

Village of Mamaroneck  
169 Mt. Pleasant Ave  
Mamaroneck, New York 10543  
914-777-7731

7/21/2020

**RECEIVED**

By Planning, Zoning, HCZMC at 12:24 pm, Aug 12, 2020

## SPECIAL PERMIT NOTIFICATION

APPLICATION NO.: 6SP 2017

DISTRICT: C-2

TO: LISA SEENATH FOR IVAN'S MINI MARKET

360A MOUNT PLEASANT AVENUE

MAMARONECK, NY 10543

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 7/20/2020

FOR PERMIT TO:

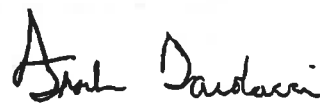
RENEWAL OF SPECIAL PERMIT 6SP 2017 IVAN'S MINI MARKET SPECIAL PERMIT TO CONTINUE  
TO OPERATE AN EXISTING MINI MARKET DELICATESSEN WITH HOT FOOD

ON PREMISES LOCATED AT: 360 MT PLEASANT AV

VILLAGE SBL: 9-17-1

HAS BEEN RECEIVED AND A PUBLIC HEARING WILL BE HELD ON SEPTEMBER 10, 2020

A PUBLIC HEARING WILL BE HELD AT THE VILLAGE OF MAMARONECK MUNICIPAL BUILDING, 169 MT. PLEASANT AVENUE AT 7:30 P.M. PLEASE TAKE FURTHER NOTICE THAT YOU, THE APPLICANT, MUST NOTIFY ALL PROPERTY OWNERS LOCATED WITHIN A RADIUS OF 400 FEET OF THE SUBJECT PREMISES OF YOUR APPLICATION AND OF THE PROPOSED HEARING.



Building Inspector

A recipient of a copy of this notification is a property owner of record within a radius of 400 feet. Interested parties may review plans on any application in the Building Inspectors Office at Village Hall.

**By Planning, Zoning, HCZMC at 12:24 pm, Aug 12, 2020**

Yes (XXX) No ( )

**APPLICATION FOR RENEWAL OF SPECIAL PERMIT**

**page 2**

**If "No", please explain:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

3. **Since the last application for this special permit, no violations have been noticed, no violations have been cited, nor have any proceedings been commenced in connection with the operation of the use allowed by the subject special permit.**

Yes (XX) No ( )

4. **I have read the attached "Instructions for Renewal Application" and have complied with same.**

Yes (XX) No ( )

**If "No", please explain:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

5. **Please indicate any facts or changes in circumstances which may require a modification of the conditions previously set forth in connection with the subject special permit:** \_\_\_\_\_

NONE

\_\_\_\_\_  
\_\_\_\_\_

6. **Please indicate any other information that you want the Board to consider:** We have complied with all of the conditions in our special permit and our

hours of operation remain no later than 6:00am through 11:00pm

Monday through Friday and no later than 8:00am through 10:30pm Saturday  
and Sunday

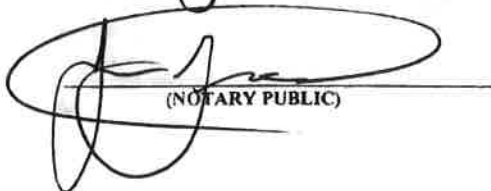
THE UNDERSIGNED HEREBY AFFIRMS, UNDER PENALTIES OF PERJURY, THAT ALL STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE. THE UNDERSIGNED FURTHER ACKNOWLEDGES THAT THE ZONING BOARD OF APPEALS WILL RELY UPON THE TRUTH AND ACCURACY OF THE STATEMENTS CONTAINED IN THIS APPLICATION IN PROCESSING THIS REQUEST FOR RENEWAL.

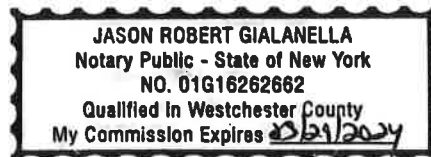
  
(APPLICANT'S SIGNATURE)

Lisa Seenath

(PRINT NAME)

Sworn to before me this 12<sup>th</sup> day  
of August, 2020

  
(NOTARY PUBLIC)



Applicant's Address: 360A Mt. Pleasant Ave

Mamaroneck, NY 10543

Applicant's Daytime Telephone Number: (914) 346-1511

02 01 2018 6SP-2017 Lisa Seenath for Ivan's Mini Market 360A Mount Pleasant Avenue

AT A MEETING OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF  
MAMARONECK, HELD ON FEBRUARY 1, 2018, THE FOLLOWING RESOLUTION  
WAS ADOPTED:

**APPLICATION NO. 6SP-2017**

Name: Lisa Seenath for Ivan's Mini Market  
Premises: 360A Mount Pleasant Avenue  
District: C-2

**RECEIVED**  
FEB 08 2018

BY: EO.....

Section 9, Block 17, Lot 1

WHEREAS, Lisa Seenath for Ivan's Mini Market ("Applicant") has applied to this Board for a special permit to operate an existing mini market /delicatessen and add a hot food component at 360A Mount Pleasant Avenue ("Premises") within a C-2 District, pursuant to Article X Chapter 342 (Zoning) of the Code of the Village of Mamaroneck; and

WHEREAS, delicatessens have previously been operated at the Premises; and

WHEREAS, after due notice, this Board held a public hearing on such application on December 7, 2017, at which time it heard all parties and received their evidence and proofs; and the public hearing having been closed; and members of this Board having made personal inspection of the Premises and being familiar therewith; and

WHEREAS, after duly considering all the proofs and evidence before it, this Board finds as follows:

1. The location and size of the use, the nature and intensity of the operation, and the traffic involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to the type, arrangement, and capacity of streets giving access to it; are such that the use, as set forth by the Applicant, will be in harmony with the appropriate and orderly development of the district in which it is located.
2. The location, nature, and height of buildings, walls and fences, and the nature and extent of the landscaping and screening on the site, as existing or proposed, are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings. The minimarket/delicatessen will utilize existing commercial space at the Premises.
3. The operation in connection with the use, as set forth by the Applicant, will not be objectionable by reason of noise, fumes, smoke, dust, vibration, glare, intensity, or flashing lights.
4. The use, as set forth by the Applicant, will not adversely affect the public health, safety and welfare, and the comfort and convenience of the public in general, and of the residents of the neighborhood in particular.
5. The application is in compliance with special permit standards and requirements as set forth in Sections 342-45 and 342-71 of the Code of the Village of Mamaroneck.
6. The Applicant is entitled to the granting of the special permit under the circumstances of this application.

02 01 2018 6SP-2017 Lisa Scenath for Ivan's Mini Market 360A Mount Pleasant Avenue

NOW THEREFORE, on motion of Mr. Neufeld, and seconded by Ms. Kramer:

BE IT RESOLVED, this Board finds that the within application is a Type II action not subject to review under the State Environmental Quality Review Act (SEQRA), and it is further;

RESOLVED, that in accordance with the vote of this Board taken on February 1, 2018 that the application for such special permit is hereby granted, subject to the following conditions:

A. That the special permit granted herein shall be valid for an initial probationary period of three (3) years beginning February 1, 2018, with the renewal application having to be made by Applicant no less than four (4) months prior to the expiration date; and, upon the Applicant's failure to make said renewal application, the special permit granted herein shall expire without further notice to the Applicant.

B. That the special permit is granted to the Applicant and shall expire upon a transfer of ownership or a change in the use of the Premises.

C. That any work done hereunder shall be in strict compliance with the plans as filed with this application, except as expressly modified by the conditions herein or as approved by the Building Inspector.

D. That the granting of this application shall not be deemed to relieve the Applicant of the need to obtain approval of any other board or agency or officer prescribed by law or ordinance with regard to the plans or construction or any other phase of the proposed project.

E. That the Applicant shall procure a building permit from the Building Department within one (1) year where necessary to comply with federal, state, or local codes, laws, regulations or requirements and all work shall be completed within one (1) year from the date of the building permit, otherwise this application is denied; and any request for extending the time within which to obtain said building permit shall be filed no less than sixty (60) days prior to the expiration of the one (1) year period.

F. The hours of operation shall be no greater than between the hours of 6:00am to 11:00pm Monday through Friday and 8:00am to 10:30pm on Saturday and Sunday.

G. That the failure to observe and perform any of these conditions shall render this permit invalid.

In Favor: Weprin, Neufeld, Kramer, Wenstrup

Opposed: None

Absent: None

02-01-2018 6SP-2017 Lisa Secorale for Ivan's Mini Market 360A Mt Pleasant Avenue

Dated: February 1, 2018  
Mamaroneck, N.Y.



Chairman



Secretary

**RECEIVED**

By Planning, Zoning, HGZMC at 2:27 pm, Jul 21, 2020

TO: Betty-Ann Sherer  
Building Department/Zoning Board of Appeals

FROM: Police Department

RE: Renewal of Special Permit No. 6SP 2017  
Premises: Ivan's Mini Market  
360 A Mount Pleasant Avenue  
Mamaroneck New York 10543

As requested, the records maintained by the Police Department have been checked and the following response is submitted.

Have any complaints been made to the police department within the past three years?

☐ YES ☒ NO

If YES, please explain:

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Have any violations been cited by the police department within the past three years?

☐ YES ☒ NO

If YES, please explain:

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VILLAGE OF MAMARONECK  
POLICE DEPARTMENT

BY: Det. Sgt. Mark N. Gatta #104

DATE: 07/21/2020



Village of Mamaroneck  
169 Mt. Pleasant Ave  
Mamaroneck, New York 10543  
914-777-7731

8/18/2020

## SPECIAL PERMIT NOTIFICATION

APPLICATION NO.: 6SP 2017

DISTRICT: C-2

TO: LISA SEENATH FOR IVAN'S MINI MARKET

360A MOUNT PLEASANT AVENUE

MAMARONECK, NY 10543

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 7/20/2020

FOR PERMIT TO:

PURSUANT TO CONDITION 'A' OF SPECIAL PERMIT 6SP 2017 GRANTED 02/01/2018 FOR IVAN'S MINI MARKET THE APPLICANT IS REQUIRED TO APPLY FOR THE RENEWAL OF THIS SPECIAL PERMIT AFTER A PROBATIONARY PERIOD OF 3 YEARS TO CONTINUE TO OPERATE AN EXISTING MINI MARKET DELICATESSEN WITH HOT FOOD

ON PREMISES LOCATED AT: 360 MT PLEASANT AV

VILLAGE SBL: 9-17-1

AN APPLICATION HAS BEEN RECEIVED AND A PUBLIC HEARING WILL BE HELD ON:

DECEMBER 3, 2020

WHILE THE BOARD PARTICIPATES IN ONLINE TELECONFERENCED MEETINGS, ZONING BOARD MEETINGS WILL BEGIN AT 7:00PM @ <https://zoom.us/j/93833588731> Use Passcode: 841991. THIS NOTIFICATION BEING SENT TO THE PROPERTY OWNER OF RECORD WITHIN A RADIUS OF 400 FT. INTERESTED PARTIES MAY REVIEW PLANS ON ANY APPLICATION ONLINE WITH THE ZBA POSTED AGENDA.



Building Inspector

Interested parties may request to review the plans on any application in the Building Inspectors Office or Planning Department at Village Municipal Building

