

Village of Mamaroneck



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

BOARD OF APPEALS

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

MEETING AGENDA

May 6, 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 #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)
3. 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)
4. Application #2SP-2007, BEACH POINT CLUB, 900 Rushmore Avenue (Section 9, Block 97, Lots 2, 3, 4A), to renew a special permit to conduct non-member events at the club. (MR District)
5. Adjourned 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)
6. Adjourned 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)

7. Application #12SP-2004, TOYO OF JAPAN, INC., 252 Mamaroneck Avenue (Section 9, Block 19, Lot 7A), to renew a special permit to operate a restaurant. (C-2 District)
8. Application #8SP-2007, JCP GLOBAL CORPORATION, 591 E. Boston Post Road (Section 4, Block 60B, Lot 21-23), to renew a special permit to operate a dry cleaners. (C-1 District)
9. Application #2SP-1995, APPLE METRO INC., 640 E. Boston Post Road (Section 4, Block 53, Lot 2B), to renew and modify a special permit to operate a restaurant and to include outdoor dining. (C-1 District)
10. Application #11SP-2010, FLORENCIO FERNANDEZ, 350 Mamaroneck Avenue (Section 9, Block 18, Lot 22A), for a special permit to open and operate an ice cream store. (C-2 District)
11. Application #12SP-2010, ANGELO'S SERVICE STATION, 760 Old White Plains Road (Section 8, Block 78, Lots 1B, 2A), to modify an existing special permit to operate a service station. (C-1 District)
12. Application #23A-2010, ANGELO'S SERVICE STATION, 760 Old White Plains Road (Section 8, Block 78, Lots 1B, 2A), for a variance of Article VI Section 342-38 to build an addition where the proposed front yard setback is 0 feet where 10 feet is required. The proposed side yard setback is 1.5 feet where 45 feet is required. The proposed parking spaces on the lot have a proposed setback of 0 feet where 25 feet is required. The location of the proposed parking violates Article VIII Section 342-54A. The number of parking spaces proposed on the lot is 4 where 24 spaces are required per Section 342-56. The applicant should designate one area for a loading space. (C-1 District)
13. Application #2SP-2009 & Application #7A-2009, BANK OF AMERICA, 1160 W. Boston Post Road (Section 9, Block 21, Lot 2A1), to request an extension of time within which to obtain a Building Permit to construct a bank building. (C-1 District)
14. Application #11A-2010, ROBERT & SHERRY WIENER, 1 Skibo Lane (Section 9, Block 101, Lot 1), for a variance of Article V Section 342-27 to build patios at rear of property where the required rear setback is 6 feet and the proposed is 0 feet, also violates lesser side setback is 2.1 feet where 20 feet is required and violates combined side yard setbacks where 25 feet is required and 4.4 feet are provided. (R-20 District)
15. Application #22A-2010, LUCIEN RAGUSO, 366 Mamaroneck Avenue (Section 9, Block 18, Lot 8A), for a variance of Article VI Section 342-38 to rebuild a new retaining wall and replace a new pipe where the proposed height of the retaining wall with a fence on top of the wall ranges from 5 feet to 10 feet and where 5 feet is allowed. (C-2 District)
16. Application #19A-2010, HILMAR REALTY LLC, 1421 Mamaroneck Avenue (Section 8, Block 813, Lot 8B), for a variance of Article IV Section 342-11D to sub-divide one lot into two lots where the subdivision will increase the existing non-conformity on the existing building. The existing FAR is 1.55 and the maximum FAR is 55. The proposed subdivision will create an FAR of 1.87. The existing building coverage is .45 where the maximum allowed is .35. The subdivision will create a building coverage of .55. (R-5 District)
17. Application #20A-2010, JOHN LEITNER, 750 Rushmore Avenue (Section 9, Block 85, Lot 1A), for a variance of Article V Section 342-27 to legalize an existing storage shed and

playhouse where the proposed side yard setback is 2.6 feet and 25 feet is required and the playhouse is 1.4 feet where 15 feet is required. (R-15 District)

B. PENDING APPLICATION(S) CLOSED

1. 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. 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. 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)**
4. 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) **(Closed 4-1-2010)**
5. 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) **(Closed 4-1-2010)**
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) **(Closed 4-1-2010)**
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) **(Closed 4-1-2010)**
8. 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) **(Closed 4-1-2010)**
9. 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) **(Closed 4-1-2010)**
10. 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) **(Closed 4-1-2010)**

11. 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)

(Closed 4-1-2010)

C. APPROVAL OF MINUTES

1. March 4, 2010 Minutes
2. April 1, 2010

And such other matters that may come before the Board