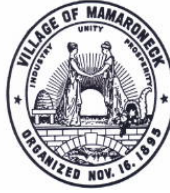


Village of Mamaroneck



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

BOARD OF APPEALS

**TELEPHONE
(914) 777 - 7737
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MEETING AGENDA

December 2, 2010

A. PUBLIC HEARINGS

1. Adjourned Application #18SP-2010, JOSEPH CARILLO, 432 Waverly Avenue (Section 8, Block 111, Lot 22A), for a special permit to relocate an existing auto body repair shop. (M-1 District)
2. Adjourned Application #41A-2010, JOSEPH CARILLO, 432 Waverly Avenue (Section 8, Block 111, Lot 22A), for an area variance of Article VII 342-46.2 to relocate an existing body shop where the proposed shop is closer than 200 feet to another repair shop. The proposed parking violates Article VIII Section 342-56 where ten spaces are required and only eight are provided. (M-1 District)
3. Adjourned Application #39A-2010, FRANCISCO NOVELLO, 632 Mamaroneck Avenue (Section 8, Block 50, Lot 16), for a use variance of Article V Section 342-24 and Article XIII Section 342-92(c) to extend use of an existing parking lot where commercial parking lots are not permitted. (R-2F District)
4. Application #42A-2010, MERCEDES LAZZARA, 205 Maple Avenue (Section 9, Block 30, Lot 6), for an area variance of Article IX Section 342-64(A) to install a new bathroom where the proposed bathroom will alter the building. (R-5 District)
5. Application #43A-2010, BERNARD & DAWN SILVERSTEIN, 328 Wagner Avenue (Section 4, Block 29, Lot 36), for an area variance of Article V Section 342-27 to build a deck where the applicant has 5.18 feet for a lesser side yard setback and 6 feet is required and violates the combined yard setback where the proposed is 10.71 feet and 14 feet is required. (R-5 District)
6. Application #40A-2010, PAUL DERECKTOR, 139 Dubois Avenue (Section 4, Block 59, Lot 1), for an area variance of Article IX Section 342-64(A) and 342-64 (B) to alter a third floor apartment into one apartment converting the house from a six-family to a five-family residence. (R-5 District)
7. Application #44A-2010, MR. AND MRS. JOSEPH URBINATI, 1380 Flagler Drive (Section 9, Block 105, Lot 27), for an area variance of Article V Section 342-27 and Article IX Section 342-65 to legalize and build a new cabana where the cabana will increase the nonconformity

and where the applicant proposes 9.3' for the lesser side where 20' is required and where the combined side yard setback proposed is 23.3' where 45' is required. (R-20 District)

B. CLOSED APPLICATIONS

1. Application #38A-2010, MR. & MRS. THIERRY POURCHET, 1000 Seahaven Drive (Section 9, Block 111, Lot 3) for an area variance of Article V Section 342-27 to construct an addition where the proposed addition is a three story addition and only 2½ stories are permitted. (R-20 District) **(Closed 11/4/2010)**

2. Application #1S-2010, MEN AT WORK IV LLC., 427 East Boston Post Road (Section 4, Block 60, Lot 7B1), for an area variance to install a pole sign where the proposed sign violates Section 286-11B(3). The proposed sign has an area of 21 feet squared where the maximum allowed is 16 feet squared. The proposed sign also violates Section 286-11B where free standing signs are allowed when a building is set back 50 feet or more from a property line and the building is 39.1 feet from the property line. (MC-2 District) **(Closed 11/4/2010)**

C. APPROVAL OF MINUTES

1. October 7, 2010 Minutes
2. November 4, 2010 Minutes

And such other matters that may come before the Board