

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, April 1, 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 #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)
2. Adjourned 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)
3. Adjourned Application #4A-2010, GLORIA BETANCOURT, 413 Waverly Avenue (Section 8, Block 101, Lot 33), for an area 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)
4. Adjourned 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 measured to the stairs is 8.3 feet and the proposed side yard setback was 5 feet where the actual is 1.7 feet. (MR District)
5. Application #2SP-1998, MAMARONECK AUTO COLLISION, INC., 744 Old White Plains Road (Section 8, Block 78, Lots 27B, 28), to renew a special permit to operate a body shop. (C-1 District)
6. Application #13SP-2004, KATHY SANSOTTA, 1215 Henry Avenue (Section 4, Block 49, Lots 17-20 & 32C), to renew a special permit to operate a daycare from home. (R-5 District)
7. Application #18SP-2006. BI HE LIN, 421 Mamaroneck Avenue (Section 9, Block 11, Lots 2, 3A & 3B), to renew a special permit to operate a restaurant. (C-2 District)
8. Application #3SP-2007, MARNIN CORPORATION, 1023 W. Boston Post Road (Section 9, Block 56, Lots 6 & 7), to renew a special permit to operate a delicatessen. (C-1 District)
9. Application #9SP-2003, GRANADOS RESTAURANT CORPORATION, 690 Mamaroneck Avenue, (Section 8, Block 82, Lots 1-4, 16-19), to renew a special permit to operate a restaurant. (RM-3 District)
10. Application #9SP-2003, GRANADOS RESTAURANT CORPORATION, 690 Mamaroneck Avenue, (Section 8, Block 82, Lots 1-4, 16-19), for a special permit to modify an existing special permit to extend the hours of operation of a restaurant. (RM-3 District)

11. Application #7SP-2010, GO GREEN DRY CLEANERS, 1153 W. Boston Post Road (Section 9, Block 56, Lot 1B), for a special permit to operate a dry cleaning drop off store. (C-1 District)
12. Application #9SP-2010, MOSIA BROTHERS NORTH, INC., 645 Fayette Avenue (Section 8, Block 91, Lot 5A), for a special permit to operate an automobile repair facility. (M-1 District)
13. Application #6A-2010, HIREN & RADHIKA MUZUMDAR, 545 Bleeker Avenue (Section 9, Block 85, Lots 10 & 11), for an area variance of Article V Section 342-21B(9) to install a 5 foot fence on the side of property where the allowed height is 4 feet and the entrance doors into the yard at 6 feet in height. (R-15 District)
14. Application #39A-2009, GUISEPPE NOVELLO, 609 Hillside Avenue (Section 4, Block 3, Lot 7B), for an area variance of Article V Section 342-27 where the applicant proposes a 10.32 foot rear yard setback where 25 feet is required. (R-2F District)
15. Application #17A-2010, ROBIN SIMONSEN, 303 West Street (Section 4, Block 46, Lot 2B1), for an area variance of Article IX Section 342-64 to rebuild a deck where the new deck will be zoning compliant by bulk standards, it is an alteration to a non-conforming use. (R-5 District)
16. Application #18A-2010, ETHER ROBERTSON, 741 Meadow Street (Section 4, Block 10, Lot 2), for an area variance of Article V 342-27 where variance #24A-2005 permitted a front yard setback of 18.9 feet where 20 feet is required. The as built front yard setback is 16.3 feet. The permitted lesser side setback per #24A-2005 was 5.05 feet where 6 feet is required. The proper variance for this is a combined side yard setback of 9.1 feet where 16 feet is required. The permitted rear yard setback per #24A-2005 was 17.4 feet where 25 feet is required. The actual as built setback is 16.3 feet. The allowed building coverage per #24A-2005 was 38.3% where 35% is the maximum allowed. The actual build coverage is 45.7%. (R-2F District)

And such other matters that may come before the Board

Application numbers 1, 2, 5 through 12 are made pursuant to Article X and application numbers 3, 4, 13 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, and at Village Hall at 123 Mamaroneck Avenue, Mamaroneck, New York during regular business hours.

DAVID NEUFELD
Chairman

GREGORY SULLIVAN

Secretary

Dated: March 25, 2010