



Monday, April 17, 2023

Re: Application of: 620-626 E. Boston Post Road, Mamaroneck, NY 10543

To Whom It May Concern,

As a matter of clarification, following is a list of sizes which relate to the neighboring Dental Equation Signs. Both the front and rear Dental Equation signs are sized as follows:

Logo Circle = 28" in diameter
Upper Case Letters = 17" in height
Lower Case Letters = 11 $\frac{3}{4}$ " in height
Overall Width of Sign = 21' - 4 $\frac{1}{2}$ "

If you have any questions, please feel free to contact myself, Bryan Vasser at 203-882-8484.

Kind Regards,

Bryan Vasser

Bryan Vasser
Member

CHECKLIST FOR INITIAL ZONING BOARD OF APPEALS SUBMISSION

- ☒ Applicable fee & Escrow fee *(paid previously)*
- ☒ Electronic Copy of All documents submitted

Applicant must submit six (6) copies of the following:

- ☒ Completed Application
- ☒ All Certificates of Occupancy or Temporary Certificate of Occupancy for the property, or Letter from the Building Department in lieu thereof
- ☒ Violations on the property and proof that they have been corrected
- ☒ Photographs of the property (3" X 5" or larger) that depict the location and potential impacts of your application *(on Augs)*
- ☒ Accurate survey** of the current status of the property which has been prepared and certified by a licensed surveyor *within the past twelve (12) months* of the application date, shall be submitted with each application.

****ALL SURVEYS SUBMITTED FOR A VARIANCE REQUEST MUST SHOW THE SETBACKS FOR ALL STRUCTURES ON THE LOT TO THE PROPERTY LINE**

Please Note: Where a survey certified within the past 12 months is not available and the application does not involve any change to the exterior of the property, the ZBA will accept a certification by the owner that to his/her knowledge the existing survey accurately depicts the current status of the property

- ☒ ~~Certified drawings, prepared by a registered architect or professional engineer,~~ and other supporting documents
- ☒ Written consent of the owner if you are not the owner of the property
- ☒ Certification, as required by NYS General Municipal Law
- ☒ State Environmental Quality Review (SEQRA) *Short or Long Environmental Assessment Form*
- ☒ Copy of the Determination being Appealed
- ☒ NOTE: See Instructions regarding Submittal of Supplemental Materials or New Plans (Item VII in the Rules of the Zoning Board of Appeals of the Village of Mamaroneck and Instructions for Bringing an Appeal



Applicant's Signature

1.17.23

Date

GMA160 1-19-23

Village of Mamaroneck,

New York Zoning Board of Appeals (Effective 2007)

12. Under State law, the Board of Appeals must consider the following factors in making a decision on your request for an area variance:

- 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

THE SIGNS PROPOSED ARE IN CHARACTER WITH THE NEIGHBORHOOD. THERE WILL NOT BE AN UNDESIRABLE CHANGE PRODUCED TO THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BY THE GRANTING OF THIS VARIANCE.

- 2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue other than an area variance.

THEY CAN NOT. THE BENEFIT SOUGHT BY APPLICANT CANNOT BE ACHIEVED BY SOME OTHER METHOD FEASIBLE TO APPLICANT.

- 3) whether the requested area variance is substantial.

IT IS NOT. THE REQUESTED VARIANCE IS NOT SUBSTANTIAL

- 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

IT WILL NOT. THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT.

- 5) whether the alleged difficulty was self-created...

THE ALLEGED DIFFICULTY IS SELF-CREATED, BUT IS NOT OF SUCH A NATURE AS TO REQUIRE DENIAL AS THE BENEFIT TO THE APPLICANT OUTWEIGHS ANY DETRIMENT TO THE HEALTH, SAFETY & WELFARE OF THE COMMUNITY OR NEIGHBORHOOD.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

620 E. Boston Post Rd

Project Location (describe, and attach a location map):

Section: 4 Block: 53 LOT: 2B

Brief Description of Proposed Action:

Signage Area Variance

Name of Applicant or Sponsor:

Bryan Vasser

Telephone: 203-882-8484

E-Mail: bryan@archer-signs.com

Address:

316 Boston Post Rd

City/PO:

MILFORD, CT 06460

State:

CT

Zip Code:

06460

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO

YES

If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

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2. Does the proposed action require a permit, approval or funding from any other government Agency?

NO

YES

If Yes, list agency(s) name and permit or approval: P&Z + BUILDING DEPARTMENTS

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3. a. Total acreage of the site of the proposed action?

_____ acres

b. Total acreage to be physically disturbed?

_____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

_____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban

☐ Rural (non-agriculture)

☐ Industrial

☒ Commercial

☐ Residential (suburban)

☐ Forest

☐ Agriculture

☐ Aquatic

☐ Other (Specify):

☐ Parkland

5. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	