

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, April 7, 2011 at 7:00 p.m., at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, on the following:

1. 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)
2. Application #3SP-2011, AJMK ENTERPRISE LLC., 181 E. Boston Post Road (Section 4, Block 60, Lot 3), for a special permit to operate an existing restaurant under new management. (MC-2 District)
3. Application #4SP-2008, DUNKIN DONUTS, 427 E. Boston Post Road (Section 4, Block 60, Lot 7B1), to renew an existing special permit to operate a donut shop. (MC-2 District)
4. 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 280-11(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)
5. Application #8A-2011, HOWARD & JANEL ALEXANDER, 1 Pirates Cove (Section 9, Block 103, Lot 1), for a variance of Article V Section 342-27 to add a gas fireplace with chimney where the applicant proposes 13.67 feet and 20 feet is required. (R-20 District)
6. Application #9A-2011, STEVEN & JENNIFER MARGOLIS, 513 Alda Road (Section 4, Block 76, Lot 5), for a variance of Article V Section 342-27 to add a second story addition to an existing one story garage where the applicant proposes a 4.4 foot side yard setback and 10 feet is required. (R-10 District)
7. Application #5SP-2011, CAPUTO TOLLGATE PROPERTY, LLC., 974 E. Boston Post Road (Section 4, Block 63, Lot 4A), for a special permit to operate a motor vehicle/filling station. (C-1 District).
8. Application #10A-2011, CAPUTO TOLLGATE PROPERTY, LLC., 974 E. Boston Post Road (Section 4, Block 63, Lot 4A), for a variance to construct a car wash and motor vehicle/filling station. The proposed structure violates Article VI Section 342-38 where the proposed front yard setback is zero where 10 feet is required. The proposed structure also violates Article VII Section 342-46.1 where the structure is closer than 100 feet to another motor vehicle/filling station. The proposed parking Violates Article VI Section 342-38, footnote 6 where the parking has a 4 foot side yard setback and 10 feet is required. (C-1 District)

9. Application #3I-2011, ACTION AUTO MART, INC., 416 Mamaroneck Avenue (Section 9, Block 18, Lot 9C), for an interpretation of certain code sections as they relate to the business of the applicant. (C-2 District)
10. Application #4SP-2011, ACTION AUTO MART, INC., 416 Mamaroneck Avenue (Section 9, Block 18, Lot 9C), for a special permit to operate a car dealership. (C-2 District)
11. Application #12A-2011, ACTION AUTO MART, INC., 416 Mamaroneck Avenue (Section 9, Block 18, Lot 9C), for a variance of Article III Section 342-56(A) where the proposed dealership has provide 3 parking spaces where no fewer than 10 spaces are required. Per Section 342-75(A), Site Plan is required for this change in use. (C-2 District)
12. Application #13A-2011, MCMICHAEL BOATING CENTER, 447 E. Boston Post Road (Section 4, Block 60, Lot 8), for a variance of Article VI Section 342-38 where the storage shed has a side yard setback of 0 feet and 5 feet is required. The setback for the restroom is 2 feet where 5 feet is required. (MC-2 District)

And such other matters that may come before the Board

Application numbers 1, 2, 3, 7 and 10 are made pursuant to Article X of Chapter 342 (Zoning) and application numbers 4, 5, 6, 8, 9, 11 and 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: March 31, 2011