

## 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, June 2, 2011 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-2008, HAIKU ASIAN BISTRO, 265 Mamaroneck Avenue (Section 9, Block 19, Lot 8A3), to renew an existing special permit to operate an Asian restaurant. (C-2 District)
2. Adjourned Application #3SP-2008, MOLLY SPILLANE'S RESTAURANT, 211 Mamaroneck Avenue (Section 9, Block 19, Lot 1A), to renew an existing special permit to operate a restaurant and retail space. (C-2 District)
3. Application #6SP-2011, 1202 WBP REALTY, 1208 W. Boston Post Road (Section 9, Block 21, Lot 2B), for a special permit to operate an existing Thai restaurant under new ownership. (C-1 District)
4. Application #7SP-2011, T & A PIZZA INC, 357 Mamaroneck Avenue (Section 9, Block 13, Lot 24), for a special permit to operate an existing pizza restaurant under new ownership. (C-2 District)
5. Application #8SP-2011, MARIO CASTALDO, 519 Waverly Avenue (Section 8, Block 101, Lot 12), for a special permit to operate existing motor vehicle repair shop under new management. (M-1 District)
6. Adjourned Application #7A-2011, DUNKIN DONUTS, 427 E. Boston Post Road (Section 4, Block 60, Lot 7B1), for a variance to install a free standing sign where the proposed sign violates Section 286-11(B1) where free standing signs are allowed when a building is set back 50 feet or more from a property line and the building is 39.1 feet from the property line. Section 286-11B(2) prohibits free standing signs from being within 15 feet of a side property line and the proposed sign is 2 feet in from a side lot line. (MC-2 District)
7. Application #11A-2011, ELIZABETH COVINGTON, 210 Nostrand Avenue (Section 8, Block 70, Lot 7A), for a variance of Article V Section 342.21(9)A to erect a 6 foot fence on a corner lot where only a 4 foot fence is allowed. (R-2F District)
8. Application #14A-2011, ENZO'S RESTAURANT, 451 Mamaroneck Avenue (Section 9, Block 11, Lot 5), for a variance of Section 286-12(B)1 to erect an awning sign where only one facade sign per business establishment is allowed and the proposed sign would be the third facade sign. (C-2 District)
9. Application #15A-2011, SANDRA DIRUZZA, 1600 Mamaroneck Avenue (Section 8, Block 1B, Lot 1), for a variance of Article XI Section 342-64(A) to remove interior walls and a door where a nonconforming use shall not be altered, enlarged or extended. (R-5 District)

10. Application #18A-2011, GREATER NEW YORK CORPORATION OF SEVENTH-DAY ADVENTISTS, 191 Prospect Avenue (Section 9, Block 31, Lot 1A), for a variance of Article V Section 342-27 to construct a handicap ramp where the proposed ramp will have a zero foot front yard setback where 20 feet is required and where the proposed lesser side yard setback is 3.8 feet where 14 feet is required. (R-5 District)
11. Application #19A-2011, SANDE LICHTENSTEIN, 817 Hall Street (Section 9, Block 57, Lot 8), for a variance to convert from a single-family dwelling to a two-family dwelling by finishing the basement to create an apartment. The proposed conversion from a one-family to a two-family violates Article V Section 342-27 where the applicant violates lot area by proposing 2500 square feet where 3750 square feet is required and violates Article VIII 342-54B(1) where the applicant proposes one foot from the rear property line and five feet is required. (R-2F District)
12. Application #21A-2011, JP MORGAN CHASE BANK, 535 E. Boston Post Road (Section 4, Block 60B, Lot 8), for a variance of Article VI Section 342-38 to install a required dumpster enclosure where the applicant proposes a zero foot yard setback where 45 feet is required. (C-1 District)

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

**Application numbers 1 through 5 are made pursuant to Article X of Chapter 342 (Zoning) and application numbers 6 through 12 are made pursuant to Article XIII 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**

**ROBIN KRAMER**  
**Secretary**

**Dated: May 26, 2011**