

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**TOWN OF MOUNT PLEASANT**  
**THURSDAY, AUGUST 12, 2010**  
**8:00 P.M.**

- 10-26**      **Jianren Li & Ying Jiang, 48 Harding Avenue, Valhalla, New York. Section 122.7, Block 1, Lot 11. Northwestern side of Harding Avenue, 252 feet of the corner of Wilson Avenue, Valhalla, New York. Proposed construction of a deck to a legal nonconforming parcel to a 1-1/2 story frame dwelling. (1) Violation of sum of side yards has 15'-6" (31.2 %) and 20' (40%) is required, therefore a 4'-4" (8.8%) variance is needed. (2) Violation of side yard setback has 7'-8" and 10' is required, therefore a 2'-2" variance is needed. R-10 Zone.**
- 10-27**      **Donna Siegal, 9 Deer Hill Lane, Briarcliff Manor, NY. Section 99.17, Block 2, Lot 11. East side of Deer Hill Lane at the corner of Hardscrabble Road, Briarcliff Manor, NY. Legalization of two sheds to a conforming one-story frame dwelling. Shed #1 which was constructed in violation of side yard setback has 6'-8 1/2" and 10' is required, therefore a 3'-3 1/2" variance is needed. Shed #2 which was constructed in violation of side yard setback has 4'-4" and 10' is required, therefore a 5'-6" variance is needed. R-40 Zone.**
- 10-28**      **David Lyons (Owner), 521 Bedford Road, Sleepy Hollow, NY. Raul Mayta (Applicant/Architect), Mayta Sebastian Studios, 601 40<sup>th</sup> Street, Unit CI, Brooklyn, NY 112321. Section 111.18, Block 1, Lot 44. South side of Bedford Road (RT 448), Sleepy Hollow, NY. Proposed construction of a detached two-story, two-car garage with art studio above to a two-story nonconforming frame residence on a legal nonconforming parcel. Violation of detached accessory building per Section 218-3 definition of half-story has 2 stories and 1 story is permitted, therefore a 1-story variance is needed. R-10 Zone.**

**INSPECTION MEETING WILL BE HELD ON**  
**SATURDAY, AUGUST 7, 2010**  
**BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**

