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December 23, 2021
VIA EMAIL

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

Re: ***1258 E. Boston Post Road – Special Permit
Section 4, Block 65D, Lot 306B***

Dear Chair Kramer and Members of the Board:

As you know, we represent Integrity Automotive Group, LLC D/B/A Toyota City (the “Applicant”) in connection with the property located at 1258 E. Boston Post Road (the “Subject Property”). The Applicant last appeared before your board at your most recent meeting on December 2, 2021 with a Special Permit Application and currently has a Site Plan Application pending before the Planning Board with regard to the Subject Property.

Our office has reviewed the prior approvals of the adjacent Toyota City properties: 1305 East Boston Post Road received Special Permit approval in October of 2017 and 1312 East Boston Post Road received Special Permit approval in June of 2015 both of which appear to have no term limit on the approvals. Our client has elected to keep the approvals of the properties independent of one another. Therefore, we respectfully submit herewith an updated Sheet T-100: Proposed Layout designating the 10 required off-street parking spaces.

Further, as discussed during the last meeting, our client is willing to accept a condition to restrict vehicle unloading during peak school admission and dismissal hours on Boston Post Road.

HKP

We look forward to presenting this information to the Board at your upcoming meeting.
Thank you for your attention to this matter.

Very Truly Yours,

HARFENIST KRAUT & PERLSTEIN LLP

Leo K. Napior

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NEW CAR SALES OFFICE FOR:
TOYOTA CITY

1258 EAST BOSTON POST ROAD, VILLAGE OF MAMARONECK

ARCHITECTURAL DRAWING INDEX

		NEW ISSUE ● REVISED ISSUE ● NO CHANGES ○			
DWG. NO.	DRAWING TITLE	ISSUES & REMARKS	FOR PLANNING BOARD	REVISION #1 10.07.2021	REVISION #2 11.16.2021
T-100	PROPOSED SITE DEVELOPMENT		●	●	●
A-101	PROPOSED PLAN & ELEVATION		●	●	●
C-101	LAYOUT PLAN		●	○	○
C-102	GRADING AND UTILITIES		●	○	○
C-103	EROSION & SEDIMENT CONTROL		●	○	○
C-111	CONSTRUCTION DETAILS		●	○	○
C-112	CONSTRUCTION DETAILS		●	○	○
C-113	CONSTRUCTION DETAILS		●	○	○
C-114	CONSTRUCTION DETAILS		●	○	○

PROJECT INFORMATION

1258 EAST BOSTON POST ROAD			
C1 - GENERAL COMMERCIAL			
FLOOD ZONE N/A			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	N/A	20230 SF	20230 SF
WIDTH	50'	235'	235'
ALLOWED FAR (.08)	.8	16,184SF	+/-7505F
EXISTING FAR	-	0 sf	
REMAINING FAR	-	16,184 sf	
SPEC. DISTANCE	100' (wetland)	-	+/-7505F
FRONT S.B.	10'	-	10'-0"
REAR S.B.	45'	-	63'-0"
SHORT SIDE S.B.	N/R	-	-
BOTH SIDE S.B.	N/R	-	-
HEIGHT	40' / 3 ST.	-	15' / 1 STORY

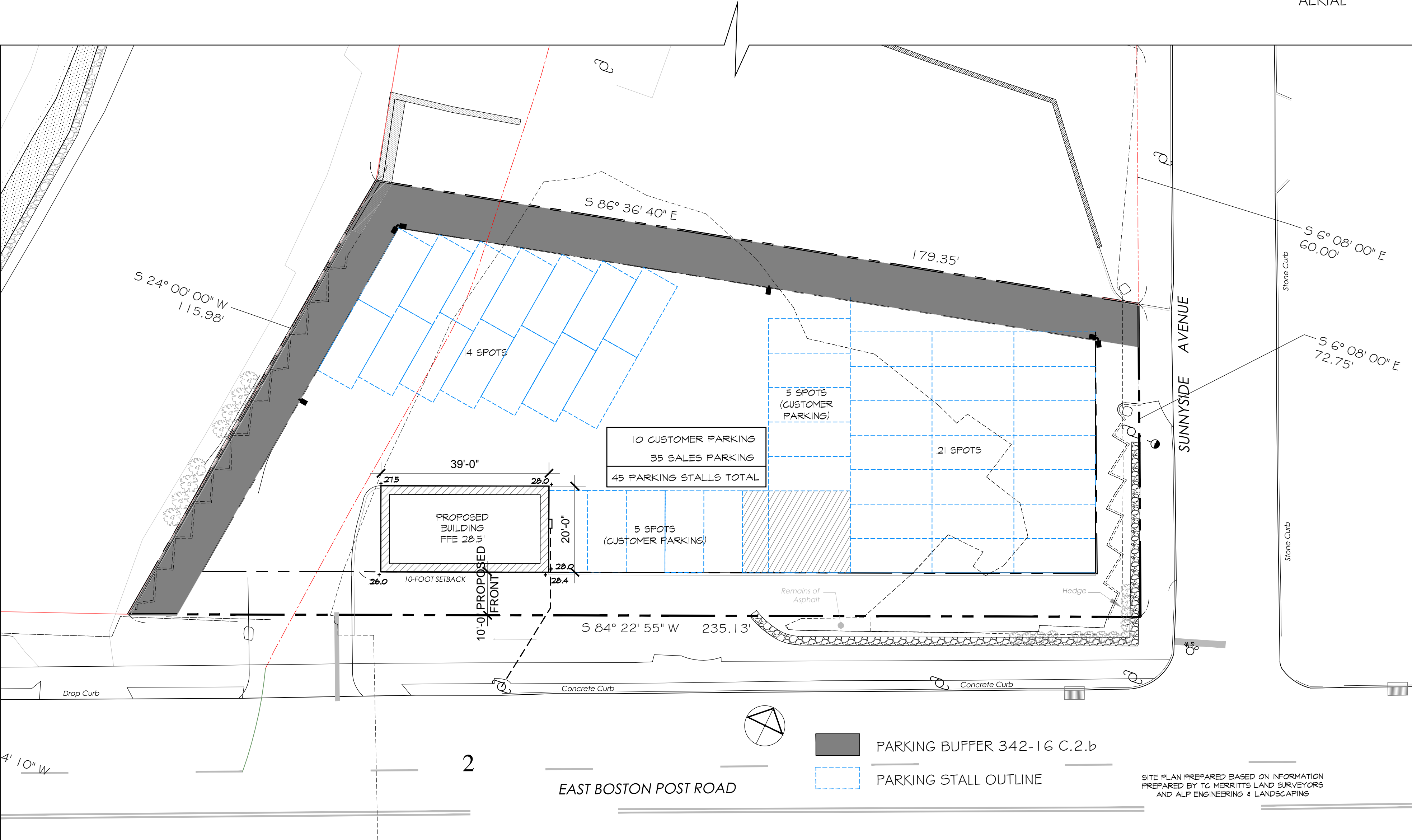
* ALL NUMBERS TO BE VERIFIED WITH DIGITAL SURVEY



EXISTING PHOTO @ CORNER OF BPR & SUNNYSIDE (EXISTING STONE RETAINING WALL TO REMAIN)



AERIAL



1 PROPOSED SITE DEVELOPMENT
SCALE 1:15

CONSULTANTS
ALP ENGINEERING &
LANDSCAPE ARCHITECTURE

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RIDGEFIELD, CT 06877

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TC MERRITTS LAND
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394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

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DATE	REVISION #	REMARKS

PROJECT
CAR SALES OFFICE FOR:

TOYOTA CITY

1258 E. BOSTON POST RD
VILLAGE OF MAMARONECK

DRAWING TITLE

PROPOSED
LAYOUT

PROJECT ARCHITECT REX B. GEDNEY	PROJECT # 3937-1
SCALE: AS NOTED	DATE: 7/31/2020
DRAWN: DJD	CHECKED: R.B.G.
CAD FILE:	SHEET NUMBER T-100
X-REF:	