

VILLAGE OF MAMARONECK**APPLICATION SUMMARY SHEET****Proj. Name:** 1043 West Boston Post Road (Chopt)**S/B/L:** 9-56-4B**Zone:** C-1**Description:**

The Applicant proposes to convert a former bank building that is currently vacant into a Chop't restaurant with "car service" for customers to pick up pre-ordered, pre-paid meals at 1043 West Boston Post Road in the C-1 Zoning District. The existing building envelope would remain, interior renovations are proposed, and a 167-square foot addition is proposed off the rear of the existing building to accommodate a walk-in cooler. The existing parking lot would be reconfigured (without expansion) to increase the 17 existing parking spaces to 24 proposed parking spaces. A 29-foot by 28-foot (812-square foot) seasonal patio is proposed for the front of the building. A six-foot high stockade fence along the rear property line would provide screening from the adjoining residential RM-1 district. Existing dry wells would be cleaned and reused for stormwater conveyance. The Applicant is also seeking an enclosure permit to renovate and/or restore an existing dumpster enclosure. The project would disturb 0.20 acres of the 0.4782-acre site. The project exceeds 1,000 square feet of disturbance and requires a stormwater pollution prevention plan per §294-4 and Planning Board site plan approval per §342-75.B and C of the Village Code. The project would require variances for the off-street parking setbacks from front, side, and rear lot lines, as well as a special permit for the restaurant use and "car service."

Engineer:

Provident Design Engineering, PLLC

SEQR ACTIONS COMPLETED:

- ☐ Intent to Declare Lead Agency
☐ Declare Lead Agency
☒ EAF Submitted
☐ Determination of Significance by Board

TYPE OF ACTION: Type II (§617.5(c)(18))

Date:

Date:

Date: 6/23/2021

Date(s):

PB Public Hearing Required?

☐ Y ☒ N

Date of Public Hearing _____

Wetland Permit (Chapter 192)?

☐ Y ☒ N

Special Permit

☒ Y ☐ N

Stormwater & ESC Permit (Chapter 294)

☒ Y ☐ N

Coastal Zone Consistency (Chapter 240)

☐ Y ☒ N

[Not an action per 240-5.G and II]

**LOCAL AND AGENCY REVIEW
REQUIRED?****REFERRAL DATE****STATUS/DATE OF LETTER****Yes No**

- ☐ ☒ Village Board of Trustees
☒ ☐ Planning Board
☒ ☐ Board of Architectural Review
☐ ☒ HCZMC
☒ ☐ Zoning Board of Appeals (Special Permit & Variances)
☐ ☒ Village Department of Public Works
☒ ☐ County Planning Department (GML) **[Notification]**
☐ ☒ County Highway Department
☒ ☐ County Health Department
☐ ☒ NYSHPO
☐ ☒ NYSDEC
☒ ☐ NYSDOT [Highway work permit required for work in ROW]
☐ ☒ Army Corps of Engineers
☐ ☒ GML 239-NN referral to Town of Mamaroneck, Town of Harrison, or City of Rye **[Bold = yes]**

VARIANCES? ☒ Y ☐ N

Variance or Waiver Request: variances for off-street parking setbacks

Date Granted or Denied, and any conditions:

LAND USE BOARD ACTIONS:

Date	Board	Discussion/Decisions/Resolutions
7/14/21	PB	

RECOMMENDED ACTION FOR MEETING:

- 1) Classify as Type II Action under SEQRA
- 2) County Planning GML Notification