

## 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, July 29, 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-2001, TSI MAMARONECK, LLC/DBA NEW YORK SPORTS CLUB, 124 Palmer Avenue (Section 9, Block 31, Lots 14A, 14B, 15A), to renew a special permit to continue to operate a health club. (C-2 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 #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)
4. Adjourned Application #23A-2010, ANGELO'S SERVICE STATION, 760 Old White Plains Road (Section 8, Block 78, Lots 1B, 2A), for an area variance of Article VI Section 342-38 to build an addition where the proposed front yard setback is 5 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 4 feet where 25 feet is required and the proposed parking violates Article VIII Section 342-54A. The number of parking spaces proposed on the lot is 3 where 23 spaces are required per Section 342-56. The applicant should designate one area for a loading space. (C-1 District)
5. Adjourned Application #11A-2010, ROBERT & SHERRY WIENER, 1 Skibo Lane (Section 9, Block 101, Lot 1), for an area 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)
6. Adjourned Application #19A-2010, HILMAR REALTY LLC, 1421 Mamaroneck Avenue (Section 8, Block 813, Lot 8B), for an area variance of Article IV Section 342-11D to subdivide 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)
7. Adjourned matter of #2SP-2009 & #7A-2009, BANK OF AMERICA, 1160 W. Boston Post Road (Section 9, Block 21, Lot 2A1), regarding request for an extension of time within which to obtain a Building Permit to construct a bank building. (Incomplete) (C-1 District)

8. Application #14SP-1997, CCG HOLDINGS, INC. (CLEARVIEW CINEMAS), 243 Mamaroneck Avenue (Section 9, Block 19, Lot 6A), to renew a special permit to continue to operate a movie theater. (C-2 District)
9. Application #2SP-2001, CARL SCHWARZKOPF, 627 Mamaroneck Avenue (Section 8, Block 88, Lots 8 & 18), to renew a special permit to continue to operate a coin-operated laundry. (C-1/RM-3/O-1 District)
10. Application #13SP-2010, ELK YEA INC. (SAMIR ALEJILAT), 443 Mamaroneck Avenue (Section 9, Block 11, Lots 5 & 6), for a special permit to operate an existing restaurant under new management. (C-2 District)
11. Application #14SP-2010, JUMANA HAMDAN, 441 Mamaroneck Avenue (Section 9, Block 11, Lot 4), for a special permit to open and operate a Mediterranean style restaurant. (C-2 District)
12. Application #15SP-2010, FRANKIE & FANUCCI'S MAMARONECK, LLC., 301 Mamaroneck Avenue (Section 9, Block 19, Lot 11A), for a special permit to operate an approved restaurant. (C-2 District)
13. Application #1I-2010, JONATHAN MICHAELS, (Section 4, Block 68, Lot 7) for an interpretation of the proposed house on the empty lot at Oakhurst Road next to 539 Oakhurst Road and the Building Inspector's determination. (R-10 District)
14. Application #27A-2010, MR. & MRS. JACK STADLER, 1030 Constable Drive (Section 9, Block 108, Lot 12), for an area variance where the addition that was built per permit #16132 violates Section 342-27 where the applicant has a combined side yard setback of 27.7 feet and 45 feet is required. (R-20 District)
15. Application #28A-2010, MR. & MRS. CHARLES CHMELECKI, 400 Beach Avenue (Section 4, Block 26, Lot 28), for an area variance of Article IV, Section 342-64(A) to enlarge a bathroom and closet on the second floor, where a non-conforming use of buildings prohibits the alteration of a non-conforming use without a variance granted by the Zoning Board of Appeals. The property is a two-family dwelling in a one-family dwelling zone. (R-5 District)
16. Application #28A-2010, MR. & MRS. CHARLES CHMELECKI, 400 Beach Avenue (Section 4, Block 26, Lot 28), for an area variance of Article V, Section 342-21(B) for a Certificate of Occupancy for an in ground pool where Permit # 08-0293 was issued in error and where accessory uses are only permitted in connection with a permitted principle use. The property is a two-family dwelling in a one-family dwelling zone. (R-5 District)

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

**Application numbers 1, 2, 3, and 7 through 12 are made pursuant to Article X and application numbers 4, 5, 6 and 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: July 22, 2010**