

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, OCTOBER 14, 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**
- 10-33** **T-Mobile Northeast, LLC (Applicant)**, 4 Sylvan Way, Parsippany, NJ and **Snyder & Snyder, LLP (Attorney)**, 94 White Plains Road, Tarrytown, NY and **Commerce Partners, LLC. (Owner)**, 420 Columbus Avenue, Valhalla, NY. Premises located at 665 Commerce Street, Thornwood, NY. Section 106.18, Block 4, Lot 4. Northwest side of Commerce Street at the corner formed by its intersection with Lincoln Place and Manhattan Avenue, Thornwood, NY. **Proposed Special Use Permit and variances for installation of a public utility substation for a wireless communication facility of a 92 feet flagpole with antennas mounted therein, and equipment cabinets at the base thereof within a fenced compound. For flagpole: (1) Violation of rear yard setback has 32 feet and 92 feet is required therefore a 60 feet variance is needed. (2) Violation of side yard setback has 6 feet and 92 feet is required therefore an 86 feet variance is needed. For equipment cabinets: (1) Violation of rear yard setback has 16 feet and 25 feet is required therefore a 9 feet variance is needed. (2) Violation of side yard setback has 4 feet and 25 feet is required therefore a 21 feet variance is needed. C-NR Zone.**
- 10-34** **Rose & Ronnie Crecco**, 871 Commerce Street, Thornwood, NY. Premises located at 12 Heritage Drive, Pleasantville, NY. Section 99.20, Block 2, Lot 68. South side of Heritage Drive distant 132 feet of the corner formed by its intersection with Crestview Drive, Pleasantville, NY. **Proposed construction of a new 2 ½ story single family dwelling. Violation of front yard setback has 50 feet and 60 feet is required therefore a 10 feet variance is needed. R-40 Zone.**

- 10-35** **Linda & Jeffrey Crane, 326 Manhattan Avenue, Hawthorne, NY. Section 112.10, Block 2, Lot 59. East side of Manhattan Avenue 50 feet distant of the corner formed by its intersection with Lexington Avenue, Hawthorne, NY. Proposed construction of a covered porch to an existing 2 story dwelling on a legal substandard parcel. (1) Violation of lot coverage has 22.32 percent (1674 sq. ft) and 20 percent (1500 sq. ft) is required therefore a 2.32 percent (174 sq. ft) variance is needed. (2) Violation of rear yard setback has 16 feet and 30 feet is required therefore a 14 feet variance is needed. R-10 Zone.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, OCTOBER 9, 2010
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.