

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
WEDNESDAY, NOVEMBER 10, 2010

ADJOURNED HEARING:

- 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.**

NEW HEARINGS:

- 10-36** **Donna Siegel (Owner) and Steven Harvis (Applicant), 9 Deer Hill Lane, Briarcliff Manor, NY. Section 99.17, Block 2, Lot 11. North east side of Deer Hill Lane distant 170 feet of the corner formed by its intersection with Hardscrabble Road, Briarcliff Manor, NY. Legalization of a storage shed to a legal one-story dwelling. Violation of rear yard setback has 4 feet 4 inches and 10 feet is required, therefore a 5 feet 6 inches variance is needed. R-40 Zone.**
- 10-37** **Christine & Pasquale Fusaro (Owner), 32 Harding Avenue, Valhalla, NY and Suburban Sunrooms Inc. (Applicant), 83 East Main Street, Elmsford, NY. Section 122.7, Block 1, Lot 7. North west side of Harding Avenue distant approximately 420 feet of the corner formed by its intersection with Entrance Way, Valhalla, NY. Proposed construction of a deck and addition to a legal one-family dwelling on a substandard parcel. (1) Violation of side yard setback has 8.13 feet and 10 feet is required therefore a 1.87 feet variance is needed. (2) Violation of lot width for sum of both side yards has 37.92 percent (18.96 feet) and 40 percent is required therefore a 2.08 percent (1.04 feet) variance is needed. R-10 Zone.**
- 10-38** **Peggy & Nicholas Schwartz, 221 Manhattan Avenue, Hawthorne, NY. Section 112.14, Block 2, Lot 14. North west side of Manhattan Avenue at the corner formed by its intersection with Bradford Street, Hawthorne, NY. Proposed construction of a front portico to a legal one-family dwelling. Violation of front yard setback has 23.10 feet and 30 feet is required therefore a 6.90 feet variance is needed. R-10 Zone.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, NOVEMBER 6, 2010
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.