

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, December 3, 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 #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)
2. Adjourned 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)
3. Application #18SP-2009, LUCIANO SAVONE, 451 Mamaroneck Avenue (Section 9, Block 11, Lots 5 & 6), for a special permit to modify an existing permit to expand into an adjacent building. (C-2 District)
4. 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)
5. Application #20SP-2009, ORIGINAL EMILIO'S CORP., 357 Mamaroneck Avenue (Section 9, Block 19, Lots 24 & 24) for a special permit to operate an existing pizza restaurant under new owner. (C-2 District)
6. 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)
7. 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)
8. 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)

9. 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)
10. Application #41A-2009, ORIENTA GARDENS/STILLMAN MANAGEMENT, INC., 1015 Old Post Road (Section 9, Block 56, Lot 8B), 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)
11. 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)
12. Application #47A-2009, FRANK D. MARESCA, JR., 1311 Raleigh Road (Section 8, Block 6A, Lot 24), for a variance of Article V Section 342-21B(9) to erect a 6 foot by 136 foot fence including a 1 foot lattice where a maximum height of 5 feet is allowed. (R-5 District)
13. 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)
14. Application #50A-2009, TRACY STRAYER, 1316 Stonybrook Avenue (Section 4, Block 65E, Lot 116A), for a variance of Article V Section 342-27 to demolish an existing dwelling and build a new one-family dwelling where the proposed front yard setback is 18 feet and 20 feet is required and where the proposed rear yard setback is 17 feet and 25 feet is required. (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 14 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: November 26, 2009