

Village of Mamaroneck



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

BOARD OF APPEALS

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MEETING AGENDA

January 5, 2012

A. PUBLIC HEARINGS

1. Application #12SP-2011, JEREMY LAFARO D/B/A HEALTHY FIT FOR WOMEN, 1000 E. Boston Post Road (Section 4, Block 63, Lot 5A), for a special permit to operate a woman's health club under new ownership. (C-1 District)
2. Application #1SP-2012, I & N DELI AND GROCERY, 131 Halstead Avenue (Section 9, Block 11, Lot 20A), for a special permit to operate a deli/grocery with indoor seating. (C-2 District)
3. Application #2SP-2012, LIGOTINO & TRAMO LLC. D/B/A GRAND CENTRAL RESTAURANT, 974 E. Boston Post Road (Section 4, Block 63, Lot 4A), for a special permit to operate a new restaurant in an existing restaurant building. (C-1 District)
4. Application #1A-2012, HUMAN DEVELOPMENT SERVICES OF WESTHCHESTER, INC., 930 Mamaroneck Avenue (Section 8, Block 56, Lot 10), for a variance of Article VI Section 342-38 to install a dumpster enclosure where the proposed rear yard setback is 10 feet and 45 feet is required. (C-1 District)
5. Application #2A-2012, SALVATOR AND MARIA CIRIGLIANO, 1035 Old Boston Post Road (Section 9, Block 56, Lot 12), for a variance of Article V Section 342-27 of Lot Area to legalize a two-family house to a seven-family dwelling where the applicant has 2,497 sq. ft per dwelling and 2,500 sq. ft. per dwelling is required. A variance of Article VIII Section 342-54B(2) which states that no parking spaces shall be located within 15 feet of any wall of a multi-family dwelling, which wall contains windows (other than kitchen and bathroom windows) with a sill height of less than eight feet above the level of said parking area is required and the applicant has five feet. (R-7.5 District)
6. Application #3A-2012, JOSE AND MARIA GUERREIRO, 234 Mt. Pleasant Avenue (Section 9, Block 30, Lot 10), for a variance of Article IX Section 342-64(A) to add two bedrooms to a rear dwelling where the proposed addition to a two-family house in a single-family zone may not be altered, enlarged or extended unless the use is changed to a conforming use. (R-5 District)
7. Application #4A-2012, JORGE TITO AND MARIA JOSE, 127 Florence Street (Section 4, Block 49, Lot 87), for a variance of Article V Section 342-27 to add a rear yard addition where

the applicant proposes seven feet for a combined side yard setback and fourteen feet is required. (R-5 District)

8. Application #6A-2012, HSBC BANK USA, 1043 W. Boston Post Road (Section 9, Block 56, Lot 4B), for a variance of Article VI Section 342-38 to install a dumpster enclosure where the proposed rear yard setback is 4 feet and 45 feet is required. (C-1 District)
9. Application #7A-2012, EDWARD PASQUINA, 1415 Sunnyside Avenue (Section 4, Block 65B, Lot 276), for a variance of Article V Section 342-27 to add a front porch and stairs where the proposed front yard setback is 13 feet and 20 feet is required. (R-5 District)
10. 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

And such other matters that may come before the Board