

# Village of Mamaroneck



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

**BOARD OF APPEALS**

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## **MEETING AGENDA**

**March 4, 2010**

### **A. PUBLIC HEARINGS**

1. 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)
2. Adjourned Application #4A-2010, GLORIA BETANCOURT, 413 Waverly Avenue (Section 8, Block 101, Lot 33), for a 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)
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)
4. 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)
5. 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)
6. 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 measure to the stairs is 8 feet where 25 feet is required. (MR District)
7. 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)

**B. PENDING APPLICATION(S) CLOSED**

1. Application #37A-2009, JOAN GUSSMAN DE LA CRUZ, 438 Melbourne Avenue (Section 4, Block 25, Lot 6A), for a variance of Article II Section 100-18(A) to legalize a ham radio antenna where the antenna is 50 feet in total height and 40 feet in width where 15 feet in height and 10 feet in width is required. (R-5 District) **(Closed 1/7/2010)**
2. Application #49A-2009, PALMER TERRACE COOPERATIVE/STILLMAN MANAGEMENT, INC., Palmer Terrace (Section 9, Block 4, Lot Plot), for a variance of Article V Section 342-21B(9) to erect an 8 foot high fence where a maximum of 5 feet in height is allowed. (R-M1 District) **(Closed 1/7/2010)**
3. Application #4SP-2004, EQUINOX MAMARONECK, INC., 1053 W. Boston Post Road (Section 9, Block 56, Lots 3&4A), to renew a special permit to operate a Health Club. (C-1/RM-1 District) **(Closed 2/4/2010)**
4. Application #13A-2010, AW OAKWOOD, LLC., 803 Oakwood Road (Section 9, Block 85, Lot 1C), for a variance of Article V Section 342-21B(9) to legalize a fence where approximately 160 feet of the fence beginning on the front side of the property and continuing to the left side of the property ranges from 5 feet to 6 feet in height and approximately 55 feet of fence is set on top of an existing stone retaining wall located at the left side of the driveway ranging from 5 feet to 8 feet in height where 5 feet is required. (R-15 District) **(Closed 2/4/2010)**
5. Application #14A-2010, JOSE MADERIA, 210 Fulton Road (Section 9, Block 22, Lots 21-24), for a variance of Article V Section 342-27 to erect an addition and convert from a one to two-family house where the applicant has 9.8 feet for a combined yard setback and 16 feet is required. (R-2F District) **(Closed 2/4/2010)**
6. Application #15A-2010, TARA SLONE GOLDSTEIN, 1000 Fairway Lane (Section 9, Block 72, Lot 15), for a variance of Article V Section 342.21B(9) to legalize a 6 foot high fence, approximately 150 feet in length, along the left and right sides of the house where 5 feet is allowed. (R-20 District) **(Closed 2/4/2010)**

**C. WORK SESSION**

Application #40A-2009, EAST COAST NORTH PROPERTIES, LLC, 416 Waverly Avenue

**D. APPROVAL OF MINUTES**

1. February 4, 2010 Minutes

**And such other matters that may come before the Board**