

Agenda Minutes Close

Village of Mamaroneck

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Zoning Board of Appeals Agenda

VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS AGENDA
July 23, 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 #3SP-2013, WILLIAM VITALE D/B/A ANDREA'S 25 OF WESTCHESTER, LLC., 974 E. Boston Post Road (Section 4, Block 63, Lot 4A), for a special permit to operate a restaurant. (C-1 District)
2. Application #4SP-2013, MARY JIMENEZ D/B/A DOMINICAN KITCHEN, 443 Mamaroneck Avenue (Section 9, Block 11, Lot 5), for a special permit to operate a restaurant. (C-2 District)
3. Application #12A-2013, LAURA RAINALDI, 643 Lorraine Street (Section 4, Block 17, Lot 1), for three variances to erect an above ground pool 15 feet in diameter and four feet deep for the summer where the proposed pool violates Section 300-3(A) (Prohibitions and Standards), where no pool shall be erected or constructed in the front yard of any premises and Section 300-3(B) (Prohibitions and Standards), where the proposed pool is setback four feet from the secondary front yard on Grove Street and ten feet is required. The proposed pool also violates Article V, Section 342-27 of the Schedule of Minimum Requirements for Residential Districts, where the pool is setback 15 feet from the primary front yard on Lorraine Street and 20 feet is required. (R-5 District)
4. Application #13A-2013, ROBERT RIPLEY, 520 Brook Street (Section 4, Block 26, Lot 31), for a variance to legalize an enclosure of an existing unheated open porch where the porch violates Article V, Section 342-27 of the Schedule of Minimum Requirements for Residential Districts where the structure has a 23.6 foot setback from the rear property line and 25 feet is required. (R-5 District)
5. Application #14A-2013, BB & G CONSTRUCTION CORP., 209 Grand Street (Section 8, Block 64, Lot 32), for variances to subdivide an existing lot into two lots and construct a new two-family residence on lot B where the property in an R-4F zone per Article V, Section 342-27 of the Schedule of Minimum Requirements for Residential Districts requires the following: 2,500 sq. ft. lot area per dwelling unit required, lots A and B insufficient by 170.76 sq. ft.; 5,000 sq. ft. lot area required, lots A and B insufficient by 170.76 sq. ft.; lot B width 50 sq. ft. required, insufficient by 1.71 ft.; lot B depth 100 ft. required, insufficient by 1.46 sq. ft.; lot A depth 100 ft. required, insufficient by 5.39 sq. ft. and Lot A total side yard 16 ft. required, insufficient by 1.6 ft. (R-4F District)
6. 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 zero loading spaces and five 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 89 parking spaces are required. (M-1 District)

7. Adjourned Application #21-2013, 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)
8. Adjourned Application #31-2013, 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. CLOSED APPLICATIONS

1. 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)

C. APPROVAL OF MINUTES

1. June 6, 2013 Meeting Minutes

D. 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