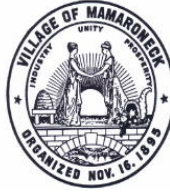


Village of Mamaroneck



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

BOARD OF APPEALS

**TELEPHONE
(914) 777 - 7737
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MEETING AGENDA

October 6, 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. Application #9SP-2001, LOUIS RISO D/B/A LUNCH WITH LOU, 257 Mamaroneck Avenue (Section 9, Block 19, Lot 7A), to renew an existing special permit to operate a food service establishment. (C-2 District)
3. Application #19SP-2006, SANDRA & DON SCHWARZ/TRUSTEES D/B/A/ DCH MIDLAND LLC., 260 W. Boston Post Road (Section 9, Block 40, Lots 19, 19, 20A, 20B, 20C, 28-2), to renew an existing special permit to operate a car dealership. (C-1 District)
4. Application #11SP-2009, FRENCH AMERICAN SCHOOL OF NEW YORK, 145 & 159 New Street (Section 8, 49, 50, 51, 1-8, 12-20, 21a-29a), to renew an existing special permit to operate a school and to amend the special permit to allow the use of two additional classrooms at 159 New Street. (R-2F District)
5. Application #2F-2011, PAUL & KRISTIN DEGEN, 707 Forest Avenue (Section 9, Block 87, Lot 12), for an area variance of Article V Section 342-21B(9)(A) to install a six foot fence where four feet is the maximum height allowed. (R-15 District)
6. Application #3F-2011, MATTHEW & JENNIFER COHEN, 746 The Parkway (Section 4, Block 70, Lot 24), for an area variance of Article V Section 342-21B(9) to install a four foot fence on top of a six foot retaining wall, creating a combined height of ten feet and a length of 77 feet along the rear of the property where six feet is the maximum height allowed. (R-10 District)
7. Application #29A-2011, DARRIN DELUCIA, 1421 Arlington Street (Section 8, Block 17, Lot 9), for an area variance of Article 342-27 to rebuild an existing rear yard garage where the applicant proposes three feet for the lesser side yard and six feet is required. The garage also violates the combined side yard setback where the applicant proposes 9.96 feet and 14 feet is required. Additionally, the proposed garage violates rear yard setbacks where six feet is required and the proposed setback is 2.20 feet. (R-5 District)

8. Application #30A-2011, HPS 122 LLC. C/O H-P CAPITAL, LLC., 122-134 Mamaroneck Avenue (Section 9, Block 50, Lot 14), for an area variance of Article VIII Section 342-56 to build a two story addition and first floor expansion where the applicant proposes zero parking spaces where six parking spaces are required and for an area variance of Article VIII Section 342-57 off street loading where the applicant proposes zero parking spaces and one parking space is required. (C-2 District)
9. Application #31A-2011, BRIAN & ANDREA MURPHY, 312 Wagner Avenue (Section 4, Block 29, Lot 46), for an area variance of Article V Section 342-27 to build an addition where the side yard setback is 3.85 feet where six feet is allowed and the combined side yard setback is 7.80 feet where 14 feet is required. (R-5 District)
10. Application #32A-2011, REALTY GUILD, LLC., 721 W. BOSTON POST ROAD (Section 9, Block 57, Lot 36), for an area variance to remove bushes in the parking lot where the removal of the bushes violates Resolution #37A-1985, Condition E. (C-1 District)
11. Application #5I-2011, LEONARD AUBREY & KATHLEEN SAVOLT & LOIS FENTON, regarding 746 The Parkway (Section 4, Lock 70, Lot 24), for an appeal of the issuance of the Certificate of Compliance issued on July 10, 2011 for Building Permit #11-0133 dated March 10, 2011 for the installation of a new pool. (R-10 District)
12. Adjourned Application #4I-2011, BENNETT GOLUB & CYNTHIA GOLUB & THE SHORE ACRES PROPERTY OWNERS ASSOCIATION, 700 S. Barry Avenue (Section 4, Block 77, Lot 31), for an appeal of the Village of Mamaroneck Tax Assessor's change of the tax map on page 105. Lot 31 was changed from 12.29 acres to 12.87 acres. (R-10 District)
13. Application #6I-2011, BENNETT GOLUB & CYNTHIA GOLUB & THE SHORE ACRES PROPERTY OWNERS ASSOCIATION, 700 S. Barry Avenue (Section 4, Block 77, Lot 31), for an appeal of the Building Inspector's refusal to revoke the three related building permits issued to the Mamaroneck Beach and Yacht Club on January 14, 2011 despite the Zoning Board of Appeals' determination on May 5, 2011 that the Club's site plan approved by the Planning Board on December 9, 2010 is not zoning compliant. (R-10 District)

B. CLOSED APPLICATIONS

1. Application #22A-2011, J & H SPADARO, 425 Florence Street (Section 4, Block 41, Lot 22), for an area variance of Article V Section 342-27 to install a dumpster enclosure where the proposed front yard setback is zero feet and 20 feet is required. (R-2F District)
(Closed 9/1/2011)
2. Application #26A-2011, CHARLES RUDANSKY & HANNI RUDANSKY, 640 Forest Avenue (Section 9, Block 88, Lot 11), for an area variance of Article V Section 342-27 to build a 400 square foot rear addition where the applicant proposes a rear yard setback of 21 feet and 30 feet is required. (R-15 District)
(Closed 9/1/2011)
3. Application #27A-2011, PHILIP SILVER & TERESA SILVER, 511 Rushmore Avenue (Section 9, Block 76, Lot 17), for an area variance of Article V Section 342-27 to add an 8 foot by 10 foot kitchen addition where the proposed addition has 6.60 feet for the lesser side yard where 15 feet is required. The kitchen addition also violates the combined yard setback where 18.60 feet is proposed and 35 feet is required. (R-15 District)
(Closed 9/1/2011)

4. Application #28A-2011, SHAHIN MEHRKAR & CHERLY MEHRKAR, 522 Walnut Street (Section 4, Block 54, Lot 10), to add a portico to the front entry where the previous variance issued to application #44A-2009 on November 5, 2009 is null and void. The code only allows a variance to go with a permit. No permit was obtained within 12 months. (R-5 District)
(Closed 9/1/2011)

C. APPROVAL OF MINUTES

1. July 7, 2011 Minutes
2. September 1, 2011 Minutes

And such other matters that may come before the Board