



**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: 414 Mamaroneck Ave, Mamaroneck, NY 10543  
Section: 9 Block: 18 Lot: 9B  
Zoning: C-2

Jerry Barberio  
Village Manager

Date: 03/10/2023

☐ Flash drive Submitted

Applicant (name/address/email/phone): Carlos Sosa Streber, 671 Gramatan Ave, Mount Vernon, NY 10552  
(914) 954-9618 Email: [css@cmssdesign.com](mailto:css@cmssdesign.com)

Owner (name/address/email/phone): A. Ruth & Sons Real Estate, 412 Mamaroneck Ave, PO Box 563, 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, add 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

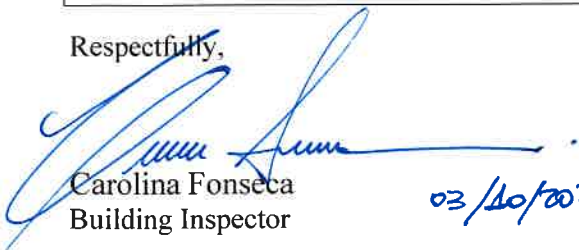
Chapter	Article	Section	Part	Description	Approval Required
342	VI	31	A	Restaurant/Food establishment in C-2	ZBA-Special Permit

\*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.





***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

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

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### 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

**Initial Escrow Determinations:**

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