



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

Thomas Murphy and Board of Trustees  
Mayor

Jerry Barberio  
Village Manager

Property Address: 620-626 E. Boston Post Road, Mamaroneck, NY 10543

Date: 12/27/2022

Section:4 Block: 53 Lot:2B

☐ Flash drive Submitted

Zoning: C-1

Applicant (name/address/email/phone): Northeast Architectural, 620 E. Boston Post Road, NY 10543

Bryan Vasser: Telephone #: 203-882-8484 Email: bryan@archer-signs.com

Owner(name/address/email/phone): Soberct Reality Corp

Description of work: Three signs for Northeast Architectural—front wall, rear wall, pylon.

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
286		10	B	Front sign – Proposed letter height of 20 inches where a maximum of 18 inches is permitted.	ZBA – Area Variance for excess letter height of 2 inches
286		10	B	Rear sign – Proposed letter height of 23.5 inches where a maximum of 18 inches is permitted.	ZBA – Area Variance for excess letter height of 5.5 inches
286		12	B	Rear sign – Proposed accessory sign is 300 inches in length where a maximum of approximately 125 inches is permitted. (Accessory sign cannot exceed 50% of the size of the façade sign. The proposed front façade sign is 250 inches.)	ZBA – Area Variance for exceeding maximum size of accessory sign, relative to façade sign
286		10	A	Rear sign – Proposed sign length is 300 inches where a maximum of 115 1/3 inches is permitted. (Sign length cannot exceed 75% of the storefront width. The storefront width is measured as 153 3/4 inches.)	ZBA – Area Variance for exceeded maximum length of sign, relative to storefront width
286		5	B	Sign Review	BAR

\*Please review Tree Law, Chapter 318 and submit accordingly.

Escrow Determination(s):

New Variance - \$ 1,500

Respectfully,

  
Carolina Fonseca,  
Building Inspector

\*\*Application determination is written in accordance with the attached memorandum. As per AKRF determination interpretation of the Village of Mamaroneck Local Code of Ordinances.