

# Village of Mamaroneck



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

**BOARD OF APPEALS**

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## **MEETING AGENDA**

**June 3, 2010**

### **A. PUBLIC HEARINGS**

1. Adjourned 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)
2. Adjourned 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)
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 a variance of Article VI Section 342-38 to build an addition where the proposed front yard setback is 0 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 0 feet where 25 feet is required. The location of the proposed parking violates Article VIII Section 342-54A. The number of parking spaces proposed on the lot is 4 where 24 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 a 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 #1SP-2010, ENDURANCE FITNESS (formerly, Thomas Falco), 707 Fenimore Road (Section 8, Block 86, Lot 5), for a special permit to operate a fitness center. (M-1 District)
7. 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)
8. Adjourned Application #2SP-1995, APPLE METRO INC., 640 E. Boston Post Road (Section 4, Block 53, Lot 2B), to renew and modify a special permit to operate a restaurant and to include outdoor dining. (C-1 District)
9. Adjourned Application #2SP-2009 & Application #7A-2009, BANK OF AMERICA, 1160 W. Boston Post Road (Section 9, Block 21, Lot 2A1), to request an extension of time within which to obtain a Building Permit to construct a bank building. (C-1 District)
10. Adjourned Application #19A-2010, HILMAR REALTY LLC, 1421 Mamaroneck Avenue (Section 8, Block 813, Lot 8B), for a variance of Article IV Section 342-11D to sub-divide 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)
11. Adjourned 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)
12. 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)
13. 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)
14. 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)
15. 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)
16. 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)

17. 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)
18. 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)
19. 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)
20. Application #25A-2010, DEBORAH DOERN, 530 Alda Road (Section 4, Block 75, Lot 20), for an area variance of Article V Section 342-27 to build a second floor addition and enlarge a porch where the applicant proposes 8.15 feet for a lesser side yard setback where 10 feet is required, and where two sides combined the applicant has 20.15 feet setback where 25 feet is required and a rear yard setback of 21.4 feet where 30 feet is required. (R-10 District)
21. 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)

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

1. Application #4A-2010, GLORIA BETANCOURT, 413 Waverly Avenue (Section 8, Block 101, Lot 33), for an area variance of Article IX Section 342-64(A) to legalize a basement apartment where the proposed legalization of finishing the basement violates the code. (M-1 District) **(Closed 4-1-2010)**
2. Application #9SP-2003, GRANADOS RESTAURANT CORPORATION, 690 Mamaroneck Avenue, (Section 8, Block 82, Lots 1-4, 16-19), to renew a special permit to operate a restaurant. (C-1 District) **(Closed 4-1-2010)**
3. Application #10SP-2010, GRANADOS RESTAURANT CORPORATION, 690 Mamaroneck Avenue, (Section 8, Block 82, Lots 1-4, 16-19), for a special permit to modify an existing special permit to extend the hours of operation of a restaurant. (C-1 District) **(Closed 4-1-2010)**

**C. APPROVAL OF MINUTES**

1. May 6, 2010 Minutes

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