

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

NEW HEARINGS:

- 11-06 **Ana Bartolovic and Mario Ruggerio (Owner)**, 595 Sherman Avenue, Thornwood, NY. Section 112.6, Block 2, Lot 59. North west side of Sherman Avenue and at the corner formed by its intersection with Wyoming Place. Proposed construction of a front portico, garage addition, front and rear addition to a legal substandard parcel. For portico: (1) Violation of front yard setback has 18.8 feet and 30 feet is required therefore an 11.2 feet variance is needed. (2) Violation of side yard setback has 8.8 feet and 10 feet is required therefore a 1.2 feet variance is needed. For front & rear addition: Violation of side yard setback has 8.4 feet and 10 feet is required therefore a 1.6 feet variance is needed. For rear addition: (1) Violation of front yard setback (Wyoming Place) has 21.1 feet and 30 feet is required therefore a 8.9 feet variance is needed (2) Violation of front yard setback (Wyoming Place) has 24.1 feet and 30 feet is required therefore a 5.9 feet variance is needed. For garage: Violation of front yard setback (Wyoming Place) has 24.6 feet and 30 feet is required therefore a 5.4 feet variance is needed. R-10 Zone.
- 11-07 **Susan & Arthur Sacchitello**, 25 Mt. Pleasant Avenue, Thornwood, NY. Section 106.20, block 1, Lot 79. North side of Mt. Pleasant Avenue at the corner formed by its intersection with Glen Forest Street. Proposed construction of roof over an existing patio to a 2 ½ story dwelling. Violation of side yard setback has 6.3 feet and 10 feet is required therefore a 3.7 feet variance is needed. R-10 Zone.
- 11-08 **Ninfa & Girolamo Giglio, (Owner)** 9 Clovebrook Road, Valhalla, NY, and **Petrucelli Engineering (Applicant/Engineer)**, 392 Columbus Avenue, Valhalla, NY. Section 112.19, Block 1, Lot 45. North east side of Clovebrook Road distant approximately 460 feet of the corner former by its intersection with Stevens Avenue West. Proposed 2-Lot subdivision for the construction of a new residence to a legal parcel. Violation of mean width has 85.8 feet and 100 feet is required therefore a 14.2 feet variance is needed. R-20 Zone
- 11-09 **Bradhurst Site Construction Corp., (Owner)**, 108 Bradhurst Avenue, Valhalla, NY and **Joel Sachs, Keane & Beane (Attorney)**, 445 Hamilton Avenue, White Plains, NY. Section 117.17, Block 1, Lot 1. South side of Armand Place and at the corner formed by its intersection with Bradhurst Avenue, Valhalla, NY. An appeal for the determination of violation of non-conforming use in the R-20 Zoning District Regulations. R-20 Zone.

POSTPONED

- 11-10 Melissa & Paul Staar, 85 Broad Street, Hawthorne, NY. Section 112.13, Block 1, Lot 62. North side of Broad Street distant 100 feet of the corner formed by its intersection with Memorial Drive, Hawthorne, NY. **Proposed construction of a one car garage with breezeway and rear addition to a legal substandard parcel. (1) Violation of lot coverage has 23.87 percent (1790 sq. ft.) and 20 percent (1500 sq. ft.) is required therefore a 3.87 percent (290 sq. ft) variance is needed. (2) Violation of minimum percent of lot width for sum of both side yards has 28.78 percent (21.14 ft.) and 44 percent (33 ft.) is required therefore a 15.82 percent (11.86 ft) variance is needed. (3) Violation of side yard setback has 6.14 feet and 18 feet is required therefore an 11.86 feet variance is needed. R-10 Zone.**
- 11-11 Mirela & John DeGatto, 238 Commerce Street, Hawthorne, NY. Section 112.14, Block 1, Lot 34. North east side of Commerce Street and at the corner formed by its intersection with Main Street, Hawthorne, NY. **Proposed construction of rear deck to a 1 ½ story dwelling on a legal parcel. (1) Violation of front yard (Commerce Street) setback has 27 feet and 30 feet is required therefore 3 feet variance is needed. (2) Violation of front yard (Main Street) setback has 0 feet and 30 feet is required therefore a 30 feet variance is needed. R-10 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 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.**

INSPECTION MEETING WILL BE HELD ON

SATURDAY, MARCH 5, 2011

BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.