

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, APRIL 14, 2011

ADJOURNED HEARINGS:

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 15. 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.**

NEW HEARINGS:

11-12 **Jeremy Gratt**, 73 Orchard Street, Thornwood, NY. Section 106.20, Block 3, Lot 53. North east side of Orchard Street distant approximately 143 feet of the corner formed by its intersection with Mount Pleasant Avenue, Thornwood, NY. **Proposed construction of a roofed passageway from the main structure to the existing accessory structure to a legal substandard parcel in an R-10 Zone.** **(1) Violation of side yard setback has 3.58 feet and 10 feet is required therefore a 6.42 feet variance is needed. (2) Violation of minimum percentage of lot width for sum of both side yards, has 19 percent (10.4 feet) and 40 percent (22 feet) is required therefore a 21 percent (11.60 feet) variance is needed.**

11-13 **LRS Realty Associates, LLC (Owner)** 14 Saw Mill River Road, Hawthorne, NY and **John Meyer Consulting (Engineer)**, 120 Bedford Road, Armonk, NY. Section 116.7, Block 1, Lot 11. North east side of the Saw Mill River Road (9A) at the corner formed by its intersection with Browns Lane, Hawthorne, NY. **Proposed partial demolition of existing one story brick and metal building and proposed expansion to a two story office and one story warehouse to a legal parcel in C-RB Zone. (1) Violation of maximum gross floor area of principal use, 50 percent (9,852 sq. ft.) of warehouse is allowed, has 105 percent (20,597 sq. ft.), therefore a 55 percent (10,745 sq. ft.) gross floor area variance is needed. (2) Violation of front yard setback for a corner lot, 75 feet is allowed, has 35 feet, therefore a 40 feet front yard variance is needed. (3) Violation of combined off street parking spaces for office and warehouse, has 61 spaces and 78 spaces are required therefore a 17 parking space variance is needed.**

11-14 **Christine Polo**, 14 Foxhill Road, Valhalla, NY. Section 112.18, Block 3, Lot 60. North west side of Foxhill Road distant approximately 265 feet of the corner formed by its intersection with Galloway Lane, Valhalla, NY. **Proposed installation of a pre-fabricated shed to a legal non-conforming parcel in an R-10 Zone. Violation of side yard setback has 6 inches and 5 feet is required therefore a 4 feet 6 inches variance is needed.**

- 11-15** Debra & Michael Fimmano, 18 Wall Avenue, Valhalla, NY. Section 117.11, Block 4, Lot 52. North east side of Wall Avenue and at the corner formed by its intersection with Maple Street, Valhalla, NY. **Proposed construction of a one story addition above a new two car garage to a legal substandard parcel in an R-10 Zone. (1) Violation of lot coverage has 22 percent (1650 sq. ft.) and 20 percent (1500 sq. ft.) is required, therefore a 2 percent (150 sq. ft.) variance is needed. (2) Violation of front yard setback (Maple Street) has 10 feet and 30 feet is required therefore a 20 feet variance is needed.**
- 11-16** 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 and legalization of a shed to a single family dwelling in an R-10 Zone.. Violation of rear yard setback has 7 feet and 30 feet is required therefore a 23 feet variance is needed. For shed: (1) Violation of rear yard setback has 1.87 feet and 5 feet is required therefore a 3.13 feet variance is needed. (2) Violation of side yard setback has 1.46 feet and 5 feet is required therefore a 3.54 feet variance is needed. (3) Violation of distance from main structure has 8 feet and 12 feet is required therefore a 4 feet variance is needed.**

**INSPECTION MEETING WILL BE HELD ON
SATURDAY, APRIL 9, 2011
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**