

Zoning Board of Appeals Agenda

VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS AGENDA
November 7, 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 #6SP-2013, SHORE ACRES POINT CORP., 504 The Parkway (Section 4, Block 76A, Lot 1), for a special permit as required by Article V, Section 342-21A (7) for a club and reconstruction of a clubhouse. (R-10 District)
2. **(Adjourned to December 5, 2013)** 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 ft. required, insufficient by 1.71 ft.; lot B depth 100 ft. required, insufficient by 1.46 ft.; lot A depth 100 ft. required, insufficient by 5.39 ft. and Lot A total side yard 16 ft. required, insufficient by 1.6 ft. (R-4F District)
3. Application #15A-2013, SALVATORE CIRIGLIANO, 1035 Old Boston Post Road (Section 9, Block 56, Lot 12), for area variances to obtain Certificates of Occupancy for Building Permit #14252 (issued in 1971 for a two-story addition) and Building Permit #15449 (issued in 1979 for a second floor addition) for a multi-family home. The second story addition violates Article V, Section 342-27 of the Schedule of Minimum Requirements where the applicant has a lesser side yard setback of .4 feet and 30 feet is required and a combined side yard setback of 30 feet where 60 feet is required. The second floor addition violates Article V, Section 342-27 of the Schedule of Minimum Requirements where the applicant has a lesser side yard of .9 feet and 30 feet is required. (RM-1 District)
4. Application #17A-2013, BARRY AND PATRICIA MELANCON, 580 Shore Acres Drive (Section 4, Block 67, Lot 16B), for area variances to add an outdoor sink and generator where the proposed generator violates Article V, Section 342-27 of the Schedule of Minimum Requirements where the side yard setback is 5.9 feet and 10 feet is required. The proposed outdoor sink violates Article V, Section 342-27 where the combined side yard setback is 19.6 feet and 25 feet is required. (R-10 District)
5. Application #18A-2013, BRANKO AND PATRICIA RADULOVIC, 1506 Harrison Avenue (Section 4, Block 49, Lot 76-24B), for an area variance to rebuild an existing entry steps and create additional parking in the front yard where the proposed parking violates Article VIII (Off Street Parking), Section 342-54 where no parking is allowed in a required front yard. (R-5 District)
6. **(Adjourned to December 5, 2013)** 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. OTHER BUSINESS

1. Andrea's 25 of Westchester - Submission of Updated Survey
2. Lead Agency Letters re: 209 Grand Street and 108 Mamaroneck Avenue
3. Request for Comment on PLL P-2013

C. APPROVAL OF MINUTES

1. July 23, 2013 Meeting Minutes
2. September 12, 2013 Meeting Minutes
3. October 3, 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

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