

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, September 2, 2010 at 7:00 p.m., at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, on the following:

7:00 p.m. Calendar:

1. Adjourned 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)
2. 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)
3. Application #9SP-2000, NANA'S KIDS, 615 Mamaroneck Avenue (Section 8, Block 88, Lot 21), to renew a special permit to operate a day care facility. (RM-3/0-1/C-1 District)
4. Application #16SP-2010, JUMANA HAMDAN, 441 Mamaroneck Avenue (Section 9, Block 11, Lot 4), to modify existing special permit #14SP-2010. (C-2 District)
5. Application #30A-2010, GREG LYON, 907 Stuart Avenue (Section 4, Block 66, Lot 14), for an area variance of Article V Section 342-27 to add an addition where the proposed combined side yard setback is 10.15 feet and 20 feet is required. The non-conforming garage establishes the lesser side. (R-7.5 District)

8:00 p.m. Calendar:

6. Application #31A-2010, BARBARA GALERNE, 1325 Sherman Avenue (Section 4, Block 65e, Lots 116b-118b), for an area variance of Article V Section 342-27 to legalize installation of a shed where the proposed combined side yard setback is 8 feet and 14 feet is required. (R-5 District)
7. Application #32A-2010, KEVIN AND ERIN FLEMING, 306 Fourth Street (Section 4, Block 49, Lot 48), for an area variance of Article V Section 342-21B9(a) to erect a six foot fence on a retaining wall where the proposed fence on top of the retaining wall is a total height of 13 feet where 4 feet is allowed. (R-5 District)
8. Application #33A-2010, JOHN P. CROSBY, 600 S. Barry Avenue (Section 4, Block 77, Lot 21A), for an area variance of Article V Section 342-27 to legalize an existing garage where the proposed lesser side setback is 1.6 feet and 10 feet is required. (R-10 District)
9. Application #35A-2010, TOREY RISO, 607 Munro Avenue (Section 9, Block 36, Lot 8), for an area variance of Article V Section 342-27 to build a deck where the proposed combined

side yard setback is 17.3 feet as the existing garage with a lesser side of 1.3 feet determines the lesser side for the property. (R-5 District)

And such other matters that may come before the Board

Application numbers 1, 3, and 4 are made pursuant to Article X and application numbers 2, and 5, through 9 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: August 26, 2010