

Abrams Fensterman's Al Pirro Leads Zoning Application for Drive-Thru Dunkin' Donuts in Larchmont Office Building

FEATURED ATTORNEY



Albert J. Pirro, Jr.

Partner

LARCHMONT, NY — Abrams Fensterman, LLP is pleased to announce that **Albert J. Pirro Jr.**, Partner in the firm's White Plains office, is representing **Hoffman Investors Corp.** in its application to the Village of Larchmont for approval of a **drive-thru Dunkin' Donuts** at the base of the four-story office building located at **1890 Palmer Avenue**. The project, which was recently featured in *Westfair Business Journal*, highlights a significant adaptive reuse initiative in the heart of the community.

The proposal marks an adaptive reuse of a former bank space in the building and reflects a strategic effort to enhance neighborhood convenience while preserving pedestrian accessibility. Under the plan, the Dunkin' Donuts would occupy approximately 1,425 square feet on the ground floor and include a dual-lane drive-thru, optimized for mobile app orders and point-of-sale efficiency.

"We've taken every measure to ensure this application meets the Village's zoning code and parking requirements,"

said **Al Pirro**, one of the region's most respected figures in commercial development and zoning law.

"Traffic circulation has been designed to minimize congestion and maximize safety."

Pirro emphasized that the proposed drive-thru is engineered with today's fast-paced commuter patterns in mind.

"This is not your traditional fast-food model. It's a cutting-edge operation that includes mobile pre-ordering, self-checkout terminals, and tablet-based service for drive-thru customers."

These systems are already proving successful at other locations and are ideally suited for the Palmer Avenue site.”

The property is located near the **Larchmont Metro-North station**, making it a high-traffic corridor for both commuters and neighborhood residents. The operator, **Men at Work, LLC**, runs multiple Dunkin’ Donuts locations throughout the region and has committed to delivering a premium experience at this site.

The project team has submitted traffic studies indicating that the proposed design can efficiently handle the projected volume. At similar Dunkin’ drive-thru locations, customer transaction times average just **38 seconds**, underscoring the potential for smooth, consistent flow even during peak hours.

Pirro has requested that the **Larchmont Planning Board hold a public hearing** on the matter at its upcoming **October 21st meeting**. The hearing will provide an opportunity for community input and dialogue.

With over 50 years of experience in land use, zoning, and development law, Al Pirro has been instrumental in shaping the commercial landscape of Westchester County and beyond. His track record includes approvals for high-impact projects such as The Westchester in White Plains, The Summit in Mount Pleasant, and The Centre at Purchase—and now potentially, Larchmont’s newest coffee hub.