

Agenda      Minutes      Close

**Village of Mamaroneck**

123 Mamaroneck Ave., Mamaroneck, NY 10543  
ph: (914) 777-7700

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**Zoning Board of Appeals Agenda**

**VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS AGENDA**  
**February 6, 2014 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-2014, JERMAINE MOURE D/B/A MASSA2, LLC., 599 East Boston Post Road (Section 4, Block 60B, Lot 24), for a special permit to operate an existing restaurant. (C-1 District)
2. Application #3SP-2014, FIRST CLASS CLEANERS OF MAMARONECK, INC., 620 (626) East Boston Post Road (Section 4, Block 53, Lot 2B), for a special permit to operate a dry cleaner. (C-1 District)
3. 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)
4. Application #1SP-2014, HAMPSHIRE CLUB, INC., 1025 Cove Road (Section 9, Block 89C, Lot 22A), for a special permit to host non-member events. (MR District)

**B. CLOSED APPLICATIONS**

1. 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)
2. 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)

**C. APPROVAL OF MINUTES**

1. December 5, 2013 Meeting Minutes
2. November 7, 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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