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, February 4, 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 #1SP-2010, ENDURANCE FITNESS (formerly, Thomas Falco), 707 Fenimore Road (Section 8, Block 86, Lot 5), for a special permit to operate a fitness center. (M-1 District)

4. 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)

5. 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)

6. Adjourned 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)

7. Application #4SP-2004, EQUINOX MAMARONECK, INC., 1053 W. Boston Post Road (Section 9, Block 56, Lots 3&4A), to renew a special permit to operate a Health Club. (C-1/RM-1 District)

8. Application #5SP-2010, FAISAL LIADAT, 960 Mamaroneck Avenue (Section 8, Block 53, Lot 1), for a special permit to open and operate a Domino's Pizza restaurant. (C-1 District)

9. Application #6SP-2010, HECTOR VASQUEZ, 211 Halstead Avenue (Section 9, Block 12, Lot 1B), for a special permit to continue operating an existing deli under new ownership. (C-2 District)

10. Application #8SP-2010, HECTOR VASQUEZ, 158 Mamaroneck Avenue (Section 9, Block 50, Lot 19A), to modify a special permit to sell beer and wine. (C-2 District)

11. Application #8A-2010, BEACH POINT CLUB, 900 Rushmore Avenue (Section 9, Block 97, Lots 2, 3, 4A), for an application for a Certificate of Occupancy for paddle tennis courts where, per Application 29A-2008, the proposed front yard setback was 13 feet and the actual setback measure to the stairs is 8 feet where 25 feet is required. (MR District)

12. Application #9A-2010, BLYTHE HAMER AND BRAD GEWEHR, 626 Stiles Avenue (Section 9, Block 79, Lot 7A), for a variance of Article VIII section 342-54(B)1 to legalize a driveway extension where the proposed driveway is .02 feet from the side lot line and 5 feet is required. (R-15 District)

13. Application #12A-2010, RAYMOND DIAZ, 1234 Knickerbocker Avenue (Section 8, Block 25, Lot 53, 54), for a variance of Article V Section 342-27 to install an above ground pool where the existing pool has a combined side yard setback of 8.6 feet and 14 feet is required. (R-5 District)

14. Application #13A-2010, AW OAKWOOD, LLC., 803 Oakwood Road (Section 9, Block 85, Lot 1C), for a variance of Article V Section 342-21B(9) to legalize a fence where approximately 160 feet of the fence beginning on the front side of the property and continuing to the left side of the property ranges from 5 feet to 6 feet in height and approximately 55 feet of fence is set on top of an existing stone retaining wall located at the left side of the driveway ranging from 5 feet to 8 feet in height where 5 feet is required. (R-15 District)

15. Application #14A-2010, JOSE MADERIA, 210 Fulton Road (Section 9, Block 22, Lots 21-24), for a variance of Article V Section 342-27 to erect an addition and convert from a one to two-family house where the applicant has 9.8 feet for a combined yard setback and 16 feet is required. (R-2F District)

16. Application #15A-2010, TARA SLONE GOLDSTEIN, 1000 Fairway Lane (Section 9, Block 72, Lot 15), for a variance of Article V Section 342.21B(9) to legalize a 6 foot high fence, approximately 150 feet in length, along the left and right sides of the house where 5 feet is allowed. (R-20 District)

And such other matters that may come before the Board

Application numbers 1, 2, 3, 7, 8, 9 and 10 are made pursuant to Article X and application numbers 4 through 6 and 11 through 16 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, <u>and</u> at Village Hall at 123 Mamaroneck Avenue, Mamaroneck, New York during regular business hours.

DAVID NEUFELD
Chairman

GREGORY SULLIVAN
Secretary

Dated: January 28, 2010