

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, JUNE 10, 2010
8:00 P.M.

CONTINUED HEARING

- 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.**

NEW HEARING

- 10-16** **James Maxwell, (Commissioner/Applicant)**, Thornwood Fire District, 760 Commerce Street, Thornwood, NY. Section 106.18, Block 2, Lots 10, 82 & 84. Southwest side of Commerce Street, Thornwood, NY. **Proposed construction of a vehicle and equipment storage building and wall. (1) Violation of front yard setback, has 9 feet and 50 feet is required, therefore a 41 feet variance is needed. (2) Violation of side yard setback, has 2 feet 8 inches and 10 feet is required, therefore a 7 feet 4 inch variance is needed. (3) Violation of rear yard setback, has 3 feet and 30 feet is required, therefore a 27 feet variance is needed. C-NR Zone.**
- 10-17** **Alison Flores Connelly, (Owner)**, 63 Woodfield Road, Briarcliff Manor, NY, and **Timothy P. Lener, (Architect/Applicant)**, 394 Bedford Road, Pleasantville, NY. Section 105.8, Block 2, Lot 36. North side of Woodfield Road, approximately 700 feet of the intersection of Pleasantville Road, Pleasantville, NY. **Construction of a one-car garage with a family room above and a new roofline over screened porch. (1) Violation of front yard setback to new sloped roof, has 37 feet and 60 feet is required, therefore a 23 feet variance is needed. (2) Violation of front yard setback to new garage, has 45 feet and 60 feet is required, therefore a 15 feet variance is needed. (3) Violation of side yard setback, has 10 feet and 25 feet is required, therefore a 15 feet variance is needed. (4) Violation of building coverage has 1,848 square feet. (11.2%) and 1,651 square feet (10%) is required, therefore a 197 square feet (1.2%) variance is needed. (R-40 Zone).**

- 10-18** Jack Tewani (Owner), 7 Tanglewood Road, Pleasantville, NY. Dwayne Escola, (Applicant), Northeast Smart Energy, 86 Franklin Ave., Hartford, CT. Section 107.9 Block 2, Lot 47. South side of Tanglewood Road, Pleasantville, NY. **Proposed installation of four ground mount solar panels on a legal nonconforming parcel with a two-story frame residence. (1) Violation of rear yard setback for solar panels has 30 feet and 50 feet is required, therefore a 20-foot variance is needed. (2) Violation of side yard setback for solar panels, has 12 feet 6 inches and 25 feet is required, therefore a 12 feet 6 inch variance is needed. R-40 Zone.**
- 10-19** David Lyons (Owner), 521 Bedford Road, Sleepy Hollow, NY. Raul Mayta (Applicant), Mayta Sebastian Studios, 601 40th Street, Unit C1, Brooklyn, NY. 112321. Section 111.18, Block 1, Lot 44. South side of Bedford Road (Rt. 448), Sleepy Hollow, NY. **Proposed construction of a wrap around front porch and a detached two-car garage with an art studio above to a legal two-story frame residence. (1) Violation of front yard setback, has 0 feet and 30 feet is required, therefore a 30 feet variance is needed. (2) Violation of side yard setback has 1 foot and 5 feet is required, therefore a 4 feet variance is needed. (3) Violation of detached accessory building height, has one and one-half story (17 feet) and one-story (15 feet) is permitted, therefore a half-story (2 feet) variance is needed. (R-40 Zone).**
- 10-20** Ingrid Cenknner, (Owner), 18 Stillman Lane, Pleasantville, NY, Dimovski Architecture (Architect/Applicant), 153 Astor Place, Hawthorne, NY. Section 105.19, Block 1, Lot 60. South side of Stillman Lane corner of Bedford Road (Route 448), Pleasantville, NY. **Legalization of an existing accessory structure/cottage to a legal single-family dwelling in R-40 Zone. Violation of lot area has 65,299 square feet and 87,120 square feet is required, therefore a 21,821 square feet variance is needed. Violation of accessory structure setback has 39.44 feet and 50 feet is required therefore a 10.56 feet variance is needed. R-40 Zone.**
- 10-21** Michael Uzovich (Owner), 90 Newman Avenue, Hawthorne, NY. Dimovski Architecture (Architect/Applicant), 153 Astor Place, Hawthorne, NY. Section 112.9, Block 1, Lot 24. South side of Newman Avenue 125 feet of the corner of Brighton Avenue, Hawthorne, NY. **Proposed construction of a front portico, rear deck and kitchen addition with mudroom to a legal single-family dwelling. Violation of front yard setback has 25.38 and 30 feet is required, therefore a 4.62 feet variance is needed. Violation of rear yard setback has 24.71 feet and 30 feet is required, therefore a 5.19 feet variance is needed. R-10 Zone.**

- 10-22** **MetroPCS New York LLC (Applicant), 5 Skyline Drive, Hawthorne, NY. AMG Fin Hardscrabble Asset LLC, (Owner), 10 Hobby Lane, Bedford, NY. Lucia Chiochino, (Attorney), Cuddy & Feder, 445 Hamilton Avenue, White Plains, NY. Section 99.10, Block 2, Lots 2 & 3 . South side of Hardscrabble Hill Road, 900 feet of the corner formed by its intersection with Hardscrabble Road Chappaqua, NY. Request for an exemption from zoning, or in the alternative, Special Permit Approval to co-locate six (6) panel antennas on an existing communication tower with related equipment within an existing equipment shelter in the fenced compound. R-40 Zone.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, JUNE 5, 2010
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.