

## NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Mamaroneck, New York, on Thursday, January 7, 2010 at 7:00 p.m., at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, on the following:**

1. Adjourned Application #19SP-2009, S&J RESTAURANTS LLC., 501 Halstead Avenue (Section 4, Block 26, Lot 1A), for a special permit to operate a restaurant under new ownership. (C-1 District)
2. Adjourned Application #21SP-2009, DBJC, INC., 300 Waverly Avenue (Section 8, Block 112, Lots 1B-6B, 13A, 14A, 15-22), for a special permit to modify an existing permit to hold boxing exhibitions. (M-1 District)
3. Adjourned Application #40A-2009, EAST COAST NORTH PROPERTIES, LLC, 416 Waverly Avenue (Section 8, Block 111, Lots 29-42), for a variance to build a self storage/cabinet shop where Article VII Section 342-38 mandates the maximum building coverage allowed is 50% and the proposed is 53%, the maximum number of floors allowed is three and four are provided, where Article VIII Section 342-56 requires 122 parking spaces and 27 are provided and Article VII Section 342-57 where nine loading spaces are required and two are provided. (M-1 District)
4. Adjourned Application #37A-2009, JOAN GUSSMAN DE LA CRUZ, 438 Melbourne Avenue (Section 4, Block 25, Lot 6A), for a variance of Article II Section 100-18(A) to legalize a ham radio antenna where the antenna is 50 feet in total height and 40 feet in width where 15 feet in height and 10 feet in width is required. (R-5 District)
5. Adjourned Application #49A-2009, PALMER TERRACE COOPERATIVE/STILLMAN MANAGEMENT, INC., Palmer Terrace (Section 9, Block 4, Lot Plot), for a variance of Article V Section 342-21B(9) to erect an 8 foot high fence where a maximum of 5 feet in height is allowed. (R-M1 District)
6. Adjourned Application #48A-2009, EDWARD PARISEN, 258 Madison Street (Section 8, Block 87, Lot 20-1), for a variance of Article V Section 342-27 to replace existing stairs creating a front yard setback of 4 feet where 20 feet is required. (R-4F District)
7. Application #1SP-2010, THOMAS FALCO, 707 Fenimore Road (Section 8, Block 86, Lot 5), for a special permit to operate a Jiu Jitsu academy. (M-1 District)
8. Application #1A-2010, FRENCH AMERICAN SCHOOL, 145 New Street (Section 8, Block 51E, Lots 1-6), for a variance of Chapter 200 Section 4H(2) to build a dumpster enclosure where the proposed enclosure has a zero front yard setback and 20 feet is required. (R-2F District)
9. Application #4A-2010, GLORIA BETANCOURT, 413 Waverly Avenue (Section 8, Block 101, Lot 33), for a 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)

10. Application #7A-2010, MOSIA BROTHERS NORTH, INC., 325 Center Street (Section 8, Block 94, Lots 12-15, 30-33), for a variance of Article VII Section 342-46(2)A to build an auto repair shop where no new repair shops are to be located within 200 feet of an existing repair shop. (M-1 District)
11. Application #2SP-2010, MOSIA BROTHERS NORTH, INC., 325 Center Street (Section 8, Block 94, Lots 12-15, 30-33), for a special permit to operate an auto repair shop. (M-1 District)

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

**Application numbers 1, 2, 7 and 11 are made pursuant to Article X and application numbers 3 through 6 and 8 through 10 are made pursuant to Article XIII of Chapter 342 (Zoning) of the Code of the Village of Mamaroneck.**

**PLEASE TAKE FURTHER NOTICE, that interested parties may review the plans on the above applications in the Building Inspector's Office at 169 Mount Pleasant Avenue, Mamaroneck, New York, and at Village Hall at 123 Mamaroneck Avenue, Mamaroneck, New York during regular business hours**

**DAVID NEUFELD  
Chairman**

**Dated: December 31, 2009**