

# Village of Mamaroneck



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

**BOARD OF APPEALS**

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## **MEETING AGENDA**

**November 3, 2011**

### **A. PUBLIC HEARINGS**

1. Adjourned 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 #19SP-2006, SANDRA & DON SCHWARZ/TRUSTEES D/B/A/ DCH MIDLAND LLC., 260 W. Boston Post Road (Section 9, Block 40, Lots 19, 19, 20A, 20B, 20C, 28-2), to renew an existing special permit to operate a car dealership. (C-1 District)
3. Application #7SP-2000, C & K DRY CLEANING CORP. D/B/A MAMARONECK CLEANERS, 965 Mamaroneck Avenue (Section 8, Block 54, Lot 1A2), to renew an existing special permit to operate a dry cleaners. (C-1 District)
4. Application #5SP-2001, BEKIR DEDE D/B/A TOP RAK, LTD., 540 Mamaroneck Avenue (Section 8, Block 112, Lot 56A), to renew an existing special permit to operate a motor vehicle filling station. (C-1 District)
5. Application #11SP-2008, DCH MAMARONECK, LLC. D/B/A DCH TOYOTA CITY, 700 Waverly Avenue (Section 8, Block 111, Lot 1A), to renew an existing special permit to operate an automobile service center. (M-1 District)
6. Application #13SP-2008, PEOPLE'S UNITED BANK, 1444 E. Boston Post Road (Section 4, Block 65C, Lot 201), to renew an existing special permit to operate a bank with a drive thru window. (C-1 District)
7. Application #14SP-2011, ADRIANA SALAMONE D/B/A CHERRY TREE YOGURT, 448 Mamaroneck Avenue (Section 9, Block 18, Lot 11B), for a special permit to operate a new yogurt shop. (C-2 District)
8. Adjourned Application #3F-2011, MATTHEW & JENNIFER COHEN, 746 The Parkway (Section 4, Block 70, Lot 24), for an area variance of Article V Section 342-21B(9) to install a four foot fence on top of a six foot retaining wall, creating a combined height of ten feet and a length of 77 feet along the rear of the property where six feet is the maximum height allowed. (R-10 District)

9. Adjourned Application #5I-2011, LEONARD AUBREY & KATHLEEN SAVOLT & LOIS FENTON, regarding 746 The Parkway (Section 4, Lock 70, Lot 24), for an appeal of the issuance of the Certificate of Compliance issued on July 10, 2011 for Building Permit #11-0133 dated March 10, 2011 for the installation of a new pool. (R-10 District)
10. Adjourned Application #30A-2011, HPS 122 LLC. C/O H-P CAPITAL, LLC., 122-134 Mamaroneck Avenue (Section 9, Block 50, Lot 14), for an area variance of Article VIII Section 342-56 to build a two story addition and first floor expansion where the applicant proposes zero parking spaces where six parking spaces are required and for an area variance of Article VIII Section 342-57 off street loading where the applicant proposes zero parking spaces and one parking space is required. (C-2 District)
11. Adjourned Application #31A-2011, BRIAN & ANDREA MURPHY, 312 Wagner Avenue (Section 4, Block 29, Lot 46), for an area variance of Article V Section 342-27 to build an addition where the side yard setback is 3.85 feet where six feet is allowed and the combined side yard setback is 7.80 feet where 14 feet is required. (R-5 District)
12. Adjourned Application #32A-2011, REALTY GUILD, LLC., 721 W. BOSTON POST ROAD (Section 9, Block 57, Lot 36), for an area variance to remove bushes in the parking lot where the removal of the bushes violates Resolution #37A-1985, Condition E. (C-1 District)
13. Application #33A-2011, RIGOBERTO BECERRA, 722 Prospect Avenue (Section 9, Block 35 Lot 4), for an area variance of Article V Section 342-27 to continue the existing dormer where the combined side yard setbacks are 10.6 feet and 14 feet is required and for a variance of Article IX Section 342-64A which states that a non-conforming use shall not be altered. (R-5 District)

**B. CLOSED APPLICATIONS**

1. Application #29A-2011, DARRIN DELUCIA, 1421 Arlington Street (Section 8, Block 17, Lot 9), for an area variance of Article 342-27 to rebuild an existing rear yard garage where the applicant proposes three feet for the lesser side yard and six feet is required. The garage also violates the combined side yard setback where the applicant proposes 9.96 feet and 14 feet is required. Additionally, the proposed garage violates rear yard setbacks where six feet is required and the proposed setback is 2.20 feet. (R-5 District) **(Closed 10/6/2011)**

**C. APPROVAL OF MINUTES**

1. September 1, 2011 Minutes
2. October 6, 2011 Minutes

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