

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, AUGUST 11, 2011

NEW & POSTPONED HEARINGS:

- 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. (1) Violation of front yard setback has 25.02 feet and 30 feet is required therefore a 4.98 feet variance is needed. (2) Violation of lot coverage has 22.57 percent (2,257 sq.ft.) and 20 percent (2,000 sq. ft.) is required therefore a 2.57 percent (257 sq. ft.) 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.**
- 11-31** **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 & 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.**
- 11-34** **Kim & Yair Talmor (Owner)**, 517 Chappaqua Road, Chappaqua, NY and **Sy Gruza (Applicant/Attorney)**, **Cuddy & Feder, LLP**, 448 Hamilton Avenue, White Plains, NY. Section 98.8, Block 1, Lot 10. North side of Chappaqua Road distant approximately 450 feet of the corner formed by its intersection with Washburn Road, Chappaqua, NY. **Proposed 2-Lot subdivision of 2.06 acres of a legal parcel in the R-40 Zone. (1) Violation of mean lot width for Lot #2 has 120 feet and 150 feet is required therefore a 30 feet variance is needed. (2) Violation of minimum width at the front yard setback for both Lots #1 and #2 has 25 feet and 100 feet is required therefore a 75 feet variance is needed. (3) Violation of minimum side yard for detached accessory building (existing garage) on Lot #1 has 5 feet and 25 feet is required therefore a 20 feet variance is needed. This application is before the Planning Board for Subdivision Approval #0140.**

- 11-35 **Amy & William Olin**, 47 Deerfield Lane South, Pleasantville, NY. Section 107.5, Block 1, Lot 21. East side of Deerfield Lane South distant approximately 439 feet of the corner formed by its intersection with Deerfield Lane North, Pleasantville, NY. **Proposed construction of a shed to a legal parcel in an R-40 Zone. Violation of distance from main building has 10 feet and 25 feet is required therefore a 15 feet variance is needed.**
- 11-36 **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 an in-ground pool to a legal parcel in an R-20 Zone. Violation of detached accessory to existing deck has 7 feet and 15 feet is required therefore a 8 feet variance is needed.**
- 11-37 **Robert P. Kardian**, 178 Weed Avenue, Hawthorne, NY. Section 111.16, Block 2, Lot 40. South side of Weed Avenue distant 150 feet of the corner former by its intersection with Pythian Avenue, Hawthorne, NY. **Proposed construction of a shed to a legal substandard parcel in an R-10 Zone. (1) Violation of rear yard setback has 2 feet 10 inches and 5 feet is required, therefore a 2 feet 2 inches variance is needed. (2) Violation of side yard setback has 3 feet and 5 feet is required therefore a 2 feet variance is needed.**
- 11-38 **Danielle & Thomas Kaley**, 2 Sandford Street, Pleasantville, NY Section 106.13, Block 3, Lot 17.2. South side of Sandford Street distant 100 feet of the corner formed by its intersection with Locust Road, Pleasantville, NY. **Proposed construction of a portico to a legal parcel in an R-10 Zone. Violation of front yard setback has 25 feet and 30 feet is required therefore a 5 feet variance is needed.**
- 11-39 **Silvana & Jose Dias**, 94 Franklin Avenue, Valhalla, NY. and **Paul Skarbowski, Architect**. 78 Mallory Road, Spring Valley, NY. Section 117.15, Block 2, Lot 45. East side of Franklin Avenue distant 150 feet of the corner formed by its intersection with Sherwood Street, Valhalla, NY. **Proposed construction of a portico and legalization of an existing shed to a legal substandard parcel in an R-10 Zone. For portico: Violation of front yard setback has 25.6 feet and 30 feet is required therefore a 4.4 feet variance is needed. For legalization of shed: Violation of detached accessory building distance to main building has 11.6 feet and 12 feet is required therefore a .4 feet variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, AUGUST 6, 2011
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.

