



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: 317 Mamaroneck Avenue, Mamaroneck, NY 10543

Date: 03-10-2023

Section: 9  
Zoning: C-2

Block: 19

Lot: 14A1

☐ Flash drive Submitted

Applicant (name/address/email/phone): Sean Christie, 107 Delaware Road, Yonkers, NY 10710 (914) 218-1331,  
Email: schristie@christiepropertygroup.com

Owner(name/address/email/phone):Anthony Diroma, 7 Pine Road, White Plains, NY 10601, (914) 270-4845

Description of work: Interior renovations for Bubble Tea Shop.

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

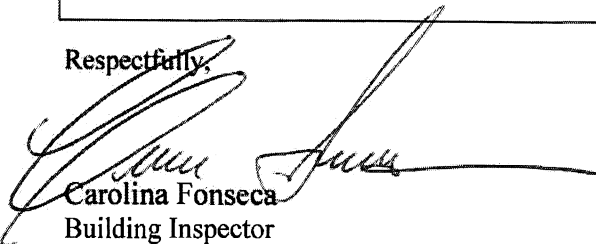
Chapter	Article	Section	Part	Description	Approval Required
342	VI	31	A(1)	Restaurant/food establishment in C-2	ZBA—Special Permit

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

Escrow Determination(s):

ZBA Special Permit (new business) --\$2,500

Respectfully,

  
Carolina Fonseca  
Building Inspector

03/10/2023

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