

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, JUNE 9, 2011

NEW & POSTPONED HEARINGS:

****POSTPONED**

- 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.**
- 11-21** **Francine Argento, 10 Greenwood Lane, Valhalla, NY. Section 112.16, Block 1, Lot 66. South side of Greenwood Lane distant approximately 540 feet of the corner formed by its intersection with Westlake Drive, Valhalla, NY. Proposed construction of an open wood deck around an above-ground pool and legalization of an existing shed to a legal parcel in an R-20 Zone. For deck: Violation of detached accessory from main structure has 8 feet and 15 feet is required therefore a 7 feet variance is needed. For shed: Violation of side yard setback has .17 feet and 10 feet is required therefore a 9.83 feet variance is needed.**
- 11-22** **Kimberly & John Palmiero, 11 Reeback Drive, Valhalla, NY. Section 113.5, Block 2, Lot 36. North west side of Reeback Drive distant approximately 750 feet of the corner formed by its intersection with Eastview Avenue, Valhalla, NY. Proposed construction of a front portico to a legal parcel in an R-40 Zone. Violation of front yard setback has 54 feet and 60 feet is required therefore a 6 feet variance is needed.**
- 11-23** **Juliann & Brendan O'Meara, 643 Sherman Avenue, Thornwood, NY. Section 106.18, Block 2, Lot 63. North west side of Sherman Avenue distant approximately 50 feet of the corner former by its intersection with Laurel Place, Thornwood, NY. Proposed construction of a wood deck to a two story dwelling on a legal substandard parcel in an R-10 Zone. Violation of rear yard setback has 27.5 feet and 30 feet is required therefore a 2.5 feet variance is needed.**
- 11-24** **Frank Gentile, 5 Summerland Land, Briarcliff Manor, NY. Section 98.7, Block, 1, Lot 23. North west side of Summerland Lane distant approximately 892 feet of the corner formed by its intersection with Washburn Road, Briarcliff Manor, NY. Proposed construction of an above ground pool to a legal parcel in an R-40 Zone. (1) Violation of front yard setback has 42.4 feet and 60 feet is required therefore a 17.6 feet variance is needed. (2) Violation of rear yard setback has 25 feet and 50 feet is required therefore a 25 feet variance is needed.**

- 11-25 **Jennifer & Jonathan Spellman (Owner)**, 15 Heath Road, Valhalla, NY and **SI Design Group (Applicant/Architect)**, 1510 Whitehill Road, Yorktown Heights, NY. Section 112.20, Block 1, Lot 29. North side of Heath Road distant approximately 325 feet of the corner formed by its intersection with Westlake Drive, Valhalla, NY. **Proposed construction of a two story addition and front covered portico to a legal substandard parcel in an R-20 Zone. (1) Violation of front yard setback has 42.5 feet and 50 feet is required therefore a 7.5 feet variance is needed. (2) Violation of front yard setback has 45.67 feet and 50 feet is required therefore a 4.33 feet variance is needed.**

CLOSED HEARING FOR APPEAL OF DETERMINATION OF VIOLATION

- 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.**

OTHER BUSINESS:

- 08-55 **Ann Maria Campbell Pawlowicz & Witold Pawlowicz**, 506 Marietta Avenue, Hawthorne, NY. Section 112.6, Block 1, Lot 22. Southwesterly side of Marietta Avenue and 50 feet of the corner of Liberty Street, Hawthorne, NY. **Proposed subdivision to create one conforming and one nonconforming parcel. Violation of lot area, 10,000 square feet is required and parcel would be 7,500 square feet, therefore a 2,500 square feet lot area variance is needed. R-10 Zone.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, JUNE 4, 2011
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.

