



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: Revised 04-19-2023 – 12/16/2022

SBL: 4-53-2B

Zoning: C-1

☐ Digital Copy Provided

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

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

Owner(name/address/email/phone): Soberet Reality

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		10	A	<u>Front sign – Proposed sign length is 250 inches where a maximum of 198 inches is permitted. (Sign length cannot exceed 75% of the storefront width. The storefront width is measured as 264 inches.)</u>	<u>ZBA – Area Variance for exceeded maximum length of sign, relative to storefront width</u>

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

Escrow Determination(s):

New Variance - \$1,500 (x4) (**x5** --Total; \$6,000 **7,500**)

Reviewed by:


Gregory Cutler, AICP, Director of Planning and Development

Approved by:


Daniel J. Sarnoff, Assistant Village Manager



Environmental, Planning, and Engineering Consultants

34 South Broadway
Suite 300
White Plains, NY 10601
tel: 914 949-7336
fax: 929 284-1085
www.akrf.com

Memorandum

To: Village of Mamaroneck Building Department
From: AKRF, Inc.
Date: 12/16/2022 **REVISED 4/17/2023**
Re: Determination Assessment: 620-626 E. Boston Point Road – Sign Permit
cc: Brittanie O'Neill, Land Use Board Secretary

PROJECT INFORMATION

Applicant: Archer Signs
Owner: Soberet Realty Corp

Project Description per Building Permit application:

- Three signs for Northeast Architectural – front wall, rear wall, pylon.
- **Project history: Determination memo revised 4/17/2023 to include additional variance for front sign that exceeds allowable length.**

<u>Project address:</u>	620 E Boston Point Rd	<u>Site acreage:</u>	NA
<u>Parcel identifier(s):</u>	4-53-2B	<u>Flood hazard:</u>	No
<u>Zoning district:</u>	C-1	<u>Wetlands buffer:</u>	No

RECOMMENDATION

Based on our review of the application materials, we have identified the following approvals that will be required under the Village Code:

Land Use Board(s):

- | | | |
|--|---|---------------------------------|
| <input type="checkbox"/> Planning Board | <input checked="" type="checkbox"/> Board of Architectural Review | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Zoning Board | <input type="checkbox"/> Harbor Coastal Zone Management Comm. | |

Chapter	Article	Section	Part	Description	Board/Approval Required
286		5	B	Sign review	BAR
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
<u>286</u>		<u>10</u>	<u>A</u>	<u>Front sign – Proposed sign length is 250 inches where a maximum of 198 inches is permitted. (Sign length cannot exceed 75% of the storefront width. The storefront width is measured as 264 inches.)</u>	<u>ZBA – Area Variance for exceeded maximum length of sign, relative to storefront width</u>

Initial Escrow Determinations:

Determination	Fee
New Variance - \$1,500 (x4) (<u>x5</u>)	\$6,000 <u>7,500</u>
TOTAL	\$6,000 <u>7,500</u>