



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

Thomas Murphy and Board of Trustees  
Mayor

Property Address: 1202 West Boston Post Road Mamaroneck, NY 10543  
Section: 9 Block: 21 Lot: 2B  
Zoning: C-1

Jerry Barberio  
Village Manager

Date: 03-13-2023

☐ Flash drive Submitted

Applicant (name/address/email/phone): Ellen Sledge, Penny Lick Ice Cream Co, 580 Warburton Ave, Hastings-on-Hudson, NY 10706 (718) 809-2590 Email: [hello@pennylickicecream.com](mailto:hello@pennylickicecream.com)

Owner(name/address/email/phone): 1202 WBP Realty Assoc LLC, 229 Beechmont Drive, New Rochelle, NY 10804

- Description of work: Creation of a new retail ice cream shop in the location of the previous Subway sandwich shop, including minor interior alterations to expand size of kitchen work space and reduce size of customer area. All existing kitchen equipment is to remain. Most interior finishes are to remain. New finishes to match existing. There is no exterior work except signage, by a separate permit.

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

03/13/2023

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