

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

NEW & POSTPONED HEARINGS:

- 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.**
- 11-26** **Paula Misciagna & Michael Pagan, (Owner) 2 Boxwood Court, Valhalla, NY and Douglas Cooper, (Applicant/Architect), 106 Westchester Avenue, Pound Ridge, NY. Section 113.9, Block 1, Lot 59. South side of Boxwood Court and at the corner formed by its intersection with Saxon Drive, Valhalla, NY. Proposed construction of an addition to a legal parcel in an R-40 Zone. (1) Violation of front yard setback (Boxwood Court) for portico has 53 feet and 60 feet is required therefore a 7 feet variance is needed. (2) Violation of front yard setback (Boxwood Court) for addition has 57 feet and 60 feet is required therefore a 3 feet variance is needed.**
- 11-27** **Karen & John McCarthy (Owner), 44 Stephen Drive, Pleasantville, NY and Michael Piccirillo (Applicant/Architect), 962 East Main Street, Shrub Oak, NY. Section 106.8, Block 2, Lot 27. West side of Stephen Drive distant 125 feet of the corner formed by its intersection with Virginia Road, Pleasantville, NY. Proposed construction of an addition and a new two car garage to a legal parcel in an R-20 Zone. (1) Violation of front yard setback has 48 feet 2 inches and 50 feet is required therefore a 1 feet 10 inches variance is needed. (2) Violation of side yard setback has 10 feet and 15 feet is required therefore a 5 feet variance is needed.**
- 11-28** **Qin Qin Corp (Owner), 458 North Terrace Avenue, Mount Vernon, NY and Edwin Elliott, Jr., (Applicant/Architect) 207 Edgewood Avenue, Pleasantville, NY for premises located at 204 Manhattan Avenue, Hawthorne, NY. Section 112.14, Block 3, Lot 54. East side of Manhattan Avenue distant 150 feet of the corner formed by its intersection with Bradford Street, Hawthorne, NY. Proposed construction of a new portico to a legal parcel in an R-10 Zone. Violation of front yard setback has 25.02 feet and 30 feet is required therefore a 4.98 feet variance is needed.**
- 11-29** **Margit & Peter DeGaetano, (Owner), 781 Bear Ridge Road, Pleasantville, NY and William Spade, (Applicant/Architect), 12 Brevoort Road, Chappaqua, NY. Section 107.5, Block 3, Lot 21. Northeast side of Bear Ridge Road at the corner formed by its intersection with King Street (NYS Route 120). Proposed legalization of a shed to a legal parcel in an R-40 Zone. Violation of distance from main building has 11.3 feet and 25 feet is required therefore a 13.7 feet variance is needed.**

- 11-30 **Kim & Michael Felice**, 5 Welwyn Lane, Valhalla, NY. Section 117.6, Block 1, Lot 26. North side of Welwyn Lane distant approximately 200 feet of the corner formed by its intersection with Galloway Lane, Valhalla, NY. **Proposed construction of a new deck around an existing above ground pool and legalization of an existing pool for distance to existing deck to a legal parcel in an R-20 Zone. For new deck: Violation of detached accessory distance from main structure has 13 feet 6 inches and 15 feet is required therefore a 1 foot 6 inches variance is needed. For legalization of pool distance to existing deck: Violation of detached accessory to existing deck has 5 feet 4 inches and 15 feet is required therefore a 9 feet 8 inches variance is needed.**
- 11-31 **Marie & Frank Squillante (Owner)**, 28 Virginia Lane, Thornwood, NY and **Goewey & Demasi (Applicant/Architect)**, 239 Lexington Avenue, Mount Kisco, NY. Section 106.16, Block 2, Lot 74. West side of Virginia Lane at the corner formed by its intersection with a private road (extension of Virginia Lane). **Proposed construction of a new two car garage to a legal parcel in an R-40 Zone. Violation of side yard setback has 19.2 feet and 25 feet is required therefore a 5.8 feet variance is needed.**
- 11-32 **Victoria Robles and Jeffrey Antin (Owner)**, 240 Hardscrabble Road, Briarcliff Manor, NY and **Treavor Spearman (Applicant/Architect)**, 45 Eton Road, Thornwood, NY. Section 99.17, Block 2, Lot 21. East side of Hardscrabble Road at the corner formed by its intersection with Algonquin Trail, Briarcliff Manor, NY. **Proposed legalization of an existing porch and a 2nd story addition to a legal parcel in an R-40 Zone. Violation of front yard setback for portico has 59.3 feet and 60 feet is required therefore a .7 feet variance is needed.**
- 11-33 **Mary Lou Levine**, 117 Franklin Avenue, Valhalla, NY. Section 117.15, Block 2, Lot 58. West side of Franklin Avenue at the corner formed by its intersection with Linden Place, Valhalla, NY. **Proposed construction of a new wood deck to a legal substandard parcel in an R-10 Zone. Violation of rear yard setback has 24 feet and 30 feet is required therefore a 6 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.**

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

