

Agenda Minutes Close

Village of Mamaroneck

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Zoning Board of Appeals Agenda

VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS AGENDA
June 6, 2013 AT 7:30 PM - Courtroom at 169 Mt. Pleasant Avenue
NOTICE OF FIRE EXITS AND REQUEST TO TURN OFF ELECTRONIC DEVICES

A. PUBLIC HEARINGS

1. Application #2SP-2013, SFMG-S4, LLC D/B/A SALSA FRESCA MEXICAN GRILL, 354 Mamaroneck Avenue (Section 9, Block 18, Lot 22B), for a special permit to operate a restaurant. (C-2 District)
2. Application #1S-2013, PROSPECT CIGAR GROUP D/B/A DOC JAMES CIGAR LOUNGE, 133 E. Prospect Avenue (Section 9, Block 51, Lot 9B), to legalize a hanging sign where the sign violates Section 286-12B(1) (business establishments shall be limited to one façade sign) where this is the second facade sign, Section 286-12C(2) (the lower edge of a sign shall not be located above the level of the second story of the building), and Section 286-2 (Projecting Sign: the sign extends 7 feet where 18 inches is allowed from the plane of such wall or structure. (C-2 District)
3. Application #10A-2013, JESSE LIPSCHER AND BARBARA GEBALA, 303 Orienta Avenue (Section 9, Block 58, Lot 41), for an area variance to enclose an existing covered porch where the proposed plan violates Article V, Section 342-27 of the Schedule of Minimum Requirements where the applicant proposes a front yard setback of 17.4 feet and 20 feet is required. (R-5 District)
4. Adjourned Application #9A-2013, EAST COAST NORTH PROPERTIES, LLC., 416 Waverly Avenue a/k/a 560 Fenimore Road (Section 8, Block 111, Lots 29-42), for four variances to construct a new four-story (40,620 sq. ft.) self-storage facility, and site and existing building improvements where the proposed plan violates Article VI, Section 342-38 of the Schedule of Minimum Requirements where the applicant proposes a Floor Area Ratio of 1.34 where no more than 1.0 is allowed and a new building of four stories where no more than three stories are allowed. The proposed plan also violates Article VIII, Section 342-57 of the Schedule of Off-Street Loading Requirements where the applicant proposes two loading spaces and ten loading spaces are required. The proposed plan also violates Article VIII, Section 342-56 of the Schedule of Off-Street Parking Requirements where the applicant proposes 52 parking spaces and 86 parking spaces are required. (M-1 District) (**Adjourned to July 23, 2013**)
5. Adjourned Application #2I-2013, SUZANNE MCCRORY, regarding 818 The Crescent (Section 9, Block 85, Lot 34B), for an appeal of the issuance of a Certificate of Occupancy for Building Permit #22476 and seeking a determination that the Certificate of Occupancy is invalid. (R-15 District)
6. Application #3I-2013, SHORE ACRES PROPERTY OWNERS ASSOCIATION,

ET AL., regarding 700 S. Barry Avenue a/k/a 555 S. Barry Avenue - Mamaroneck Beach & Yacht Club (Section 4, Block 37, Lot 1) for an appeal of the determination of the Building Inspector, made on April 5, 2013, finding that the amended site plan application of Mamaroneck Beach & Yacht Club is zoning-compliant. (MR District)

B. APPROVAL OF MINUTES

1. April 4, 2013 Meeting Minutes
2. May 2, 2013 Meeting Minutes

C. ADJOURN MEETING

ANY HANDICAPPED PERSON NEEDING SPECIAL ASSISTANCE IN ORDER TO ATTEND THE MEETING SHOULD CALL THE VILLAGE MANAGER'S OFFICE AT 914-777-7703