

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, MAY 13, 2010
8:00 P.M.

- 10-12** **Thornwood Car Wash, Inc. (Applicant/Lessee)**, 625 Marble Avenue, Thornwood, NY and **Holden Family Trust (Owner)**, 124 Court Street, White Plains, NY and **Aldo Vitagliano (Attorney)**, 150 Purchase Street, Rye, NY. Section 106.14, Block 1, Lot 31. Northwest side of Marble Avenue distant approximately 200 feet of the corner formed by its intersection with the Saw Mill River Parkway, Thornwood, NY. **Application for a Special Use Permit for an existing car wash to operate separately from an adjacent existing gas station. M-2 Zone.**
- 10-13** **Dimovski Architecture (Applicant)**, 153 Astor Place, Hawthorne, NY. **Janet Reinhardt (Owner)**, 265 Nannyhagen Road, Thornwood, NY. Section 107.17, Block 1, Lot 5. North side of Nannyhagen Road and at the corner of Sunset Drive, Thornwood, NY. **Proposed construction of a wrap around deck to a legal nonconforming single-family dwelling. Violation of side yard setback, has 20.8 feet and 25 feet is required, therefore a 4.2 feet variance is needed. R-40 Zone.**
- 10-14** **Jonathan Hodosh (Architect/Applicant)**, 60 South Main Street, New City, NY & **Pe Shein and Tin Tin, Wynn (Owner)**, 22 Halsey Place, Valhalla, NY. Section 113.13, Block 1, Lot 15. South side of the cul-de-sac of Halsey Place, approximately 325 feet of the corner of Saldi Lane, Valhalla, NY. **Proposed construction of a portico, a two-story addition and the legalization of (4) sheds to a legal single-family dwelling in R-40 Zone. (1) Violation of front yard setback for portico has 54.37 feet and 60 feet is required therefore a 5.63 feet variance is needed. (2) Violation of front yard setback for two-story addition has 52.8 feet and 60 feet is required therefore a 7.2 feet variance is needed. (3) Violation of side yard setback for two-story addition has 21.37 feet and 25 feet is required therefore a 3.63 feet variance is needed. (4) Violation of lot coverage has 10.36 percent (4,068 square feet) and 10 percent (3,927 square feet) is required therefore a .36 percent (141 square feet) variance is needed. (5) Violation of rear yard setback for shed #1 has 2.4 feet and 10 feet is required therefore a 7.6 feet variance is needed. (6) Violation of rear yard setback for shed #2 has 2.4 feet and 10 feet is required therefore a 7.6 feet variance is needed. (7) Violation of side yard setback for shed #3 has 0 feet and 10 feet is required therefore a 10 feet variance is needed. (8) Violation of side yard setback for shed #4 has 0 feet and 10 feet is required therefore a 10 feet variance is needed. R-40 Zone**

- 10-15** **Vera & Richard Esposito**, 810 Sleepy Hollow Road, Briarcliff Manor, NY. Section 105.13, Block 1, Lot 1. North side of Sleepy Hollow Road distant 750 feet of the corner formed by its intersection with Sleepy Hollow Road Extension, Briarcliff Manor, NY. **Legalization of an existing detached garage to a legal single-family dwelling. Violation of distance from house to the garage, has 11 feet 7 inches and 20 feet is required, therefore a 8 feet 5 inches variance is needed. R-40 Zone.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, MAY 8, 2010
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.