

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, October 1, 2009 at 7:00 p.m., at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, on the following:

1. Application #25SP-2006, THE POST SBAG INC., 599 East Boston Post Road (Section 4, Block 60B, Lots 24 & 25), for a renewal of a special permit to continue to operate a sports bar and grill. (C-1 District)
2. Application #17SP-2006, SUBWAY, 1212 West Boston Post Road (Section 9, Block 21, Lot 2B), for a renewal of a special permit to continue to operate a Subway sandwich shop. (C-1 District)
3. Adjourned Application #14A-2009, MICHAEL DIBENEDETTO/STEVEN FABIANO, 441 Mamaroneck Avenue (Section 9, Block 11, Lot 4), for a variance of Article VI Section 342.31A(3) to add tattoo services to an existing business where tattoo parlors are prohibited. (C-2 District)
4. Adjourned Application #27A-2009, MR. AND MRS. JOSEPH URBINATI, 1380 Flagler Drive (Section 9, Block 105, Lot 27), for a variance of Article V Section 342-27 and Article IX Section 342-65 to legalize and build a new cabana where the cabana will increase the nonconformity and where the applicant proposes 9.3' for the lesser side where 20' is required and where the combined side yard setback is 23.3' where 45' is required. (R-20 District)
5. Application #32A-2009, MAMARONECK GARDENS INC., 100 Richbell Road (Section 9, Block 21, Lot 2A2A), for a variance of Article V Section 342.21B(9) to reconstruct a new 7 foot high retaining wall to hold back an existing wall where a 5 foot wall is allowed. (R-M1 District)
6. Application #35-2009, LYNNE VAUGHN, 622 Third Street (Section 4, Block 10, Lot 12), for a variance of Article V Section 342-27 to install a deck on the rear of the house creating a 4.95 foot combined yard setback where 16 feet is required. (R-2F District)
7. Application #33A-2009, DENNIS FARRELL, 416 Melbourne Avenue (Section 4, Block 25, Lot 9A), for a variance of Article V Section 342-27 to legalize a shed replacement and new archway where a rear yard setback of 16.5 feet is proposed for the archway and 25 feet is required and a rear yard setback of 5.4 feet is proposed for the shed and 6 feet is required. (R-5 District)
8. Application #26A-2009, JAIME AND JOVITA CALIMLIN, 612 Baldwin Place (Section 8, Block 76, Lot 3), for a variance of Article V Section 342-21(B)(9) to legalize an 8 foot fence on the rear of the property. (R-7.5 District)
9. Adjourned Application #29A-2009, MICHAEL FASANO, 214 Sand Street (Section 9, Block 25, Lots 13&14), for a variance of Article V Section 342-27 to legalize existing pavers creating a 0' front yard setback on Sand Street and a 10' front yard setback on Palmer

Avenue where 20' is required and a 0' side yard setback where 6' and 10' are required. (R-2F District)

10. Adjourned Application #31A-2009, PEOPLE'S UNITED BANK, 1444 E. Boston Post Road (Section 4, Block 65C, Lot 201), for a variance of Village Code Section 286-10A to erect a 3' 5/8" sign where a sign shall not be taller than 30 inches, Section 286-12B(3) to erect a sign greater than 50% of the principle facade sign where 50% or less in size of the principle façade sign is required and Section 286-11B(1) to erect a free standing sign for a proposed building setback of 15' 6" from the front property line where a setback of 50' or more is required. (C-1 District)
11. Application #34A-2009, GEORGE KROL, 210 Union Avenue (Section 4, Block 56, Lot 12), for a variance of Article IX Section 342-64(A) to legalize the replacement of the rear yard deck and to legalize permit #19850 (garage), #22005 greenhouse), #20128 (finished basement apartment) and #21780 (move walls, bathrooms and enlarge rooms on the first floor). (R-2F District)
12. Application #2I-2009, GEORGE KROL, 210 Union Avenue (Section 4, Block 56, Lot 12), for an interpretation of Article IX Section 342-64(A) and Article XIII Section 342-92(D). (R-2F District)

And such other matters that may come before the Board

Application numbers 1 and 2 are made pursuant to Article X and application numbers 3 through 12 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

CLARK NEURINGER
Chairman

GEORGE MGRDITCHIAN
Secretary

Dated: September 24, 2009