

Village of Mamaroneck



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

BOARD OF APPEALS

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MEETING AGENDA

September 1, 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. Application #7SP-2001, JOHN CECIL & CELIA FELSHER, 521 Eagle Knolls Road (Section 9, Block 72A, Lot 9B), to renew an existing special permit to continue the use of the tennis court. (R-20 District)
3. Application #10SP-2001, FRANCESCO STOIA D/B/A ENZO AUTO BODY, INC., 624 Fenimore Road (Section 8, Block 93, Lot 61), to renew an existing special permit to operate an auto body shop. (M-1 District)
4. Application #4SP-2000, LI QING FANG D/B/A DRAGON CITY, 431 Mamaroneck Avenue (Section 9, Block 11, Lot 2), to renew an existing special permit to operate a restaurant. (C-2 District)
5. Application #12SP-2006, AZZEDDINE BENNOUNA D/B/A ZITOUNE RESTAURANT, 1127 W. Boston Post Road (Section 9, Block 56, Lot 2A), to renew a special permit to operate a restaurant and to serve Hookah after 10:00 p.m. due to economic hardship. (C-1 District)
6. Application #10SP-2011, FANG WANG D/B/A NEW GREAT WALL, INC., 587 E. Boston Post Road (Section 4, Block 60B, Lot 21), for a special permit to continue to operate an existing restaurant under new ownership. (C-1 District)
7. Application #11SP-2011, MARIO OCCHICONE, 650 Van Ranst Place (Section 8, Block 83, Lot 15), for a special permit to open an Italian American organization called Comunita Andrettese Society. (C-1 District)
8. Application #4I-2011, BENNETT GOLUB & CYNTHIA GOLUB & THE SHORE ACRES PROPERTY OWNERS ASSOCIATION, 700 S. Barry Avenue (Section 4, Block 77, Lot 31) for an appeal of the Village of Mamaroneck Tax Assessor's change of the tax map on page 105. Lot 31 was changed from 12.29 acres to 12.87 acres. (R-10 District)

9. Application #22A-2011, J & H SPADARO, 425 Florence Street (Section 4, Block 41, Lot 22), for an area variance of Article V Section 342-27 to install a dumpster enclosure where the proposed front yard setback is zero feet and 20 feet is required. (R-2F District)
10. Application #26A-2011, CHARLES RUDANSKY & HANNI RUDANSKY, 640 Forest Avenue (Section 9, Block 88, Lot 11), for an area variance of Article V Section 342-27 to build a 400 square foot rear addition where the applicant proposes a rear yard setback of 21 feet and 30 feet is required. (R-15 District)
11. Application #27A-2011, PHILIP SILVER & TERESA SILVER, 511 Rushmore Avenue (Section 9, Block 76, Lot 17), for an area variance of Article V Section 342-27 to add an 8 foot by 10 foot kitchen addition where the proposed addition has 6.60 feet for the lesser side yard where 15 feet is required. The kitchen addition also violates the combined yard setback where 18.60 feet is proposed and 35 feet is required. (R-15 District)
12. Application #28A-2011, SHAHIN MEHRKAR & CHERLY MEHRKAR, 522 Walnut Street (Section 4, Block 54, Lot 10), to add a portico to the front entry where the previous variance issued to application #44A-2009 on November 5, 2009 is null and void. The code only allows a variance to go with a permit. No permit was obtained within 12 months. (R-5 District)

B. APPROVAL OF MINUTES

1. June 2, 2011 Minutes
2. July 7, 2011 Minutes

And such other matters that may come before the Board