, Suite N-321

City/PO:

Rye Brook

State:

NY

Zip Code:

10573

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO

YES

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.

☒

☐

2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:

NO

YES

☒

☐

3. a. Total acreage of the site of the proposed action?

0.4782 acres

b. Total acreage to be physically disturbed?

0.22 acres

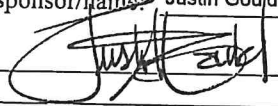
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

0.4782 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)
- ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
- ☐ Parkland

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" 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? 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?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

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 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____	<input type="checkbox"/>	<input checked="" 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:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Justin Gould</u> Date: <u>11/03/2020</u>		
Signature: <u></u> Title: <u>Project Manager</u>		

1043 MAMARONECK PARTNERS LLC
c/o JENEL MANAGEMENT CORP.
275 Madison Avenue – Ste. 1100
New York, New York 10016

November 11, 2020

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

Re: Application before the Zoning Board of Appeals
Premises known as: 1043 West Boston Post Road
Mamaroneck, New York

To Whom it May Concern:

Please be advised that I am the managing agent of Jenel Management Corp., the management company for 1043 Mamaroneck Partners LLC, the Owner/Landlord of the premises known as 1043 West Boston Post Road, Mamaroneck, New York 10543. 1043 Mamaroneck Partners LLC and Chop't Mamaroneck LLC have entered into a Lease Agreement dated October 20, 2020 for the operation of the Chop't Restaurant at said location.

On behalf of the Landlord, I hereby authorize the submission of the Application by the Tenant to the Village of Mamaroneck for the opening of the business at said location.

Thank you.

Very truly yours,

JENEL MANAGEMENT CORP.

By 
JOSEPH DUSHEY, Managing Agent