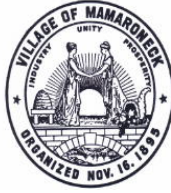


Village of Mamaroneck



*Village Hall
P.O. Box 369
Mamaroneck, N.Y. 10543*

BOARD OF APPEALS

**TELEPHONE
(914) 777 - 7737
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MEETING AGENDA

April 1, 2010

A. PUBLIC HEARINGS

1. Adjourned Application #1SP-2010, ENDURANCE FITNESS (formerly, Thomas Falco), 707 Fenimore Road (Section 8, Block 86, Lot 5), for a special permit to operate a fitness center. (M-1 District)
2. Adjourned Application #5SP-2010, FAISAL LIADAT, 960 Mamaroneck Avenue (Section 8, Block 53, Lot 1), for a special permit to open and operate a Domino's Pizza restaurant. (C-1 District)
3. Adjourned Application #4A-2010, GLORIA BETANCOURT, 413 Waverly Avenue (Section 8, Block 101, Lot 33), for an area variance of Article IX Section 342-64(A) to legalize a basement apartment where the proposed legalization of finishing the basement violates the code. (M-1 District)
4. Adjourned Application #8A-2010, BEACH POINT CLUB, 900 Rushmore Avenue (Section 9, Block 97, Lots 2, 3, 4A), for an application for a Certificate of Occupancy for paddle tennis courts where, per Application 29A-2008, the proposed front yard setback was 13 feet and the actual setback measured to the stairs is 8.3 feet and the proposed side yard setback was 5 feet where the actual is 1.7 feet. (MR District)
5. Application #2SP-1998, MAMARONECK AUTO COLLISION, INC., 744 Old White Plains Road (Section 8, Block 78, Lots 27B, 28), to renew a special permit to operate a body shop. (C-1 District)
6. Application #13SP-2004, KATHY SANSOTTA, 1215 Henry Avenue (Section 4, Block 49, Lots 17-20 & 32C), to renew a special permit to operate a daycare from home. (R-5 District)
7. Application #18SP-2006, BI HE LIN, 421 Mamaroneck Avenue (Section 9, Block 11, Lots 2, 3A & 3B), to renew a special permit to operate a restaurant. (C-2 District)
8. Application #3SP-2007, MARNIN CORPORATION, 1023 W. Boston Post Road (Section 9, Block 56, Lots 6 & 7), to renew a special permit to operate a delicatessen. (C-1 District)

9. Application #9SP-2003, GRANADOS RESTAURANT CORPORATION, 690 Mamaroneck Avenue, (Section 8, Block 82, Lots 1-4, 16-19), to renew a special permit to operate a restaurant. (RM-3 District)
10. Application #10SP-2010, GRANADOS RESTAURANT CORPORATION, 690 Mamaroneck Avenue, (Section 8, Block 82, Lots 1-4, 16-19), for a special permit to modify an existing special permit to extend the hours of operation of a restaurant. (RM-3 District)
11. Application #7SP-2010, GO GREEN DRY CLEANERS, 1153 W. Boston Post Road (Section 9, Block 56, Lot 1B), for a special permit to operate a dry cleaning drop off store. (C-1 District)
12. Application #9SP-2010, MOSIA BROTHERS NORTH, INC., 645 Fayette Avenue (Section 8, Block 91, Lot 5A), for a special permit to operate an automobile repair facility. (M-1 District)
13. Application #6A-2010, HIREN & RADHIKA MUZUMDAR, 545 Bleeker Avenue (Section 9, Block 85, Lots 10 & 11), for an area variance of Article V Section 342-21B(9) to install a 5 foot fence on the side of property where the allowed height is 4 feet and the entrance doors into the yard at 6 feet in height. (R-15 District)
14. Application #39A-2009, GUISEPPE NOVELLO, 609 Hillside Avenue (Section 4, Block 3, Lot 7B), for an area variance of Article V Section 342-27 where the applicant proposes a 10.32 foot rear yard setback where 25 feet is required. (R-2F District)
15. Application #17A-2010, ROBIN SIMONSEN, 303 West Street (Section 4, Block 46, Lot 2B1), for an area variance of Article IX Section 342-64 to rebuild a deck where the new deck will be zoning compliant by bulk standards, it is an alteration to a non-conforming use. (R-5 District)
16. Application #18A-2010, ETHER ROBERTSON, 741 Meadow Street (Section 4, Block 10, Lot 2), for an area variance of Article V 342-27 where variance #24A-2005 permitted a front yard setback of 18.9 feet where 20 feet is required. The as built front yard setback is 16.3 feet. The permitted lesser side setback per #24A-2005 was 5.05 feet where 6 feet is required. The proper variance for this is a combined side yard setback of 9.1 feet where 16 feet is required. The permitted rear yard setback per #24A-2005 was 17.4 feet where 25 feet is required. The actual as built setback is 16.3 feet. The allowed building coverage per #24A-2005 was 38.3% where 35% is the maximum allowed. The actual build coverage is 45.7%. (R-2F District)

B. REPORT ON PENDING LEGAL CASES

C. MISCELLANEOUS

1. Adjourned Application #5SP-2010, FAISAL LIADAT, 960 Mamaroneck Avenue (Section 8, Block 53, Lot 1), for a special permit to open and operate a Domino's Pizza restaurant. (C-1 District) **(Incomplete – Pending SEQRA compliance. Planning Board – Lead Agency)**
2. Application #40A-2009, EAST COAST NORTH PROPERTIES, LLC, 416 Waverly Avenue **(Scheduling of participation in scoping by involved agencies, interested agencies and public.)**

D. PENDING APPLICATION(S) CLOSED

1. Adjourned Application #9A-2010, BLYTHE HAMER AND BRAD GEWEHR, 626 Stiles Avenue (Section 9, Block 79, Lot 7A), for a variance of Article VIII section 342-54(B)1 to legalize a driveway extension where the proposed driveway is .02 feet from the side lot line and 5 feet is required. (R-15 District) **(Closed 3-4-2010)**
2. Adjourned Application #48A-2009, EDWARD PARISEN, 258 Madison Street (Section 8, Block 87, Lot 20-1), for a variance of Article V Section 342-27 to replace existing stairs creating a front yard setback of 4 feet where 20 feet is required. (R-4F District) **(Closed 3-4-2010)**
3. Adjourned Application #19SP-2009, S&J RESTAURANTS LLC., 501 Halstead Avenue (Section 4, Block 26, Lot 1A), for a special permit to operate a restaurant under new ownership. (C-1 District) **(Closed 3-4-2010)**

E. APPROVAL OF MINUTES

1. March 4, 2010 Minutes

And such other matters that may come before the Board