



The International Corporate Center, 555 Theodore Fremd Avenue, Rye, NY 10580

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April 5, 2023

Chair Robin Kramer
Village of Mamaroneck Zoning Board of Appeals
169 Mt. Pleasant Ave.
Mamaroneck, NY 10543

Re: Arben Krasniqi /414 Mamaroneck Ave.

Dear Chair Kramer and Members of the Board of Appeals:

We represent Arben Krasniqi. Enclosed please find an application for a Special Permit to open a bagel shop at 414 Mamaroneck Ave.

The site is in the C-2 Zone.

Enclosed please find 2 checks payable to the Village of Mamaroneck. \$2500 for the escrow fee and \$425.00 for the application fee.

Our submission includes 5 sets of the following:

Special Permit application

Short Form EAF

Plans showing the layout of the premises

Letter from Landlord

This space has been unoccupied for several months. The proposed bagel/coffee shop will be called The Schmeear, it will operate seven days a week from 7 am – 7 pm. There will be 20 seats inside although most of the business will be take out. They anticipate having 6 employees on site at any given time. All the bagels are made fresh on the spot. The lease provides for four parking spaces in the rear for employees.

This shop will be a great addition to our already bustling central business district.

We look forward to meeting with the Board on May 4, 2023.

Very Truly Yours,



Paul J. Noto