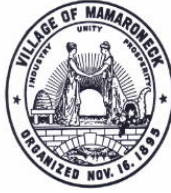


Village of Mamaroneck



*Village Hall
123 Mamaroneck Avenue
Mamaroneck, N.Y. 10543*

BOARD OF APPEALS

**TELEPHONE
(914) 777 - 7737
FAX NUMBER
(914) 777 7769**

MEETING AGENDA (REVISED)

May 5, 2011

A. PUBLIC HEARINGS

1. Application #1SP-2008, HAIKU ASIAN BISTRO, 265 Mamaroneck Avenue (Section 9, Block 19, Lot 8A3), to renew an existing special permit to operate an Asian restaurant. (C-2 District)
2. Adjourned Application #3SP-2008, MOLLY SPILLANE'S RESTAURANT, 211 Mamaroneck Avenue (Section 9, Block 19, Lot 1A), to renew an existing special permit to operate a restaurant and retail space. (C-2 District)
3. Adjourned Application #4SP-2008, DUNKIN DONUTS, 427 E. Boston Post Road (Section 4, Block 60, Lot 7B1), to renew an existing special permit to operate a donut shop. (MC-2 District)
4. Adjourned Application #7A-2011, DUNKIN DONUTS, 427 E. Boston Post Road (Section 4, Block 60, Lot 7B1), for a variance to install a free standing sign where the proposed sign violates Section 280-11(B1) 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. Section 286-11B(2) prohibits free standing signs from being within 15 feet of a side property line and the proposed sign is 2 feet in from a side lot line. (MC-2 District)
5. Adjourned Application #9A-2011, STEVEN & JENNIFER MARGOLIS, 513 Alda Road (Section 4, Block 76, Lot 5), for a variance of Article V Section 342-27 to add a second story addition to an existing one story garage where the applicant proposes a 4.4 foot side yard setback and 10 feet is required. (R-10 District)
6. Adjourned Application #3I-2011, ACTION AUTO MART, INC., 416 Mamaroneck Avenue (Section 9, Block 18, Lot 9C), for an interpretation of certain code sections as they relate to the business of the applicant. (C-2 District)
7. Adjourned Application #4SP-2011, ACTION AUTO MART, INC., 416 Mamaroneck Avenue (Section 9, Block 18, Lot 9C), for a special permit to operate a car dealership. (C-2 District)
8. Adjourned Application #12A-2011, ACTION AUTO MART, INC., 416 Mamaroneck Avenue (Section 9, Block 18, Lot 9C), for a variance of Article III Section 342-56(A) where the

proposed dealership has provide 3 parking spaces where no fewer than 10 spaces are required. Per Section 342-75(A), Site Plan is required for this change in use. (C-2 District)

9. Application #6A-2011, LARCHMONT AVENUE PRESBYTERIAN CHURCH, 210 Villa Avenue (Section 8, Block 5, Lot 3), for a variance of Article V Section 342-27 to replace an existing accessory garage where the proposed side yard setback is 2.2 feet instead of the required 6 feet. The proposed rear yard setback is 5.7 feet instead of the required 6 feet. (R-5 District)
10. Application 16A-2011, ANTHONY PECORA, 1005 Nine Acres Lane (Section 9, Block 113, Lot 1), for a variance of Article V Section 342-27 to construct a new four bedroom single family house where the proposed front yard setback is 20.2 instead of the required 25 feet and the proposed front yard setback for the chimney is 17.4 feet instead of the required 25 feet. The applicant proposes a floor area ratio of .317 where .30 is the maximum. (R-20 District)
11. Application #17A-2011, MELINDA & OLIVER WINTERMANTEL, 655 Shore Acres Drive (Section 4, Block 69, Lot 16B), for a variance of Article V Section 342.27 to add a second story modular addition where the proposed and existing combined yard setback is 21.92 feet instead of the required 25 feet. The second story will increase the existing non-conformity. (R-10 District)

B. CLOSED APPLICATIONS

1. Application #1I-2011, DAVID 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) **(Closed 2/3/2011)**
2. 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) **(Closed 3/3/2011)**
3. Application #13A-2011, MCMICHAEL BOATING CENTER, 447 E. Boston Post Road (Section 4, Block 60, Lot 8), for a variance of Article VI Section 342-38 where the storage shed has a side yard setback of 0 feet and 5 feet is required. The setback for the restroom is 2 feet where 5 feet is required. (MC-2 District) **(Closed 4/7/2011)**

C. APPROVAL OF MINUTES

1. March 3, 2011 Minutes
2. April 7, 2011 Minutes

And such other matters that may come before the Board