

Village of Mamaroneck



*Village Hall
123 Mamaroneck Avenue
Mamaroneck, N.Y. 10543*

BOARD OF APPEALS

**TELEPHONE
(914) 777-7737**

MEETING AGENDA

February 2, 2012

A. PUBLIC HEARINGS

1. Application #21SP-2008, CHINESE LITTLE KITCHEN, 143 Mamaroneck Avenue (Section 9, Block 51, Lot 7A), to renew a special permit to operate a sit down carry out restaurant. (C-2 District)
2. Application #3SP-2012, SMASH PARTNERS MAMARONECK, LLC., 448 Mamaroneck Avenue (Section 9, Block 18, Lot 11B), for a special permit to open and operate a Smash Burger restaurant. (C-2 District)
3. Application #6A-2012, MESARA REALTY, INC., 448 Mamaroneck Avenue (Section 9, Block 18, Lot 11B), where two restaurants (Smash Burger and Cherrytree Yogurt) proposed to be operated in a commercial building violate Article VIII Section 342-56 (restaurant seating) which requires 1 parking space for each three seats plus 1 parking space for each two employees. The applicant proposes zero parking spaces and 32 parking spaces are required for the use. (C-2 District)
4. Adjourned Application #1I-2012, ELEANOR WEISS, LEONARD WEISS, GEORGE HENDERSON, IRENE HENDERSON AND SUZANNE MCCRORY, regarding 818 The Crescent (Section 9, Block 85, Lot 34B), for an appeal of the issuance of a building permit (revision) for seawall reinforcement. (R-15 District).

B. CLOSED APPLICATIONS

1. Application #30A-2011, HPS 122 LLC. C/O H-P CAPITAL, LLC., 122-134 Mamaroneck Avenue (Section 9, Block 50, Lot 14), for an area variance of Article VIII Section 342-56 to build a two story addition and first floor expansion where the applicant proposes zero parking spaces and six parking spaces are required and for an area variance of Article VIII Section 342-57 off street loading where the applicant proposes zero parking spaces and one parking space is required. (C-2 District) **(Closed 12/1/2011)**
2. Application #4I-2011, BENNETT GOLUB & CYNTHIA GOLUB & THE SHORE ACRES PROPERTY OWNERS ASSOCIATION, 700 S. Barry Avenue (Section 4, Block 77, Lot 31), for an appeal of the Village of Mamaroneck Tax Assessor's change of the tax map on page 105. Lot 31 was changed from 12.29 acres to 12.87 acres. (R-10 District) **(Closed 12/1/2011)**

3. Application #6I-2011, BENNETT GOLUB & CYNTHIA GOLUB & THE SHORE ACRES PROPERTY OWNERS ASSOCIATION, 700 S. Barry Avenue (Section 4, Block 77, Lot 31), for an appeal of the Building Inspector's refusal to revoke the three related building permits issued to the Mamaroneck Beach and Yacht Club on January 14, 2011 despite the Zoning Board of Appeals' determination on May 5, 2011 that the Club's site plan approved by the Planning Board on December 9, 2010 is not zoning compliant. (R-10 District)
(Closed 12/1/2011)

C. APPROVAL OF MINUTES

1. November 3, 2011 Minutes
2. December 1, 2011 Minutes
3. January 5, 2012 Minutes

And such other matters that may come before the Board