

EXTRACT OF MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MAMARONECK HELD ON MARCH 9, 2026, AT 7:00 P.M. IN THE COURTROOM AT 169 MT. PLEASANT AVENUE

**RESOLUTION RE:
ADOPTION OF PROPOSED LOCAL LAW E OF 2026 TO
AMEND SECTION 342-42.1 OF THE CODE OF THE VILLAGE OF MAMARONECK RE: MASSAGE ESTABLISHMENTS.**

WHEREAS, Proposed Local Law E of 2026 has been introduced to Section Chapter 342-42.1 of the Code of the Village of Mamaroneck (Zoning) Re: Massage establishments; and

WHEREAS, The Board of Trustees, having considered the proposed local law during its February 9, 2026 and February 23, 2026 meetings, scheduled a public hearing on the proposed local law for March 9, 2026; and

WHEREAS, notice of the public hearing for Proposed Local Law E was published in accordance with the law; and

WHEREAS, on March 9, 2026, the Board of Trustees held a public hearing for Proposed Local Law E of 2026;

On motion of _____, seconded by _____:

NOW, THEREFORE, be it resolved by the Board of Trustees of the Village of Mamaroneck, as follows:

1. The Board of Trustees finds and determines that the adoption of Proposed Local Law E of 2026 is a Type II action under Section 617.5(c)(33) of the New York State Environmental Quality Review Act (SEQRA); and
2. Proposed Local Law E of 2026 is adopted and shall read as follows:

PROPOSED LOCAL LAW E - 2026

A Proposed Local Law to Amend Section 342-42.1 of the Code of the Village of Mamaroneck Re: Massage establishments.

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:

Section 1.

Section 342-42.1 of the Code of the Village of Mamaroneck is hereby amended as follows:

“§ 342-42.1 Massage establishments.

A. Requirements for massage establishments. A permitted massage establishment located within the Village shall adhere to all the requirements set forth under Article XVI of this Code as well as the following requirements:

(1) No massage establishment shall be established until the issuance of a special use permit by the Board of Appeals (See Article X.) and in strict adherence to Article XI, Site Development Plan Approval, of this Code. Said permit shall be required to be renewed every ~~two years~~ year. **No massage establishment shall be permitted in any Residential District listed in Article V of this Chapter, nor shall any massage establishment be permitted within one thousand (1,000) feet of another massage establishment and/or within one thousand (1,000) feet of any Residential District listed in Article V of this Chapter, and/or within one thousand (1,000) feet of any school, public park, or public library.**

...

(7) All massage establishments shall permit representatives of the Village Police Department, Fire Department, Code Enforcement Officer or other Village departments or agencies to inspect its premises for the purpose of ensuring compliance with the law at any time it is occupied or open for business. **No massage establishment shall be issued a renewed special use permit by the Board of Appeals without a Village Police Department inspection taking place prior to the currently held special use permit's expiration.**

...

(11) The maximum hours of operation of massage establishments shall be from 8:00 a.m. to ~~10:00~~ **8:00** p.m.

..."

Section 2.

If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, the portion of the law declared to be invalid will be deemed a separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

Section 3.

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3). It supersedes the provisions of the Village Law, including those provisions which provide for the approval of a land use application on the basis of the passage of time, and the Code of the Village of Mamaroneck, including those provisions which authorize or require the approval of a land use application, to the extent that they are inconsistent with this local law.

Section 4.

This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.

Ayes: _____
Nays: _____
Not Voting: _____

I, the undersigned Clerk of the Village of Mamaroneck, Westchester County, New York,

DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the Regular Meeting of the Board of Trustees of the Village of Mamaroneck, including the resolution contained therein, held on the 10th day of March, 2026 with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Village this 10th day of March 2026.

Sally J. Roberts, Village Clerk