

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, May 6, 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 #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)
3. 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)
4. Application #2SP-2007, BEACH POINT CLUB, 900 Rushmore Avenue (Section 9, Block 97, Lots 2, 3, 4A), to renew a special permit to conduct non-member events at the club. (MR District)
5. Adjourned 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)
6. Adjourned 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)
7. Application #12SP-2004, TOYO OF JAPAN, INC., 252 Mamaroneck Avenue (Section 9, Block 19, Lot 7A), to renew a special permit to operate a restaurant. (C-2 District)
8. Application #8SP-2007, JCP GLOBAL CORPORATION, 591 E. Boston Post Road (Section 4, Block 60B, Lot 21-23), to renew a special permit to operate a dry cleaners. (C-1 District)
9. Application #2SP-1995, APPLE METRO INC., 640 E. Boston Post Road (Section 4, Block 53, Lot 2B), to renew and modify a special permit to operate a restaurant and to include outdoor dining. (C-1 District)

10. Application #11SP-2010, FLORENCIO FERNANDEZ, 350 Mamaroneck Avenue (Section 9, Block 18, Lot 22A), for a special permit to open and operate an ice cream store. (C-2 District)
11. Application #12SP-2010, ANGELO'S SERVICE STATION, 760 Old White Plains Road (Section 8, Block 78, Lots 1B, 2A), to modify an existing special permit to operate a service station. (C-1 District)
12. Application #23A-2010, ANGELO'S SERVICE STATION, 760 Old White Plains Road (Section 8, Block 78, Lots 1B, 2A), for a variance of Article VI Section 342-38 to build an addition where the proposed front yard setback is 0 feet where 10 feet is required. The proposed side yard setback is 1.5 feet where 45 feet is required. The proposed parking spaces on the lot have a proposed setback of 0 feet where 25 feet is required. The location of the proposed parking violates Article VIII Section 342-54A. The number of parking spaces proposed on the lot is 4 where 24 spaces are required per Section 342-56. The applicant should designate one area for a loading space. (C-1 District)
13. Application #2SP-2009 & Application #7A-2009, BANK OF AMERICA, 1160 W. Boston Post Road (Section 9, Block 21, Lot 2A1), to request an extension of time within which to obtain a Building Permit to construct a bank building. (C-1 District)
14. Application #11A-2010, ROBERT & SHERRY WIENER, 1 Skibo Lane (Section 9, Block 101, Lot 1), for a variance of Article V Section 342-27 to build patios at rear of property where the required rear setback is 6 feet and the proposed is 0 feet, also violates lesser side setback is 2.1 feet where 20 feet is required and violates combined side yard setbacks where 25 feet is required and 4.4 feet are provided. (R-20 District)
15. Application #22A-2010, LUCIEN RAGUSO, 366 Mamaroneck Avenue (Section 9, Block 18, Lot 8A), for a variance of Article VI Section 342-38 to rebuild a new retaining wall and replace a new pipe where the proposed height of the retaining wall with a fence on top of the wall ranges from 5 feet to 10 feet and where 5 feet is allowed. (C-2 District)
16. Application #19A-2010, HILMAR REALTY LLC, 1421 Mamaroneck Avenue (Section 8, Block 813, Lot 8B), for a variance of Article IV Section 342-11D to sub-divide one lot into two lots where the subdivision will increase the existing non-conformity on the existing building. The existing FAR is 1.55 and the maximum FAR is 55. The proposed subdivision will create an FAR of 1.87. The existing building coverage is .45 where the maximum allowed is .35. The subdivision will create a building coverage of .55. (R-5 District)
17. Application #20A-2010, JOHN LEITNER, 750 Rushmore Avenue (Section 9, Block 85, Lot 1A), for a variance of Article V Section 342-27 to legalize an existing storage shed and playhouse where the proposed side yard setback is 2.6 feet and 25 feet is required and the playhouse is 1.4 feet where 15 feet is required. (R-15 District)

And such other matters that may come before the Board

Application numbers 1, 2, 4, 7 through 11 are made pursuant to Article X and application numbers 3, 5, 6, 12 through 17 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: April 29, 2010