

Zoning Board of Appeals Agenda

VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS AGENDA

July 22, 2015 AT 7:30 PM - 169 Mt. Pleasant Avenue

NOTICE OF FIRE EXITS AND REQUEST TO TURN OFF ELECTRONIC DEVICES

A. PUBLIC HEARINGS

1. Application # 7SP-2012, KAT & MAC ENTERPRISES, D/B/A FRED ASTAIR DANCE STUDIO, 451 East Boston Post Road (Section 4, Block 60B, Lot 1) to renew a special permit to continue to operate a dance studio. (C-1 District)
2. Application #8SP-2015, SMOKEHOUSE TAILGATE GRILL, 320 Mamaroneck Avenue (Section 9, Block 18, Lot 18B) to obtain a special permit to operate a restaurant. (C-2 District)
3. Application #9SP-2015, GABRIELLE MASONE AND GREG STURINO, D/B/A GSC Construction, LLC, 627 Mamaroneck Avenue (Section 8, Block 88, Lot 8) to obtain a special permit to operate an existing coin operated laundry under new ownership. (C-1 District)
4. Application #3SP-2008, MOLLY SPILLANE'S, 211 Mamaroneck Avenue (Section 9, Block 19, Lot 1A) to renew a special permit to operate a restaurant with modifications to and/or the removal of certain conditions of the special permit renewal dated September 4, 2014. (C-2 District)

B. CLOSED APPLICATIONS

1. Application #1S-2015, PM PEDIATRICS, 620 East Boston Post Road, (Section 4, Block 53, Lot 2B) for variances to install 2 façade signs and legalize window signs. The accessory sign (rear sign in parking lot) violates Chapter 286-12 B (3) where the accessory sign must be 50% or less than the size of the façade sign. Both signs violate Chapter 286-10 A where the maximum vertical dimension shall be 30" in height and the applicant proposes 48". Both signs also violate Chapter 286-10 B where no letter size shall be more than 18" in height or width and the applicant proposes 36". The window signs violate Chapter 286-11 C (1) where the total copy area of all window signage shall not exceed 30% of any window area or opening. The window signs currently cover the entire window area. (C-1 District)
2. Application #4A-2015, 151 MAMARONECK AVENUE, LLC, 151 Mamaroneck Avenue (Section 9, Block 51, Lot 8) for area variances to alter and construct an addition to an existing 15,350 square foot retail building to create 10 dwelling units (multifamily residential) and retail space. The proposed addition violates Chapter 342-27 of the Schedule of Minimum Requirements where the maximum building height allowed is 4 stories (45') and the applicant proposes 50'. The addition also

violates Article VIII Section 342-56, Schedule of Off Street Parking Requirements; joint parking for multifamily dwelling where 11 spaces are required and the applicant proposes 10 spaces. (C-2 District)

NOTE: A LETTER WAS RECEIVED FROM PAUL NOTO, ESQ. ON JUNE 11, 2015 WITHDRAWING THE APPLICATION FOR BOTH VARIANCES

C. APPROVAL OF MINUTES

1. Approval of Minutes for June 4, 2015

D. ADJOURN MEETING

ANY HANDICAPPED PERSON NEEDING SPECIAL ASSISTANCE IN ORDER TO ATTEND THE MEETING SHOULD CALL THE VILLAGE MANAGER'S OFFICE AT 914-777-7703

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