

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 3, 2009 at 7:00 p.m., at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, on the following:

1. Adjourned Application #10SP-2009, JUAREZ MEXICAN RESTAURANT CORP., 628 Mamaroneck Avenue (Section 8, Block 95, Lot 1), for a special permit to modify an existing special permit to include the sale of wine and beer. (C-1 District)
2. Application #5SP-2003, VERACRUZ, INC., 639 Mamaroneck Avenue (Section 8, Block 88 Lot 5B), to renew a special permit to operate a deli. (C-1 District)
3. Application #8SP-1997, LIBERTY MONTESSORI SCHOOL, 631 W. Boston Post Road (Section 9, Block 57, Lots 20a, 21a, 41b) to renew a special permit to continue operation of a nursery school. (C-1/RM-2 District)
4. Adjourned Application #4S-2009, ANGELO SALZILLO, 703 W. Boston Post Road (Section 9, Block 57, Lot 37), for a variance of Village Code Section 286-11B(1) to erect a free standing sign where the building is not set back 50 feet from the property line where 50 feet or more is required. (C-1 District)
5. Application #15SP-2009, MANUEL FERREIRA, 360 Mt. Pleasant Avenue (Section 9, Block 17, Lot 1), for a special permit to own and operate a deli. (C-2 District)
6. Adjourned Application #19A-2009, FITIM BALAJ, 351 Palmer Avenue (Section 9, Block 16, Lot 19), for a variance of Article IX Section 342-65 where the existing structure is a 4 family dwelling in an R-2F Zoning District and the proposed addition violates Article IX Section 342-64D. (R-2F District)
7. Adjourned Application #11-2009, FITIM BALAJ, 351 Palmer Avenue (Section 9, Block 16, Lot 19), for an interpretation of Article IX Sections 342-64A and 342-64D and Article XIII Section 342-92D. (R-2F District)
8. Adjourned Application #2I-2008, NORA LUCAS, appeal of the issuance of the Certificate of Occupancy dated July 28, 2008 to Benmar Properties LLC, 609 Brook Street. (R-5 District)
9. Application #14A-2009, MICHAEL DIBENEDDETTO/STEVEN FABIANO, 441 Mamaroneck Avenue (Section 9, Block 11, Lot 4), for a variance of Article VI Section 342.31A(3) to add tattoo services to an existing business where tattoo parlors are prohibited. (C-2 District)
10. Application #27A-2009, MR. AND MRS. JOSEPH URBINATI, 1380 Flagler Drive (Section 9, Block 105, Lot 27), for a variance of Article V Section 342-27 and Article IX Section 342-65 to legalize and build a new cabana where the cabana will increase the nonconformity and where the applicant proposes 9.3' for the lesser side where 20' is required and where the combined side yard setback is 23.3' where 45' is required. (R-20 District)

11. Application #29A-2009, MICHAEL FASANO, 214 Sand Street (Section 9, Block 25, Lots 13&14), for a variance of Article V Section 342-27 to legalize existing pavers creating a 0' front yard setback on Sand Street and a 10' front yard setback on Palmer Avenue where 20' is required and a 0' side yard setback where 6' and 10' are required. (R-2F District)
12. Application #31A-2009, PEOPLE'S UNITED BANK, 1444 E. Boston Post Road (Section 4, Block 65C, Lot 201), for a variance of Village Code Section 286-10A to erect a 3' 5/8" sign where a sign shall not be taller than 30 inches, Section 286-12B(3) to erect a sign greater than 50% of the principle facade sign where 50% or less in size of the principle facade sign is required and Section 286-11B(1) to erect a free standing sign for a proposed building setback of 15' 6" from the front property line where a setback of 50' or more 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 and application numbers 6 through 12 are made pursuant to Article XIII and 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 the Village Manager's Office at Village Hall at 123 Mamaroneck Avenue, Mamaroneck, New York during regular business hours

**CLARK NEURINGER
Chairman**

**GEORGE MGRDITCHIAN
Secretary**

Dated: August 27, 2009