

** Revised

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, SEPTEMBER 9, 2010

- 10-29** **John LaVecchia (Owner)**, 343 Willis Avenue, Hawthorne, NY. **Dimovski Architecture (Applicant)**, 153 Astor Avenue, Hawthorne, NY. Section 112.10, Block 1, Lot 83. West side of Willis Avenue 50 feet of the corner of Lexington Avenue, Hawthorne, NY. **Proposed construction of an addition to a garage and entry portico to a legal, nonconforming two-story dwelling on a legal substandard parcel. (1) Violation of lot coverage, 20 percent (1,500 sq feet) is required has 23.5 percent (1,769 sq feet) and 24.8 percent (1,864 sq feet) is needed, therefore a 1.3 percent (95 sq feet) variance is needed. (2) Violation of front yard setback for front portico has 25.5 feet and 30 feet is required, therefore a 4.5 feet variance is needed. (3) Violation of front yard setback for garage addition has 26.5 feet and 30 feet is required; therefore a 3.5 feet variance is needed. R-10 Zone**
- 10-30** **Joann Pennella (Owner) and Joseph Pennella (Applicant)** 2 Pearl Street, Hawthorne, NY. Section 112.9, Block 5, Lot 44. West side of Pearl Street distant approximately 226 feet of the corner of Elwood Avenue, Hawthorne, NY. **Proposed construction of a handicap ramp with a platform to a two-story dwelling on a legal nonconforming parcel. (1) Violation of front yard setback has 22.66 feet and 30 feet is required, therefore a 7.34 feet variance is needed. (2) Violation of distance from main building and detached accessory structure has 4.34 feet and 12 feet is required, therefore a 7.66 feet variance is needed. R-10 Zone.**
- 10-31** **Tracie & William Dalessandro**, 2 Pea Pond Lane, Briarcliff Manor, NY. Section 98.7, Block 1, Lot 36. West side of Pea Pond Lane at the corner of Carlton Avenue, Briarcliff Manor, NY. **Proposed in-ground pool to a legal two-story, one-family dwelling. (1) Violation of side yard setback has 17 feet and 25 feet is required, therefore a 8 feet variance is needed. (2) Violation between structure (steps) and pool, has 6 feet and 20 feet is required, therefore a 14 feet variance is needed. R-40 Zone.**
- 10-32**** **Jamie & Joseph Properso**, 60 Virginia Lane, Thornwod, NY. Section 106.16, Block 2, Lot 64. West side of Virginia Lane distant approximately 337 feet of the corner formed by its intersection with Larry's Lane, Thornwood, NY. **Proposed legalization of shed. (1) Violation of side yard setback has 4.85 feet and 10 feet is required therefore a 5.15 feet variance is needed. (2) Violation of distance from main structure has 24.79 feet and 25 feet is required therefore a .31 feet variance is needed. R-40 Zone.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, SEPTEMBER 4, 2010
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.