

## Zoning Board of Appeals Agenda

**VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS AGENDA**  
**December 5, 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. Adjourned 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)
2. Adjourned 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)
3. 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.; Lot A total side yard 16 ft. required, insufficient by 1.6 ft. and a variance from Section 342-11D (Lot requirements; subdivision and non-conforming lots), subdivision of an existing lot shall not cause the resulting lots to be non-conforming (R-4F District)
4. Application #11A-2013, ROBERT AND ANGELA HOLTON, 951 Orienta Avenue (Section 9, Block 104, Lot 28A), for an area variance to expand front yard driveway for a parking space where the front yard parking violates Article VIII (Off-Street Parking and Loading), Section 342-54(B)(1) (Layout, location and maintenance) where parking in a required front yard other than a driveway is not allowed. (R-10 District)
5. Application #19A-2013, ERIC AND LISA MANDELL, 1314 Franklin Avenue (Section 4, Block 15, Lot 64), for an area variance to build a second floor

addition over the existing one story portion of the residence where the proposed addition violates Article V, Section 342-27 of the Schedule of Minimum Requirements, where the applicant has a lesser side yard setback of 3 feet and 6 feet is required. (R-2F District)

6. Adjourned 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. CLOSED APPLICATIONS**

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)

**C. OTHER BUSINESS**

1. Request for Comment on PLL P-2013

**D. APPROVAL OF MINUTES**

1. October 3, 2013 Meeting Minutes
2. November 7, 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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