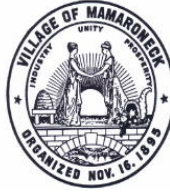


Village of Mamaroneck



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

BOARD OF APPEALS

**TELEPHONE
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MEETING AGENDA

June 2, 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 #6SP-2011, 1202 WBP REALTY, 1208 W. Boston Post Road (Section 9, Block 21, Lot 2B), for a special permit to operate an existing Thai restaurant under new ownership. (C-1 District)
4. Application #7SP-2011, T & A PIZZA INC, 357 Mamaroneck Avenue (Section 9, Block 13, Lot 24), for a special permit to operate an existing pizza restaurant under new ownership. (C-2 District)
5. Application #8SP-2011, MARIO CASTALDO, 519 Waverly Avenue (Section 8, Block 101, Lot 12), for a special permit to operate existing motor vehicle repair shop under new management. (M-1 District)
6. Adjourned 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)
7. 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)
8. 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)

9. Application #15A-2011, SANDRA DIRUZZA, 1600 Mamaroneck Avenue (Section 8, Block 1B, Lot 1), for a variance of Article XI Section 342-64(A) to remove interior walls and a door where a nonconforming use shall not be altered, enlarged or extended. (R-5 District)
10. Application #18A-2011, GREATER NEW YORK CORPORATION OF SEVENTH-DAY ADVENTISTS, 191 Prospect Avenue (Section 9, Block 31, Lot 1A), for a variance of Article V Section 342-27 to construct a handicap ramp where the proposed ramp will have a zero foot front yard setback where 20 feet is required and where the proposed lesser side yard setback is 3.8 feet where 14 feet is required. (R-5 District)
11. 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)
12. Application #21A-2011, JP MORGAN CHASE BANK, 535 E. Boston Post Road (Section 4, Block 60B, Lot 8), for a variance of Article VI Section 342-38 to install a required dumpster enclosure where the applicant proposes a zero foot yard setback where 45 feet is required. (C-1 District)

B. CLOSED APPLICATIONS

1. 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)
(Closed 5/5/2011)
2. 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)
(Closed 5/5/2011)
3. Application 16A-2011, ANTHONY PECORA, 1005 Nine Acres Lane (Section 9, Block 113, Lot 1), for a variance of Article V Section 342-27 to construct a new four bedroom single family house where the proposed front yard setback is 20.2 instead of the required 25 feet and the proposed front yard setback for the chimney is 17.4 feet instead of the required 25 feet. The applicant proposes a floor area ratio of .317 where .30 is the maximum. (R-20 District)
(Closed 5/5/2011)
4. Application #17A-2011, MELINDA & OLIVER WINTERMANTEL, 655 Shore Acres Drive (Section 4, Block 69, Lot 16B), for a variance of Article V Section 342.27 to add a second story modular addition where the proposed and existing combined yard setback is 21.92 feet instead of the required 25 feet. The second story will increase the existing non-conformity. (R-10 District)
(Closed 5/5/2011)

C. APPROVAL OF MINUTES

1. April 7, 2011 Minutes
2. April 28, 2011 Minutes
3. May 5, 2011 Minutes

And such other matters that may come before the Board