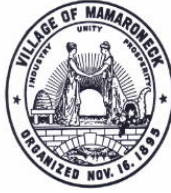


# Village of Mamaroneck



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

**BOARD OF APPEALS**

**TELEPHONE  
(914) 777 - 7737  
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## **MEETING AGENDA**

**July 29, 2010**

### **A. PUBLIC HEARINGS**

1. Adjourned Application #1SP-2001, TSI MAMARONECK, LLC/DBA NEW YORK SPORTS CLUB, 124 Palmer Avenue (Section 9, Block 31, Lots 14A, 14B, 15A), to renew a special permit to continue to operate a health club. (C-2 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 #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)
4. Adjourned Application #23A-2010, ANGELO'S SERVICE STATION, 760 Old White Plains Road (Section 8, Block 78, Lots 1B, 2A), for an area variance of Article VI Section 342-38 to build an addition where the proposed front yard setback is 5 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 4 feet where 25 feet is required and the proposed parking violates Article VIII Section 342-54A. The number of parking spaces proposed on the lot is 3 where 23 spaces are required per Section 342-56. The applicant should designate one area for a loading space. (C-1 District)
5. Adjourned Application #11A-2010, ROBERT & SHERRY WIENER, 1 Skibo Lane (Section 9, Block 101, Lot 1), for an area 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)
6. Adjourned Application #19A-2010, HILMAR REALTY LLC, 1421 Mamaroneck Avenue (Section 8, Block 813, Lot 8B), for an area variance of Article IV Section 342-11D to subdivide 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)
7. Adjourned matter of #2SP-2009 & #7A-2009, BANK OF AMERICA, 1160 W. Boston Post Road (Section 9, Block 21, Lot 2A1), regarding request for an extension of time within which to obtain a Building Permit to construct a bank building. (Incomplete) (C-1 District)
  8. Application #14SP-1997, CCG HOLDINGS, INC. (CLEARVIEW CINEMAS), 243 Mamaroneck Avenue (Section 9, Block 19, Lot 6A), to renew a special permit to continue to operate a movie theater. (C-2 District)
  9. Application #2SP-2001, CARL SCHWARZKOPF, 627 Mamaroneck Avenue (Section 8, Block 88, Lots 8 & 18), to renew a special permit to continue to operate a coin-operated laundry. (C-1/RM-3/O-1 District)
  10. Application #13SP-2010, ELK YEA INC. (SAMIR ALEJILAT), 443 Mamaroneck Avenue (Section 9, Block 11, Lots 5 & 6), for a special permit to operate an existing restaurant under new management. (C-2 District)
  11. Application #14SP-2010, JUMANA HAMDAN, 441 Mamaroneck Avenue (Section 9, Block 11, Lot 4), for a special permit to open and operate a Mediterranean style restaurant. (C-2 District)
  12. Application #15SP-2010, FRANKIE & FANUCCI'S MAMARONECK, LLC., 301 Mamaroneck Avenue (Section 9, Block 19, Lot 11A), for a special permit to operate an approved restaurant. (C-2 District)
  13. Application #1I-2010, JONATHAN MICHAELS, (Section 4, Block 68, Lot 7) for an interpretation of the proposed house on the empty lot at Oakhurst Road next to 539 Oakhurst Road and the Building Inspector's determination. (R-10 District)
  14. Application #27A-2010, MR. & MRS. JACK STADLER, 1030 Constable Drive (Section 9, Block 108, Lot 12), for an area variance where the addition that was built per permit #16132 violates Section 342-27 where the applicant has a combined side yard setback of 27.7 feet and 45 feet is required. (R-20 District)
  15. Application #28A-2010, MR. & MRS. CHARLES CHMELECKI, 400 Beach Avenue (Section 4, Block 26, Lot 28), for an area variance of Article IV, Section 342-64(A) to enlarge a bathroom and closet on the second floor, where a non-conforming use of buildings prohibits the alteration of a non-conforming use without a variance granted by the Zoning Board of Appeals. The property is a two-family dwelling in a one-family dwelling zone. (R-5 District)
  16. Application #28A-2010, MR. & MRS. CHARLES CHMELECKI, 400 Beach Avenue (Section 4, Block 26, Lot 28), for an area variance of Article V, Section 342-21(B) for a Certificate of Occupancy for an in ground pool where Permit # 08-0293 was issued in error and where accessory uses are only permitted in connection with a permitted principle use. The property is a two-family dwelling in a one-family dwelling zone. (R-5 District)

**B. PENDING APPLICATION(S) CLOSED**

1. 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) **(Closed 6/3/2010)**
2. 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) **(Closed 6/3/2010)**
3. 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) **(Closed 6/3/2010)**
4. Application #3SP-1998, SANDRO RESTAURANT CORPORATION, 597 E. Boston Post Road (Section 4, Block 60B, Lots 21, 22, 23), to renew a special permit to continue to operate an existing restaurant. (C-1 District) **(Closed 6/3/2010)**
5. Application #9SP-1999, STARBUCKS COFFEE COMPANY, 1030 W. Boston Post Road (Section 9, Block 21, Lots 2A2B & 2A2D) to renew a special permit to continue to operate a coffee shop. (C-1 District) **(Closed 6/3/2010)**
6. Application #1SP-2004, WESTCHESTER BEACH SPA, INC., 626 E. Boston Post Road (Section 4, Block 53, Lot 2B), to renew a permit to continue to operate a tanning salon. (C-1 District) **(Closed 6/3/2010)**
7. Application #6SP-2004, DIAMOND CAR WASH & LUBE INC., 324 Halstead Avenue (Section 4, Block 21, Lots 19A-19H), to renew a special permit to continue to operate a car wash and lube facility. (C-1 District) **(Closed 6/3/2010)**
8. Application #7SP-2004, TD BANK (Formerly Commerce Bank), 1521 E. Boston Post Road (Section 4, Block 79, Lot Plot A), to renew a special permit to continue to operate a drive-through facility. (C-1 District) **(Closed 6/3/2010)**
9. Application #9SP-2004, GARDEN CATERING MAMARONECK, LLC., 315 Mamaroneck Avenue (Section 9, Block 19, Lot 13A1), to renew a special permit to continue to operate a food service establishment. (C-2 District) **(Closed 6/3/2010)**
10. Application #24A-2010, PAUL & MAUREEN ABRAHAMSEN, 305 Grant Terrace (Section 8, Block 31, Lot 3), for an area variance of Article V Section 342-27 to add a new front porch with a chair lift where the side yard setback is 4.3 feet and 6 feet is required, and where an 8.25 foot front yard setback exists and 20 feet is required. (R-5 District) **(Closed 6/3/2010)**

11. Application #26A-2010, SEAN & ANN GORMLEY, 1104 Park Avenue (Section 4, Block 42, Lot 15), for an area variance of Article V Section 342-27 to build an addition where the proposed front yard setback is 14.67 feet where 20 feet is required and the proposed combined side yard setback is 6.76 feet where 14 feet is required. (R-5 District) **(Closed 6/3/2010)**

**C. APPROVAL OF MINUTES**

1. May 6, 2010 Minutes
2. June 3, 2010 Minutes

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