

The Board held a lengthy discussion as to whether or not Mr. Hynes' letter indicated that he wanted to renew his special permit without conditions. Chairman Weprin and Mr. Neufeld feel the application is for a straight renewal. Chairman Weprin noted that there would be many more neighbors at the meeting if they thought the conditions were going to be changed or removed.

Mr. Violi and Mr. Sullivan feel that Mr. Hynes' letter indicates that he doesn't want the conditions.

Counsel suggested giving the applicant the opportunity to amend the renewal application to reflect the changes he wants. The application would have to be re-noticed accordingly.

Chairman Weprin asked Mr. Carty if Mr. Hynes would be able to answer question #5 of the renewal application indicating which specific conditions he wants removed. Mr. Carty said yes, Mr. Hynes will do that. Counsel stated that the re-noticing should indicate that the applicant wants certain special permit conditions removed.

### **CLOSED APPLICATIONS**

1. Application #1I-2015, STUART TIEKERT, regarding 510 Pine Street, (Section 4, Block 54, Lot 23A) for an appeal of the issuance of the Certificate of Occupancy for a new house dated September 29, 2014. (R-5 District)

The Board discussed the merits of the application.

On motion of Mr. Violi, seconded by Mr. Ianniello they Board accepted Counsel's resolution denying the appeal.

Ayes: Sullivan, Ianniello, Violi, Neufeld, Weprin  
Nays: None  
Absent: None

2. Application #6SP-2015, DCH INVESTMENTS, 1312 East Boston Post Road, (Section 4, Block 65C, Lot 220) for a special permit to operate a car dealership. (C-1 District)

The Board discussed the merits of the application.

On motion of Mr. Sullivan, seconded by Mr. Violi the negative declaration was issued and the special permit to operate a car dealership was approved.

Ayes: Sullivan, Ianniello, Violi, Neufeld, Weprin  
Nays: None  
Absent: None

3. 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)

The Board discussed the merits of the application. Mr. Weprin feels there isn't any justification for the signs that completely cover the windows. The Board is ok with the façade signs as the large letters make it easier for parents to find when bringing their sick children there. Counsel will prepare a draft resolution.

4. Application #1SP-2012, I & N DELI & GROCERY, 131 Halstead Avenue, (Section 9, Block 11, Lot 20A) to renew a special permit to continue to operate a deli/grocery with indoor seating. (C-2 District)

The Board discussed the merits of the application.

On motion of Mr. Neufeld, seconded by Mr. Violi the special permit to continue to operate a deli/grocery with indoor seating was approved without a term limit.

Ayes: Sullivan, Violi, Neufeld, Weprin  
Nays: None  
Absent: None  
Abstain: Ianniello

5. Application #8SP-2012, RED PLUM RESTAURANT, 251 Mamaroneck Avenue, (Section 9, Block 19, Lot 7A) to renew a special permit to continue to operate a restaurant. (C-2 District)

The Board discussed the merits of the application.

On motion of Mr. Neufeld, seconded by Mr. Sullivan the special permit to continue to operate a restaurant was approved without a term limit.