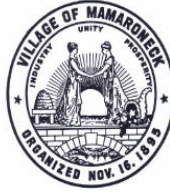


Village of Mamaroneck



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

BOARD OF APPEALS

**TELEPHONE
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MEETING AGENDA

April 7, 2011

A. PUBLIC HEARINGS

1. 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)
2. Application #3SP-2011, AJMK ENTERPRISE LLC., 181 E. Boston Post Road (Section 4, Block 60, Lot 3), for a special permit to operate an existing restaurant under new management. (MC-2 District)
3. 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. 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. Application #8A-2011, HOWARD & JANEL ALEXANDER, 1 Pirates Cove (Section 9, Block 103, Lot 1), for a variance of Article V Section 342-27 to add a gas fireplace with chimney where the applicant proposes 13.67 feet and 20 feet is required. (R-20 District)
6. 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)
7. Application #5SP-2011, CAPUTO TOLLGATE PROPERTY, LLC., 974 E. Boston Post Road (Section 4, Block 63, Lot 4A), for a special permit to operate a motor vehicle/filling station. (C-1 District).
8. Application #10A-2011, CAPUTO TOLLGATE PROPERTY, LLC., 974 E. Boston Post Road (Section 4, Block 63, Lot 4A), for a variance to construct a car wash and motor vehicle/filling station. The proposed structure violates Article VI Section 342-38 where the proposed front

yard setback is zero where 10 feet is required. The proposed structure also violates Article VII Section 342-46.1 where the structure is closer than 1000 feet to another motor vehicle/filling station. The proposed parking Violates Article VI Section 342-38, footnote 6 where the parking has a 4 foot side yard setback and 10 feet is required. (C-1 District)

9. 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)
10. 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)
11. 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)
12. 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)

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 #4A-2011, JOSEPH CALDWELL, 1411 James Street (Section 8, Block 16, Lot 25), for a variance of Article V Section 342-27 to legalize a pool deck where the lot coverage is 38.8% and the maximum allowed is 35%. (R-5 District) **(Closed 3/3/2011)**
3. 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)**

C. APPROVAL OF MINUTES

1. March 3, 2011 Minutes

And such other matters that may come before the Board