

Josette Tavares

From: Chief P.J. Trujillo
Sent: Thursday, December 4, 2025 4:00 PM
To: BoardOfAppeals
Subject: 397 Palmer Avenue/Massage Establishment

Good afternoon Zoning Board,

I am writing to express my concerns regarding the application for a massage establishment at 397 Palmer Avenue in the Village of Mamaroneck. Based on the Village of Mamaroneck Code, for the application to be approved for a special permit the application should be adhering to the following sections of the following Village code in section 342-42.1:

A.

(2) Each applicant must furnish a copy of a New York State license as a massage therapist and must possess a copy of a current New York State registration certificate for itself and each of its employees.

(3) No permit shall be issued to an applicant for the operation of a massage establishment until an applicant has provided a register of contact phone numbers, home addresses and social security numbers of the owner and all employees to the Village Police Department. It is the responsibility of the owner of a massage establishment to keep these records current and notify the Village Police Department of any changes and updates to these records. A copy of the register shall be maintained by the Village Clerk and shall be made available at the massage establishment to representatives of the Village during regular business hours.

(8) Each applicant who wishes to establish a massage establishment shall submit two sets of fingerprints to the Village Police Department. Said fingerprints shall be taken by the Village Police Department, and the applicant shall pay a fee as set forth by the Police Department. If the applicant is a company or corporation, then two full sets of fingerprints of the principal officer of said company or corporation shall be provided in accordance with this subsection. The Police Department shall forward the applicant's fingerprints to the New York State Division of Criminal Justice Services (DCJS) and shall be responsible for reviewing the criminal history record information disseminated by the DCJS. A certified check or money order, in the amount specified by and made payable to the DCJS to cover the cost of processing fingerprints, shall also be provided by the applicant.

(9) Each applicant who wishes to establish a massage establishment shall also submit a complete statement of all convictions of the applicant and all its employees for any felony, misdemeanor, or violation, except summary traffic violations.

B. Issuance of special use permit for massage establishment. The Board of Appeals shall issue a special use permit for a massage establishment if all the requirements for a massage establishment special use permit under this section are met, unless they find that:

(3) The applicant fails to provide the required New York State licenses and current New York State registration certificates for itself and its employees.

(5) The applicant has knowingly made any false, misleading, or fraudulent statement of fact in the special use permit application or in any document required by the Village in conjunction therewith.

(6) The applicant has had a massage business, or other special use permit, denied, revoked, or suspended by the Village or any other state or local agency within five years prior to the date of the application.

These sections outline the special permit requirements and other regulations applicable to massage establishments. I urge the Zoning Board to carefully consider these code provisions as it relates to the review of this application.

In the last five years, the Village of Mamaroneck Police Department has closed (8) massage establishments within the Village and has assisted the Village of Larchmont with closing down (3) more. Each of those locations were closed for violating local Village codes and engaging in prostitution. It is well known that many of these massage establishment engage in human trafficking and the exploitation of a person for labor, services, and commercial sex.

I would like to thank you in advance for your time and consideration.

Regards,

Chief P.J. Trujillo

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