

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, FEBRUARY 10, 2011

NEW HEARINGS:

11-05 Pro Automotive Properties LLC (Owner), 6 Amawalk Court, Ossining, NY and Aldo Vitagliano (Applicant/Attorney), 150 Purchase Street, Rye, NY for premises located at 235 Marble Avenue, Thornwood, NY. Section 106.10, Block 6, Lot 46. East side of Marble Avenue distant approximately 660 feet of the corner formed by its intersection with the Saw Mill River Parkway, Thornwood, NY. Proposed construction of a three (3) bay automotive repair garage to a legal non-conforming parcel. (1) Violation of frontage has 75 feet and 100 feet is required therefore a 25 feet variance is needed. (2) Violation of front yard setback has 8.5 feet and 50 feet is required therefore a 41.5 feet variance is needed. (3) Violation of side yard setback has 0 feet and 4 feet is required therefore a 4 feet variance is needed. (4) Violation of rear yard setback has 0 feet and 30 feet is required therefore a 30 feet variance is needed. M-2 Zone.

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 Road 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.

INSPECTION MEETING WILL BE HELD ON
SATURDAY, FEBRUARY 5, 2011
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.