

Zoning Board of Appeals Agenda

VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS AGENDA

May 2, 2024 AT 7:30 PM - 169 Mount Pleasant Ave - Courtroom

NOTICE OF FIRE EXITS AND REQUEST TO TURN OFF ELECTRONIC DEVICES

A. LINK

1. Click here for meeting materials.

B. OPEN MEETING & ATTENDANCE

C. APPROVAL OF MINUTES

1. The Board will approve the minutes from the meetings held on March 7, 2024 and April 4, 2024.

D. PUBLIC HEARING CONTINUED

1. **Application #ZON-24-0003: 856 Orienta Avenue, (Section 9, Block 53, Lot 1.1.) Located in the R-15 Zoning District. SEQRA Classification: Type II § 617.5(9).**

The applicant seeks a variance to install a 8' fence when 6' is allowed as per Village Code Chapter 342, Section 14, Part C.

E. NEW PUBLIC HEARING

1. **Application #ZON-24-0006: 535 Claflin Ave, (Section 9, Block 75, Lot 17B. Located in the R-15 Zoning District. SEQRA Classification: Type II § 617.5 (17).**

The applicant seeks an area variance for a second floor addition over existing first floor (one story) structure. Lesser side yard - 8.3' proposed where 15' is required; variance needed for 6.7' as per Village Code Chapter 342, Attachment 2.

F. CLOSED APPLICATIONS

1. **Application #REG-24-0001: 1000 E Boston Post Road, (Section 4, Block 63, Lot 5A.) Located in the C-1 Zoning District. SEQRA Classification: Type II § 617.5(c)(32). CLOSED ON 4/4/24.**

The applicant seeks special permit renewal approval to operate a gym last granted January 5, 2012 as per Village Code Chapter 342, Article X.

2. **Application #ZON-24-0001: 746 The Parkway, (Section 4, Block 70, Lot 24.) Located in the R-10 Zoning District. SEQRA Classification: Type II § 617.5(c)(11), (18). CLOSED ON 4/4/24.**

The applicant seeks an area variance for floor area ratio in one-family and two family districts to construct a second story addition above existing first floor porch in the rear of property as per Village Code Chapter 342, Section 27.1.

3. **Application #ZON-24-0005: 306 Hunter Street, (Section 4, Block 48, Lot 5.)
Located in the R-5 Zoning District. SEQRA Classification: Type II § 617.5(c)
(11), (18). CLOSED ON 4/4/24.**

The applicant seeks an area variance for the schedule of minimum requirements, front yard. Work includes removal of existing detached garage, driveway, front steps, covered side porch, and rear patio. Construction of a new two-story addition with garage, new driveway, new rear patio, interior alterations, relocated entry, and front steps as per Village Code Chapter 342.

G. ADMINISTRATIVE ACTION(S)

1. BOT Referral of PLL J-2024

H. NOTES

1. Such other business as the Board may determine.

I. 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. All Board of Trustee Regular, ZBA, Planning Board, and HCZM Meetings are Broadcast Live on LMC-TV: Verizon FIOS Channels 34, 35 & 36; Cablevision Channels: 75, 76 & 77; and Streamed on the Web: www.lmc-tv.org

Village of Mamaroneck, NY

Item Title: [LINK](#)

Item Summary: [Click here for meeting materials.](#)

Fiscal Impact:

Village of Mamaroneck, NY

Item Title: MINUTES

Item Summary: The Board will approve the minutes from the meetings held on March 7, 2024 and April 4, 2024.

Fiscal Impact:

Village of Mamaroneck, NY

**Item
Title:** 856 Orienta Ave

**Item
Summary:** **Application #ZON-24-0003: 856 Orienta Avenue, (Section 9, Block 53, Lot 1.1.)**
Located in the R-15 Zoning District. SEQRA Classification: Type II § 617.5(9).
The applicant seeks a variance to install a 8' fence when 6' is allowed as per Village Code
Chapter 342, Section 14, Part C.

**Fiscal
Impact:**

Village of Mamaroneck, NY

**Item
Title:** 535 Claflin Ave

**Item
Summary:** **Application #ZON-24-0006: 535 Claflin Ave, (Section 9, Block 75, Lot 17B. Located in the R-15 Zoning District. SEQRA Classification: Type II 617.5 (17).**
The applicant seeks an area variance for a second floor addition over existing first floor (one story) structure. Lesser side yard - 8.3' proposed where 15' is required; variance needed for 6.7' as per Village Code Chapter 342, Attachment 2.

**Fiscal
Impact:**

Village of Mamaroneck, NY

**Item
Title:** 1000 E Boston Post Road

**Item
Summary:** **Application #REG-24-0001: 1000 E Boston Post Road, (Section 4, Block 63, Lot 5A.) Located in the C-1 Zoning District. SEQRA Classification: Type II § 617.5(c) (32). CLOSED ON 4/4/24.**

The applicant seeks special permit renewal approval to operate a gym last granted January 5, 2012 as per Village Code Chapter 342, Article X.

**Fiscal
Impact:**

Village of Mamaroneck, NY

**Item
Title:** 746 The Parkway

**Item
Summary:** **Application #ZON-24-0001: 746 The Parkway, (Section 4, Block 70, Lot 24.)
Located in the R-10 Zoning District. SEQRA Classification: Type II § 617.5(c)(11),
(18). CLOSED ON 4/4/24.**

The applicant seeks an area variance for floor area ratio in one-family and two family districts to construct a second story addition above existing first floor porch in the rear of property as per Village Code Chapter 342, Section 27.1.

**Fiscal
Impact:**

Village of Mamaroneck, NY

**Item
Title:** 306 Hunter Street

**Item
Summary:** **Application #ZON-24-0005: 306 Hunter Street, (Section 4, Block 48, Lot 5.) Located in the R-5 Zoning District. SEQRA Classification: Type II § 617.5(c)(11), (18).
CLOSED ON 4/4/24.**

The applicant seeks an area variance for the schedule of minimum requirements, front yard. Work includes removal of existing detached garage, driveway, front steps, covered side porch, and rear patio. Construction of a new two-story addition with garage, new driveway, new rear patio, interior alterations, relocated entry, and front steps as per Village Code Chapter 342.

**Fiscal
Impact:**

Village of Mamaroneck, NY

Item Title: PLL J-2024

Item Summary: BOT Referral of PLL J-2024

Fiscal Impact:

Village of Mamaroneck, NY

Item Title: NOTES

Item Summary: Such other business as the Board may determine.

Fiscal Impact: