

## 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, November 5, 2009 at 7:00 p.m., at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, on the following:**

1. Adjourned 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 #21SP-2006, DBJC, INC., 300 Waverly Avenue (Section 8, Block 112, Lots 1B-6B, 13A, 14A, 15-22), for a renewal of a special permit to continue to operate a health club. (M-1 District)
3. Application #22SP-2006, RANI MAHAL FINE INDIAN CUISINE, INC., 320-322 Phillips Park Road (Section 9, Block 19, Lot 15), for a renewal of a special permit to continue to operate an Indian restaurant. (C-2 District)
4. Application #26SP-2006, ORIENTA BEACH CLUB, 1054 Walton Avenue (Section 9, Block 98, Lot 1), for a renewal of a special permit to continue to allow non-member events. (MR District)
5. Application #16SP-2009, MAMARONECK BEACH & YACHT CLUB, 700 South Barry Avenue (Section 4, Block 37, Lot 31), for a special permit to host non-member events. (MR District)
6. Application #17SP-2009, ENUER BALIDEMAJ, 576 Mamaroneck Avenue (Section 8, Block 103, Lot 54A1), for a special permit to continue to operate an Italian restaurant under new management. (C-1 District)
7. Adjourned Application #2I-2008, NORA LUCAS, appeal of the issuance of the Certificate of Occupancy dated July 28, 2008 to Benmar Properties LLC, 609 Brook Street. (R-5 District)
8. 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)
9. Adjourned 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)

10. Adjourned 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)
11. Application #30A-2009, KEVIN CROWLEY, 117 Carroll Avenue (Section 4, Block 52, Lot 36), for a variance of Article V Section 342-21 to erect a 6 feet by 90 feet fence on the side of the property where 5 feet is required. (R-5 District)
12. Application #36A-2009, MIKE YANNUZZI, 415 Edward Place (Section 4, Block 31, Lot 20A4), for a variance of Article V Section 342-27 to build a second floor dormer where the required side yard setback is 6 feet and the proposed side yard setback is 4.33 feet. (R-5 District)
13. 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)
14. Application #38A-2009, ROBIN SIMONSEN, 303 West Street (Section 4, Block 46, Lot 2B1), for a variance of Article IX Section 342-64 to erect a new deck where the deck shall not be altered or enlarged. (R-5 District)
15. 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)
16. Application #42A-2009, ISABELLE CARELLI, 1202 Mamaroneck Avenue (Section 8, Block 12, Lot A3), for a variance of Article V Section 342-21B(9) to install a new 6 foot fence on the side of the property where five feet is allowed. (R-5 District)
17. Application #43A-2009, JASON DALLI, 520 Baldwin Place (Section 8, Block 76, Lots 15, 16, 17A1) for a variance of Article V Section 342-21B(9) to replace an existing fence where the proposed fence varying in height from six feet to seven feet six inches and 195.48 feet on the sides and rear of property where only five feet is allowed. (R-7.5 District)
18. Application #44A-2009, SHAHIN MEHRKAR, 522 Walnut Street (Section 4, Block 54, Lot 10), for a variance of Article V Section 342-27 to build a portico where the required front yard setback is 20 feet and the proposed front yard setback is 13 feet. (R-5 District)

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

**Application numbers 1 and 6 are made pursuant to Article X and application numbers 7 through 18 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: October 29, 2009**