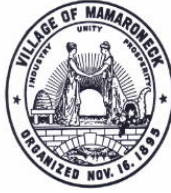


Village of Mamaroneck



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

BOARD OF APPEALS

**TELEPHONE
(914) 777 - 7737
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(914) 777 7769**

MEETING AGENDA

September 2, 2010

A. PUBLIC HEARINGS

7:00 p.m. Calendar:

1. Adjourned 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)
2. 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 45 feet is required and 4.4 feet are provided. (R-20 District)
3. Application #9SP-2000, NANA'S KIDS, 615 Mamaroneck Avenue (Section 8, Block 88, Lot 21), to renew a special permit to operate a day care facility. (RM-3/0-1/C-1 District)
4. Application #16SP-2010, JUMANA HAMDAN, 441 Mamaroneck Avenue (Section 9, Block 11, Lot 4), to modify existing special permit #14SP-2010. (C-2 District)
5. Application #30A-2010, GREG LYON, 907 Stuart Avenue (Section 4, Block 66, Lot 14), for an area variance of Article V Section 342-27 to add an addition where the proposed combined side yard setback is 10.15 feet and 20 feet is required. The non-conforming garage establishes the lesser side. (R-7.5 District)

8:00 p.m. Calendar:

6. Application #31A-2010, BARBARA GALERNE, 1325 Sherman Avenue (Section 4, Block 65e, Lots 116b-118b), for an area variance of Article V Section 342-27 to legalize installation of a shed where the proposed combined side yard setback is 8 feet and 14 feet is required. (R-5 District)
7. Application #32A-2010, KEVIN AND ERIN FLEMING, 306 Fourth Street (Section 4, Block 49, Lot 48), for an area variance of Article V Section 342-21B9(a) to erect a six foot fence on a

retaining wall where the proposed fence on top of the retaining wall is a total height of 13 feet where 4 feet is allowed. (R-5 District)

8. Application #33A-2010, JOHN P. CROSBY, 600 S. Barry Avenue (Section 4, Block 77, Lot 21A), for an area variance of Article V Section 342-27 to legalize an existing garage where the proposed lesser side setback is 1.6 feet and 10 feet is required. (R-10 District)
9. Application #35A-2010, TOREY RISO, 607 Munro Avenue (Section 9, Block 36, Lot 8), for an area variance of Article V Section 342-27 to build a deck where the proposed combined side yard setback is 17.3 feet as the existing garage with a lesser side of 1.3 feet determines the lesser side for the property. (R-5 District)

B. PENDING APPLICATION(S) CLOSED

1. 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) **(Closed July 29, 2010)**
2. 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) **(Closed July 29, 2010)**
3. 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) **(Closed July 29, 2010)**
4. 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 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) **(Closed July 29, 2010)**
4. 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) **(Closed July 29, 2010)**
5. 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) **(Closed July 29, 2010)**

6. Application #29A-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)
(Closed July 29, 2010)

C. APPROVAL OF MINUTES

1. July 29, 2010 Minutes

And such other matters that may come before the Board