

AGENDA
TOWN OF MOUNT PLEASANT
ZONING BOARD OF APPEALS
THURSDAY, FEBRUARY 12, 2009
8:00 P.M.

RE-HEARING

- 09-01** **Linsy & Thomas Puthiyamadham**, 63 Eastview Drive, Valhalla, NY. Section 113.09, Block 1, Lot 4. West side of Eastview Drive corner of Dalewood Lane, Valhalla, NY. **Proposed demolition of existing residence and construction of a new 2-1/2 story dwelling on a legal parcel. Violation of mean width at front yard setback has 128.25 feet and 150 feet is required, therefore a 21.75 feet variance is needed.**
R-40 Zone.

NEW HEARINGS

- 09-04** **Marlene & Renoto Vellutino**, 25 Westerly Lane, Thornwood, NY. Section 106.19, Block 1, Lot 65. Northeast side of Westerly Lane and the southwest side of Bellview Avenue. **Proposed installation of a storage shed on a legal parcel in violation of Town Code. Property has two front yards and sheds are not permitted in front yards.**
R-40 Zone.
- 09-05** **Erika & Mark Mynes**, 230 Brookline Street, Hawthorne, NY. Section 112.13, Block 2, Lot 22. South side of Astor Avenue and east side of Brookline Street. **Proposed reconstruction and extension of a single family dwelling with deck due to fire damage. (1) Violation of front yard setback has 15.70 feet and 30 feet is required, therefore a 14.30 feet variance is needed. (2) Violation of rear yard setback has 15.62 feet and 30 feet is required, therefore a 14.38 feet variance is needed.**
R-10 Zone.
- 09-06** **Sean Forde**, 2896 South Deerfield Avenue, Yorktown Heights, NY. Section 106.15, Block 2, Lot 6. **Premises located at 85 Jefferson Avenue, Thornwood, NY.** North side of Jefferson Avenue at the corner of Albany Avenue. **Proposed 2nd floor addition to a single family dwelling on a legal nonconforming parcel. No variances needed.**
R-10 Zone.

- 09-07** **Jennine & Christopher Labriola**, 185 Albany Avenue, Thornwood, NY. Section 106.15, Block 2, Lot 82. East side of Albany Avenue and 163 feet of the corner of Westchester Avenue. **Proposed 2nd story addition to a single family dwelling on a legal nonconforming parcel. Violation of lot size has 9,800 sq. ft. and 10,000 sq. ft. is required, therefore a 200 sq. ft. variance is needed. R-10 Zone.**
- 09-08** **Green Valley Condominium I, (Owner)** 245 Saw Mill River Road, Hawthorne, NY. and **Phillip Grimaldi, Jr. (Attorney/Applicant)**. East side of Saw Mill River Road (Route 9A). **Proposed generator to an existing commercial office building. Violation of side yard setback has 15.62 feet and 50 feet is required, therefore a 34.38 feet variance is needed. OBT-2 Zone.**
- 09-09** **Marigrace Amato & Richard Bedus**, 16 Westerly Lane, Thornwood, NY. Section 112.7, Block 1, Lot 3. North side of Westerly Lane and at the corner of Westerly Lane South. **Proposed 2nd floor addition to a single family dwelling on a legal parcel. (1) Violation of front yard setback (Westerly Lane) has 29.15 feet and 60 feet is required, therefore a 30.85 feet variance is needed. (2) Violation of front yard setback (Westerly Lane South) has 51.77 feet and 60 feet is required, therefore an 8.23 feet variance is needed. R-40 Zone.**
- 09-10** **Zoe & Shane Devlin**, 12 Sunset Drive, Thornwood, NY. Section 106.20, Block 2, Lot 48 and **Trevor Spearman, (Architect)**, 45 Eton Road, Thornwood, NY. West side of Sunset Drive (off of driveway). **Proposed reconfiguration of the 1st floor, adding a 2-car garage, mudroom and 2nd floor to a single family dwelling. (1) Violation of front yard setback has 22.18 feet and 60 feet is required, therefore a 37.82 feet variance is needed. (2) Violation of rear yard setback has 41.5 feet and 50 feet is required, therefore an 8.5 feet variance is needed. (3) Violation of lot coverage has 12.1 percent and 10 percent is required, therefore a 2.1 percent variance is needed. R-40 Zone.**

**INSPECTION MEETING ON SATURDAY, FEBRUARY 7, 2009
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**