

Agenda      Minutes      Close

**Village of Mamaroneck**

123 Mamaroneck Ave., Mamaroneck, NY 10543  
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**Zoning Board of Appeals Agenda**

**VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS AGENDA**  
**September 12, 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 #15SP-2010, FRANKIE & FANUCCI'S MAMARONECK LLC., 301 Mamaroneck Avenue (Section 9, Block 19, Lot 11A), to renew a special permit to operate an existing restaurant. (C-2 District)
2. Application #18SP-2010, CARILLO'S AUTO BODY, 432 Waverly Avenue (Section 8, Block 111, Lot 22A), to renew a special permit to operate an existing body shop. (M-1 District)
3. Application 16SP-2010, JUMANA HAMDAN D/B/A HASH-O-NASH MIDDLE EASTERN COUNTRY KITCHEN, 441 Mamaroneck Avenue (Section 9, Block 11, Lot 4), to renew a special permit to operate a restaurant. (C-2 District)
4. Adjourned 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)
5. 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 #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)

2. 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)

**C. OTHER BUSINESS**

1. Andrea's 25 of Westchester - Submission of Updated Survey

**D. APPROVAL OF MINUTES**

1. June 6, 2013 Meeting Minutes
2. July 23, 2013 Meeting Minutes

**E. 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**

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