



Village of Mamaroneck

169 Mount Pleasant Avenue - Third Floor
Mamaroneck, New York 10543
(914) 777-7731

Property Address: 1043 W. Boston Post Road

Date: 6/22/21

Section: 9

Block: 56

Lot: 4B

☐ Flash drive Submitted

Zoning: C-1

Applicant (name/address/email/phone): Chop't Creative Salad Co., LLC

800 Westchester Ave. Suite N-321 Rye Brook NY 10573

justin-gould@founders-table.com 603-974-3362

Owner(name/address/email/phone):

1043 Mamaroneck Partners, LLC

275 Madison Ave. Suite 1100 New York NY 10016

Description of work:

site plan approval for conversion of former bank building into a Chop't restaurant and proposed car service for customers to pick up pre-ordered, pre-paid meals

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

- ☒ Planning Board ☐ Board of Architectural Review ☐ Other:
☐ Zoning Board ☐ Harbor/Coastal Zone Management

Chapter	Article	Section	Part	Description	Approval Required
342	75	B		site plan approval required for change of use	Planning Board

Escrow Determination(s):

site plan amendment minor \$2,500.

Respectfully,

Frank J. Volacci
Building Inspector



Village of Mamaroneck Planning Board Application

1. Zone: C-1 Section: 9 Block: 21 Lot: 183
2. Project Address: 1043 West Boston Post Road
Mamaroneck (V), NY
3. Owner's Address: 1043 Mamaroneck Partners LLC
275 Madison Avenue, Suite 1100
New York, New York 10016 Cell#: _____
- Phone#: _____
- Email: _____
4. Applicant or Owner's Representative:
- Address: Mr. Justin Gould
Chop't Creative Salad Company, LLC
800 Westchester Avenue, Suite N-321 Cell#: 603-974-3362
Rye Brook, NY 10573 Email: justin.gould@founders-table.com

5. Description of work being proposed or action being requested

The proposed project entails the re-purposing of the former HSBC bank into a CHOPT Restaurant with car service. The existing building envelope will remain and interior renovations are proposed with a small addition (167 s.f.) being added at the rear of the existing building to accommodate a walk in cooler. The existing parking lot is being reconfigured but not expanded to provide a total of 24 parking spaces. Four (4) parking spaces will be 8.5' wide by 19' long for use by employees and staff; seventeen (17) parking spaces will be 9' wide by 19' long and two (2) will be parallel parking spaces at 9' wide by 24' long; and one (1) van accessible parking space will be 8' wide by 19' long per Section 1106.1.1 of the 2020 Building Code of NYS. All parking space dimensions conforms with the applicable zoning code provisions. The number of parking spaces required is 17 and 24 spaces are being provided. An outdoor seasonal patio is proposed in the front of the existing building (29' x 28' = 812 s.f.). A six (6) foot high stockade fence is proposed along the rear property line to provide screening from the adjoining residential district.

6. Use of site: Present, if any: Vacant

Proposed: Restaurant with car service

7. Covenants, easements or other restrictions to which site is subject, if any. List here, and submit pertinent documents or state "None"

8. Area of site: 20,829 sq.ft. or 0.4782 acres

9. Application relates to an existing building erected: (Date) 1972 that (Is) or (is not) conforming to Zoning Ordinances; a proposed use, or a Certificate of Occupancy. For existing building, CO issued: (date) _____

10. Proposed gross floor area: 167 s.f. Existing gross floor area: 2,501

11. Number of existing parking spaces if any: 17

12. Proposed parking spaces: 7 Total Spaces: 24

13. Coastal Assessment Form

(See Sec.240-28 of the Village code for additional information.)

COASTAL ASSESSMENT FORM

I. Instructions

- A. In accordance with Chapter 240 of the Village Code, proposed actions are to be reviewed to determine their consistency with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program. This Coastal Assessment form is intended as an aid to that review.
- B. As early as possible in an agency's formulation of a direct action or as soon as an agency receives an application for approval of an action, the agency shall do the following:
1. For direct agency actions, the agency shall complete this Coastal Assessment Form. This CAF shall be completed prior to the agency's determination of environmental significance under SEQRA.
 2. Where applicants are applying for approvals, the agency shall cause the applicant to complete this Coastal Assessment Form, which shall be completed and filed together with the applications for approval and Environmental Assessment Form.
 3. Unless the application is being undertaken, funded or approved by the Board of Trustees or is otherwise exempted under Chapter 240 of the Village Code, CAFs shall be forwarded to the Harbor Coastal Zone Management Commission for a determination of consistency. Where the action is being undertaken, funded or approved by the Board of Trustees, the Harbor Coastal Zone Management Commission shall be provided with a copy of the CAF for purposes of making a written recommendation on consistency to be forwarded to the Board of Trustees to assist that Board in determining consistency of the application. If an action cannot be certified as consistent to the maximum extent practicable with the coastal policies, it shall not be undertaken.
- C. Before answering the questions in Section II, the preparer of this form should review the coastal policies contained in the LWRP. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

II. Coastal Assessment Form (Check either "Yes" or "No" for each of the following questions). (See Chapter 240 of the Village Code for additional information.)

- A. Will the proposed action be located in, or contiguous to, or to have a significant effect upon any of the resource areas identified in the Local Waterfront Revitalization Program?

	(Check)	Yes	No
1. Significant fish/wildlife habitats (7, 7a, 44)	☐	☒	☐
2. Flood Hazard Areas (11, 12, 17)	☐	☒	☐

3. Tidal or Freshwater Wetland (44)
4. Scenic Resource (25)
5. Critical Environmental Areas (7, 7a, 8, 44)
6. Structures, sites or sites districts of historic, Archeological or cultural significance (23)

☐	☒
☐	☒
☐	☒
☐	☒

B. Will the proposed action have a significant effect on any of the following?

1. Commercial or recreational use of the fish and wildlife resource (9, 10)
2. Development of the future or existing water-dependent uses (2)
3. Land and water uses (2, 4)
4. Existing or potential public recreation opportunities (2, 3)
5. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement (11, 13, 17, 19, 22, 25, 37, 38)
6. Physical alteration of one or more areas of land along the shoreline, land under water or coastal waters (2, 4, 11, 12, 17, 20, 28, 35, 44)
7. Physical alteration of three or more acres of land located elsewhere in the coastal area (11, 12, 17, 33, 37, 38)
8. Sale or change in use of state-owned lands, located under water (2, 4, 19, 20, 21)
9. Revitalization/redevelopment of deteriorated or underutilized waterfront site (1)
10. Reduction of existing or potential public access to or along coastal waters (19, 20)
11. Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35)
12. Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck (34, 35, 36)
13. Draining of storm water runoff either directly into coastal waters of Mamaroneck or into any river or tributary which empties into them (33, 37)
14. Transport, storage, treatment or disposal of solid waste or hazardous materials (36, 39)
15. Development affecting a natural feature which provides protection against flooding or erosion (12)

☐	☒
☐	☒
☐	☒
☐	☒
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C. Will the proposed activity require any of the following:

1. Waterfront site (2, 4, 6, 19, 20, 21, 22)
2. Construction or reconstruction of a flood or erosion control structure

☐	☒
☐	☒

(13, 14)

III. Remarks or Additional Information Click here to enter text.

Preparer's
Signature:



Date: 6/23/2021

Preparer's Name/Title: Ralph P. Peragine, P.E., Senior Project Manager

Company: Provident Design Engineering, PLLC

Address: 7 Skyline Drive, Hawthorne, NY 10532

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 with car service. The existing building envelope will remain and interior renovations are proposed with a small addition (167 s.f.) being added at the rear of the existing building to accommodate a walk in cooler. The existing parking lot is being reconfigured but not expanded to provide a total of 24 parking spaces. Four (4) parking spaces will be 8.5' wide by 19' long for use by employees and staff; seventeen (17) parking spaces will be 9' wide by 19' long and two (2) will be parallel parking spaces at 9' wide by 24' long; and one (1) van accessible parking space will be 8' wide by 19' long per Section 1106.1.1 of the 2020 Building Code of NYS. All parking space dimensions conforms with the applicable zoning code provisions. The number of parking spaces required is 17 and 24 spaces are being provided. An outdoor seasonal patio is proposed in the front of the existing building (29' x 28' = 812 s.f.). A six (6) foot high stockade fence is proposed along the rear property line to provide screening from the adjoining residential district.			
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? 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.			NO ☒ YES ☐
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?		0.26 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	YES	N/A
	☐	☒	☐
	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	☒	☐	
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	YES	
	☒	☐	
	☐	☒	
	☐	☒	
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	YES	
	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	☐	☒	
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	YES	
	☐	☒	
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	YES	
	☒	☐	
	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ 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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
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?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Existing dry wells will be cleaned and reused		
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
	☒	☐
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>JUSTIN COULD</u> Date: <u>6-23-2021</u> Signature: <u>[Signature]</u> Title: <u>SR MGR, CONSTRUCTION</u>		

PLANNING BOARD
VILLAGE OF MAMARONECK

Village Hall, 169 Mount Pleasant Avenue, Mamaroneck, New York 10543

Approved: _____; Permit No. _____
Disapproved: _____

APPLICATION FOR AN ENCLOSURE PERMIT
(Pursuant to Section 200-4 of the Village of Mamaroneck Code)

Date: 6/23/2021

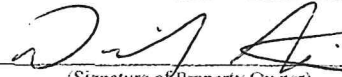
APPLICATION IS HEREBY MADE to the Planning Board of the Village of Mamaroneck for the issuance of an Enclosure Permit pursuant to Section 200-4 of the Village of Mamaroneck Code. The applicant agrees to comply with all applicable laws, ordinances and regulations.

1. Property Address: 1043 W. Boston Post Road
Section: 9 ; Block: 921 ; Lot: 183
2. Name(s) of Property Owner(s): 1043 Mamaroneck Partners LLC
275 Madison Avenue, Suite 1100
3. Address(es) of Property Owner(s): New York, New York 10016
4. Name(s) of Tenant(s): Chop't Creative Salad Company, LLC
5. Nature of Application (describe proposed enclosure and/or screening for the trash containers, receptacles and/or dumpsters, including the location):
Renovate and/or restore existing dumpster enclosure.

DAVID STIER

(Name of Property Owner)

1043 MAMARONECK PARTNERS LLC



(Signature of Property Owner)

(Name of Property Owner)

(Signature of Property Owner)



STRIPING & SIGN PLAN LEGEND

SL	STOP LIMIT LINE (13'")						
SW	(4") WHITE SOLID LINE						
DW	SOLID WHITE LINE (21 - 4" WHITE LINES)						
	NO. OF PARKING STALLS PER BAY LINE						
T ⁻	EXISTING SIGN						
T ⁺	EXISTING SIGN TO BE REMOVED						
	PROPOSED TRAFFIC SIGN						
	LOCATION AND DESIGNATION						
	AAS AVEMENT MARKING						
	PAINTED DIRECTIONAL ARROW						



Founders Table Restaurant Group
800 Westchester Avenue, Suite N-321
Rye Brook, NY 10573
Tel: 603-974-3362

1043 Mamaronck Partners LLC
c/o Jewell Management Corp.
275 Madison Avenue, Suite 1100
New York, NY 10016

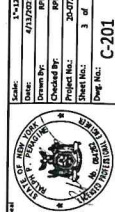


UNDER NEW YORK STATE ENGINEERING LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

© PROVIDENT DESIGN ENGINEERING, PLLC

CHOPT
1043 West Boston Post Road
Mamaroneck (V), NY
Tax Map ID #: 9-21-183

TITLE: STRIPING & SIGN PLAN



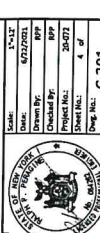
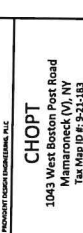
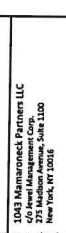
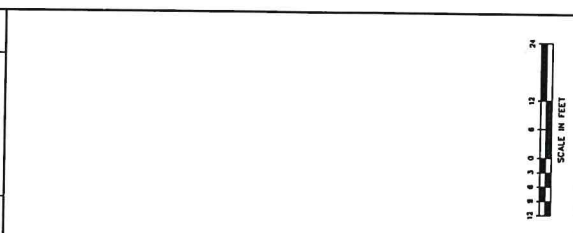
Use	Minimum No. of Spaces (1342.56)	Quantity	Unit	No. Spaces
Indoor Seating	1 for each 3 seats	32	Seats	11
Employees	1 for each 2 employees	32	Employees	6
Total Number of Parking Spaces Required *				17
Total Number of Parking Spaces Provided *				

TABLE OF SIGNS			
Flare Legend	MetCode	Size	Sign Legend
1	W-45	12" x 15"	Forward Facing (Symbol)
2	W-49	12" x 15"	Non Accountable
3	NPS-1	12" x 15"	No Parking Anytime
4	NPS-2	12" x 15"	No Stopping Anytime
5	NPS-3	12" x 15"	One Way
6	N/A	N/A	Emergency Parking Only - $\frac{1}{2}$ " - (R)
7	N/A	12" x 15"	Deliveries/Order Car Service - (R)
8	ES-1	10" x 10"	Enter - $\frac{1}{2}$ " - (R)
9	ES-1	10" x 10"	DO NOT ENTER

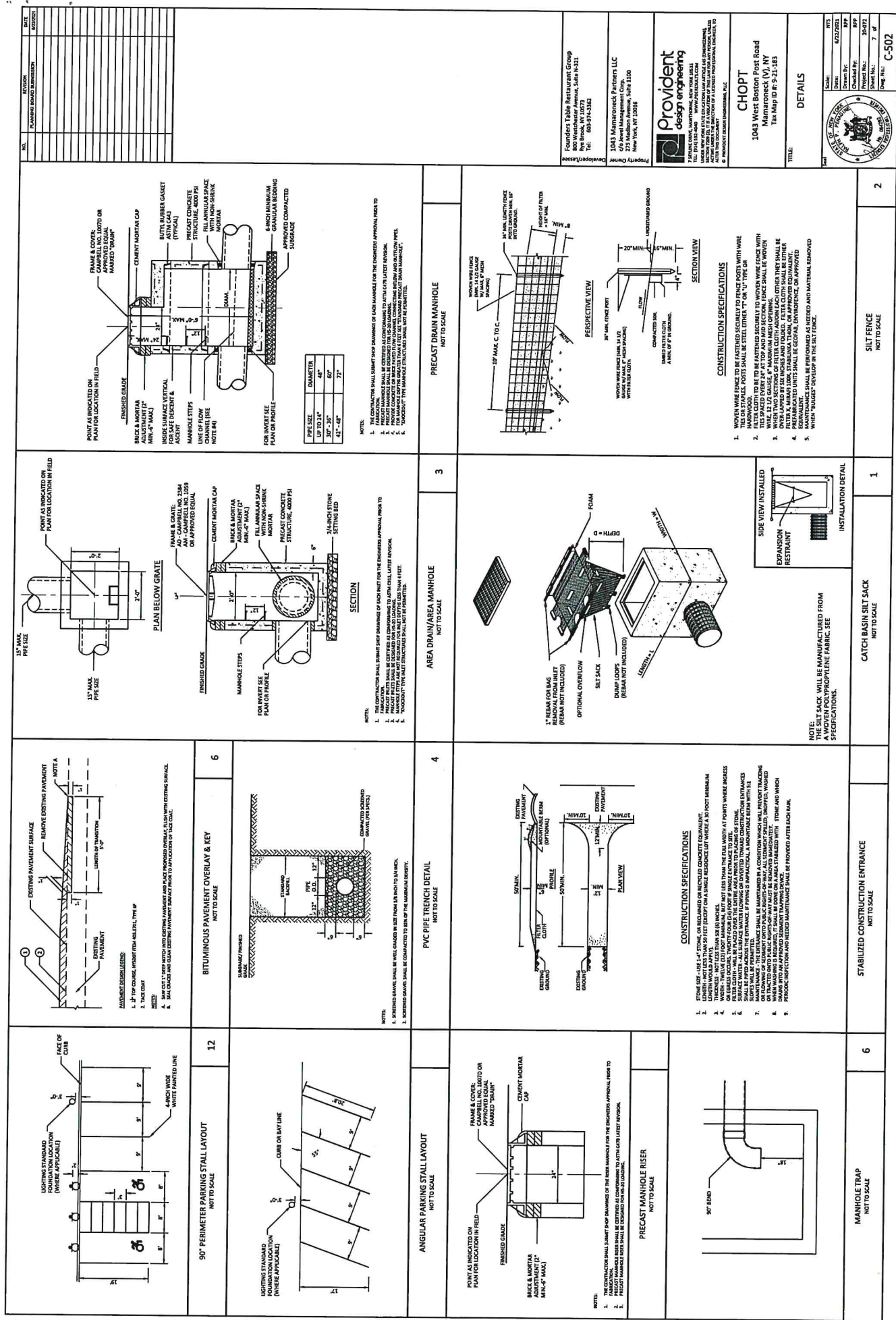
Notes: All signs shall conform to the National Manual on Uniform Traffic Control Devices (MUTCD) and shall be placed in accordance with the Manual. The following are the minimum dimensions for the signs:

1. Minimum dimensions for the signs shall be as shown in the table.
2. Minimum of two corner braces shall be provided on all single channel signs.
3. All signs shall be greater than 24 inches in height.
4. All signs shall be placed in the center of the road.
5. All signs shall be placed in the center of the road.
6. All signs shall be placed in the center of the road.
7. All signs shall be placed in the center of the road.
8. All signs shall be placed in the center of the road.
9. All signs shall be placed in the center of the road.

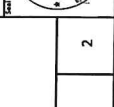
1. All signs shall conform to the National Manual on Uniform Traffic Control Devices (MUTCD) and the New York State Supplement, latest revision.
2. A minimum of 24 inches shall be provided on all single channel signs having any dimension greater than 24 inches.
3. All signs shall have a mounting height of 7' 0" to the bottom of the sign.
4. All signs shall utilize a channel-type mounting.
5. All signs shall be reflectorized.
6. Signs shall have a green lettered with white background.



NO.	REVISION	DATE	BY
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DATE	6/27/2023
BY	CHOPT
PROJECT NO.	20-027
SHEET NO.	7 of 7
DATE	6/27/2023



CHOPT
1043 West Boston Post Road
Mamaroneck (V), NY
Tax Map ID #: 9-21-183

DETAILS

1043 Mamaroneck Partners LLC
Civil Engineering Group
275 Westchester Avenue, Suite 1100
New York, NY 10604
Tel: 609-974-3382

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