

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