

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

- 09-35** **Olga & Joseph Castellano, 325 Ft. Washington Avenue, Hawthorne, NY.** Section 112.9, Block 4, Lot. 17. West side of Ft. Washington Avenue, approximately 150 of the corner of Lexington Avenue, Hawthorne, NY. **Proposed construction of a two-story addition to a single family dwelling on a nonconforming parcel. (1) Violation of lot coverage, has 25.7 percent and 20 percent is required, therefore a 5.7 percent (429 sq. ft.) variance is needed. (2) Violation of rear yard setback, has 27 feet and 30 feet is required, therefore a 3 feet variance is needed. (3) Shed in violation of side yard setback, has 2 feet 1-1/2 inches and 5 feet is required, therefore a 2 feet 10-1/2 inches variance is needed. (4) Violation of rear yard setback, has 3 feet 3 inches and 5 feet is required, therefore an 1 feet 9 inches variance is needed. R-10 Zone..**
- 09-36** **Erika & Mark Mynes, 230 Brookline Street, Hawthorne, NY.** Section 112.13, Block 2, Lot 22.. South side of Astor Avenue and the East side of Brookline Street, Hawthorne, NY. **Proposed construction of a deck to a two-story single-family dwelling on a legal nonconforming parcel. (1) Violation of front yard setback, has 20 feet and 30 feet is required, therefore a 10 feet variance is needed. (2) Violation of rear yard setback has 21 feet and 30 feet is required, therefore a 9 feet variance is needed. R-10 Zone.**
- 09-37** **Deborah & Paul Taurone, 33 Cornell Street, Pleasantville, NY.** Section 99.17, Block 3, Lot 46. . Northwest side of Cornell Street at the corner of Mountain Road, Pleasantville, NY. **Proposed construction of a portico to the front of a two-story single-family dwelling and legalization of a shed to a legal nonconforming parcel. (1) Violation of front yard setback has 13.05 feet and 30 feet is required, therefore a 16.95 feet variance is needed. (2) Violation of lot coverage has 22.3 percent (1,116.45 square feet) and 20 percent is required, therefore a 2.3 percent (116.45 square feet) variance is needed. R-10 Zone.**

- 09-38** **Daniel Prospero (Owner)**, 68 East Livingston Street, Valhalla, NY. **Edwin Elliott (Architect/Applicant)**, 207 Edgewood Avenue, Pleasantville, NY. Section 117.15, Block 3, Lot 61. Southeast of Livingston Street corner of Madison Avenue, Valhalla, NY. **Proposed new detached one-car garage to a one-story single family dwelling on a legal nonconforming parcel. (1) Violation of lot coverage, has 21.58 percent or (1,618 sq. ft.) and 20 percent or (1,500 Sq. ft.) is required, therefore a 1.5 percent or (118 sq. ft.) variance is needed. (2) Violation of distance from main building, has 7 feet 6 inches and 12 feet is required, therefore a 4 feet 6 inches variance is needed. R-10 Zone.**
- 09-39** **Mary Ann & Hershel Sosnoff, (Owner)**, 10 Deborah Lane, Chappaqua, NY. **William Spade (Architect/Applicant)**. Section 99.14, Block 2, Lot 37. South side of Deborah Lane corner of Flag Hill Road, Chappaqua, NY. **Proposed legalization of a deck to a two-story single-family dwelling on a legal parcel. Violation of front yard setback, has 56.42 feet and 60 feet is required, therefore a 3.58 feet variance is needed. R-40 Zone.**
- 09-40** **Michael Mruz (Owner)**, 38 Requa Street, Briarcliff Manor, NY. **Sonya Graves (Applicant)**, 38 Requa Street, Briarcliff Manor, NY. Section 104.19, Block 1, Lot 11. South side of Requa Street, Briarcliff Manor, NY. **Proposed reconstruction of a detached two-car garage to a two-story single-family dwelling. Violation of front yard setback, has 3.63 feet and 30 feet is required, therefore a 26.37 feet variance is needed. R-10 Zone.**

INSPECTION MEETING WILL BE HELD ON SATURDAY, OCTOBER 3, 2009
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.