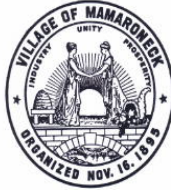


Village of Mamaroneck



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

BOARD OF APPEALS

**TELEPHONE
(914) 777 - 7737
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MEETING AGENDA

February 3, 2011

A. PUBLIC HEARINGS

1. Adjourned Application #2I-2011, THE SHORE ACRES PROPERTY OWNERS ASSOCIATION AND BENNETT & CYNTHIA GOLUB, 700 S. Barry Avenue (aka 555 South Barry Avenue) (Section 4, Block 77, Lot 31), for an appeal of the Building Inspector's interpretation and determination that the site plan application of Mamaroneck Beach and Yacht Club complied with applicable provisions of the Village Code on the grounds that (1) the Building Inspector improperly relied on submissions by the Club, rather than on the Village tax map, to determine the acreage of the lot and (2) the Club's site plan does not provide sufficient parking as required by the Village Code. (MR District)
2. Application #1SP-2011, NIKO'S GREEK TAVERNA, 599 E. Boston Post Road (Section 4, Block 60B, Lot 24), for a special permit to operate an existing bar and restaurant under new management. (C-1 District)
3. Application #2SP-2011, MONTAGE WINE LOUNGE, 157 Mamaroneck Avenue (Section 9, Block 51, Lot 9A), for a special permit to open and operate a wine lounge. (C-2 District)
4. Adjourned Application #1I-2011, VITO LARUSSO, 1648 Mamaroneck Avenue (Section 8, Block 1A, Lot 8), for an appeal of the Building Inspector's determination to deny a proposed pigeon coop shed as the pigeon coop violates Article V Section 342-21B(7) in that pigeons are not customary household pets. (R-5 District)
5. Application #3A-2011, TERRENCE O'NEILL, 730 Bradley Street (Section 4, Block 12, Lot 7), for a variance of Article V Section 342-27 to enclose a porch and put a roof over an entry and existing deck where the applicant proposes a combined side yard for the enclosed porch of 4.6 feet where 14 feet is required. The proposed roof over the deck violates the combined yard where the applicant has 11.8 feet where 14 feet is required. The proposed roof over the entry violates front yard setbacks where the applicant has 8.1 feet where 20 feet is required. (R-5 District)

B. CLOSED APPLICATIONS

1. 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) **(Closed 12/2/2010)**

2. 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) **(Closed 12/2/2010)**

C. APPROVAL OF MINUTES

1. December 2, 2010 Minutes
2. January 6, 2011 Minutes

And such other matters that may come before the Board