

# Village of Mamaroneck



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

**BOARD OF APPEALS**

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## **MEETING AGENDA**

**July 7, 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 #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)
3. Application #5SP-2002, CVS, 1100 E. Boston Post Road (Section 4, Block 63, Lot 6), to renew an existing special permit to operate a drive-up window and to continue the operation of a retail store. (C-1 District)
4. Application #9SP-2011, F & B, LLC, 1 Station Plaza (Section 9, Block 2, Lot 2A1), for a special permit to open and operate an American cuisine restaurant. (C-1 District)
5. Adjourned Application #11A-2011, ELIZABETH COVINGTON, 210 Nostrand Avenue (Section 8, Block 70, Lot 7A), for a variance of Article V Section 342.21(9)A to erect a 6 foot fence on a corner lot where only a 4 foot fence is allowed. (R-2F District)
6. Adjourned Application #14A-2011, ENZO'S RESTAURANT, 451 Mamaroneck Avenue (Section 9, Block 11, Lot 5), for a variance of Section 286-12(B)1 to erect an awning sign where only one facade sign per business establishment is allowed and the proposed sign would be the third facade sign. (C-2 District)
7. Adjourned Application #19A-2011, SANDE LICHTENSTEIN, 817 Hall Street (Section 9, Block 57, Lot 8), for a variance to convert from a single-family dwelling to a two-family dwelling by finishing the basement to create an apartment. The proposed conversion from a one-family to a two-family violates Article V Section 342-27 where the applicant violates lot area by proposing 2500 square feet where 3750 square feet is required and violates Article VIII 342-54B(1) where the applicant proposes one foot from the rear property line and five feet is required. (R-2F District)

8. Application #1F-2011, ROBERT & JANE HASSLER, 850 Rushmore Avenue (Section 9, Block 97A, Lot 9), for a variance of Article V Section 342-21B(9) to erect a five foot fence where only four feet is allowed. (R-15 District)
9. Application #20A-2011, J & N LEASING, 501 E. Boston Post Road (Section 6, Block 60B, Lot 3), for a variance of Article VI Section 342-38 to install a dumpster enclosure where the applicant proposes a zero foot yard setback and 45 feet is required. (C-1 District)
10. Application #23A-2011, WAYNE & BONNIE LIN, 705 Old Boston Post Road (Section 9, Block 58, Lot 10), for a variance of Article V Section 342-27 to add a rear yard addition where the applicant has 13.3 feet for a combined side yard setback and 14 feet is required. (R-5 District)
11. Application #24A-2011, HEALTHY FIT FOR WOMEN, 1000 E. Boston Post Road (Section 4, Block 63, Lot 5A), for a variance of Article VI Section 342-38 to install a dumpster enclosure where the proposed front yard setback is zero feet and ten feet is required. (C-1 District)

**B. CLOSED APPLICATIONS**

1. 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 286-11(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)  
**(Closed 6/2/2011)**

**C. APPROVAL OF MINUTES**

1. May 5, 2011 Minutes
2. June 2, 2011 Minutes

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