



**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: 414 Mamaroneck Ave, Mamaroneck, NY 10543      Date: REVISED: 04-19-2023—03/10/2023

SBL: 9-18-9B

Zoning: C-2

☒ Digital Copy Provided

Applicant (name/address/email/phone): Carlos Sosa Steber, 671 Grammatan Ave, Mount Vernon, NY 10552

Owner(name/address/email/phone): A. Ruth & Sons Real Estate, 412 Mamaroneck Ave., P.O. Box 563,  
Mamaroneck Ave, Mamaroneck, NY 10543

Description of work: Interior renovations for existing store for bagel shop, remove existing non-bearing, counter and cabinets, provide new plumbing fixtures, provide new kitchen equipment and hood, and new walk-in cooler, replace existing flooring with new tile floor.

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	Restaurant/Food Establishment in C-2	ZBA--Special Permit
342	VII	45		Carry-out restaurant on Mamaroneck Ave within 200 Feet	ZBA—Variance

\*Please review Tree Law, Chapter 318 and submit accordingly, when applicable.  
Escrow Determination(s):

ZBA—Special Permit (new business) --\$2,500; Variance--\$1,500 Total: \$4,000

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](http://www.akrf.com)

## Memorandum

---

**To:** Village of Mamaroneck Building Department  
**From:** Alicia Moore  
**Date:** ~~3/9/2023~~ **REVISED 4/17/2023**  
**Re:** Determination Assessment: 414 Mamaroneck Ave  
**cc:** Brittanie O'Neill, Land Use Board Secretary

---

### PROJECT INFORMATION

Applicant: Carlos Sosa Streber  
Owner: A. Ruth & Sons Real Estate

Project Description per Building Permit application:

- Interior renovation of existing store for new bagel shop, remove existing non-bearing, counter and cabinets, provide new plumbing fixtures, provide new kitchen equipment and hook, add new walk-in cooler, replace existing lights and outlets, replace existing flooring with new tile floor.

<u>Project address:</u>	<u>414 Mamaroneck Ave</u>	<u>Site acreage:</u>	4,150 sf)
<u>Parcel identifier (SBL):</u>	9-18-9B	<u>Flood hazard:</u>	No
<u>Zoning district:</u>	C-2	<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):**☐ Planning Board☐ Board of Architectural Review☐ Other:☒ Zoning Board☐ Harbor Coastal Zone Management Comm.

Chapter	Article	Section	Part	Description	Board/Approval Required
342	VI	31	A	Restaurant/food establishment in C-2	ZBA – Special Permit
342	VII	45		Carry-out restaurant on MMK Ave within 200 feet	ZBA - Variance

**Initial Escrow Determinations:**

Determination	Fee
ZBA Special Permit (new business)	\$2,500
<b>Variance</b>	<b>\$1,500</b>
<b>TOTAL</b>	<b>\$2,500 4,000</b>