



Environmental, Planning, and Engineering Consultants

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Memorandum

To: Village of Mamaroneck Planning Board
From: Ashley Ley, AICP
Date: July 7, 2021
Re: 1043 West Boston Post Road (Chopt)
cc: Provident Design Engineering, PLLC

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Cover letter, dated June 23, 2021
- Building Determination, dated June 22, 2021
- Planning Board Application, undated
- Coastal Assessment Form, dated June 23, 2021
- Short EAF, dated June 23, 2021
- Application for Enclosure Permit, dated June 23, 2021
- Site Plan (7 sheets), dated April 13, 2021 (C-100, C-101, C-201) and June 22, 2021 (C-301, C-401, C-501, and C-502)
- SWPPP, dated June 23, 2021

PROJECT 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."

COMMENTS

1. The site plans included with the submission were scanned and are difficult to read. Cleaner PDFs should be provided.
2. The total square footage of the building should be provided.
3. The Building Determination lists the S/B/L 9-56-4B whereas the Planning Board Application lists it as 9-21-183. The current site plan uses 9-21-183 (labeled as tax map ID). The summary sheet from the 2020 Zoning Board of Appeals Application uses 9-56-4B. The current SWPPP states: "Town Tax Map ID 9-21-183 (Village ID 9-56-3)". This should be updated where necessary for consistency.
4. The zoning compliance table provided on Drawing C-100 notes a non-conformity would remain regarding the required 10-foot landscape buffer to the residential district. Per Section 342-16.C.(2)(b)[2], "a wall or fence, of location, height and design approved by the Planning Board, may be substituted for the required planting."
5. The Short EAF indicates 0.26 acres of disturbance, whereas the SWPPP indicates 0.20 acres of disturbance. The applicant should confirm that 0.20 acres is correct.

RECOMMENDED ACTIONS

At the July 14, 2021 meeting, AKRF recommends that the Planning Board classify the proposed project as a Type II Action under SEQRA and notify Westchester County Planning per GML 239-m.