

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, MAY 12, 2011

NEW HEARINGS:

- 11-17 Donna & Scott Bradley, (Owner), 327 Kelly Street, Hawthorne, NY and Dimovski Architecture, PLLC (Applicant/Architect), 153 Astor Place, Hawthorne, NY. Section 111.12, Block 1, Lots 49 & 56. West side of Kelly Street distant 150 feet of the corner formed by its intersection with Atlantic Avenue, Hawthorne, NY. Proposed construction of a two story addition to a legal parcel. Violation of front yard setback has 26.49 feet and 30 feet is required therefore a 3.51 feet variance is needed.**
- 11-18 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 2.8 feet and 5 feet is required therefore a 2.4 feet variance is needed.**
- 11-19 Lisa & Michael Wurtz, (Owner), 33 Hillside Avenue, Pleasantville, NY and Just Decks Inc., (Applicant), 72 Larrys Lane, Pleasantville, NY. Section 106.5, Block 5, Lot 69. East side of Hillside Avenue distant approximately 308 feet of the corner formed by its intersection with Cedar Avenue, Pleasantville, NY. Proposed construction of an open wood deck to a legal substandard parcel in an R-20 Zone. (1) Violation of side yard setback has 3.83 feet and 10 feet is required therefore a 6.17 feet variance is needed. (2) Violation of sum of both side yards has 24.19 feet and 25 feet is required therefore a .81 feet variance is needed.**
- 11-20 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 and legalization of a shed to a legal substandard parcel in an R-10 Zone. (1) Violation of lot coverage has 22.3 percent (1730 sq. ft.) and 20 percent (1500 sq. ft.) is required, therefore a 2.3 percent (230 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. For shed: (1) Violation of rear yard setback has .72 feet and 5 feet is required therefore a 4.28 feet variance is needed. (2) Violation of side yard setback has 4.73 feet and 5 feet is required therefore a .27 feet variance is needed.**

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.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, MAY 7, 2011
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.