



Village of Mamaroneck
Zoning Board of Appeals
169 Mount Pleasant Avenue – 3rd Floor
Mamaroneck, New York 10543
(914) 825-8758

April 1, 2021

Re: Restaurants and Food Service Establishments

Dear Mayor Murphy and members of the Board of Trustees,

Over the past several months, the Zoning Board of Appeals (ZBA) heard several interpretation and variance applications for eating and food service establishments. These applications brought to light several inconsistencies in the Zoning Code, as well as provisions that do not adequately reflect the way these businesses operate. The ZBA respectfully requests that the Board of Trustees consider zoning text amendments to address these inconsistencies and dated definitions with respect to eating and food service establishments.

Specifically, there are inconsistencies between the way that these types of uses are defined in Section 342-3 (Definitions), referenced as uses in Sections 342-30 (General Commercial Districts) and 342-31 (Central Commercial Districts), and regulated in Section 342-45 as a Special Permit use. The definitions and references should be updated for consistency, clarity, and contemporary business operations.

In addition, the COVID-19 pandemic has drawn attention to curbside pick-up, non-traditional drive-thru set-ups, and parking requirements. The Village's current regulations do not reflect current business models or parking needs, as evidenced by several recent applications.

The ZBA wishes to highlight the urgency of these changes. The food service industry has adapted over the past year to meet business and consumer needs, and address public health concerns. Some of these trends, such as mobile ordering, food delivery services, and curbside pickup—all of which expanded during the pandemic—are likely to remain post pandemic. The Village's Zoning Code should be updated to reflect these changes and to accommodate these business and consumer needs. We thank you for your consideration of this request.

Sincerely,

Robin A. Kramer, Chair
Village of Mamaroneck Zoning Board of Appeals