

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, SEPTEMBER 8, 2011

NEW & POSTPONED HEARINGS:

- 11-40** **Michael A. Costanzo**, 2 Dorothy Court, Hawthorne, NY. Section 111.20, Block 1, Lot 47. East side of Dorothy Court at the corner formed by its intersection with Stevens Avenue West, Hawthorne, NY. **Proposed legalization of an attached storage shed and roof cover over an existing patio to a legal substandard parcel in an R-20 Zone. (1) Violation of side yard setback has 5 feet and 10 feet is required therefore a 5 feet variance is needed. (2) Violation of distance from main building has 0 feet and 25 feet is required therefore a 25 feet variance is needed.**
- 11-41** **Laura & James Owen**, 14 West Cambridge Street, Valhalla, NY. Section 117.15, Block 1, Lot 48. South side of West Cambridge distant 245 feet of the corner formed by its intersection with Columbus Avenue, Valhalla, NY. **Proposed construction of a new deck to an existing deck to a legal substandard parcel in an R-10 Zone. Violation of rear yard setback has 23.99 feet and 30 feet is required therefore a 6.01 feet variance is needed.**
- 11-42** **Maria & Robert Koziak (Owner)**, 139 Willis Avenue, Hawthorne, NY and **Neil de Pasquale (Applicant/Architect)**, 700 Fenimore Road, Mamaroneck, NY. Section 112.18, Block 1, Lot 24. West side of Willis Avenue distant 100 feet of the corner formed by its intersection with Cliff Street, Hawthorne, NY. **Proposed reconfiguration of deck and enclosure of family room to a legal substandard parcel in an R-10 Zone. (1) Violation of rear yard setback has 27 feet and 30 feet is required therefore a 3 feet variance is needed. (2) Violation of minimum of side yard setback has 8 feet 8 inches and 10 feet is required therefore a 1 feet 4 inches variance is needed.**
- 11-43** **Lynne & Kevin McVey (Owner)**, 108 Sarles Lane, Pleasantville, NY and **Philip A. Grimaldi, Jr. (Applicant/Attorney)** 245 Saw Mill River Road, Hawthorne, NY. Section 106.5, Block 5, Lot 18. West side of Sarles Lane at the corner formed by its intersection with Mountain Road and Congress Street, Pleasantville, NY. **Proposed division of property and proposed new single family dwelling on a substandard parcel in an R-10 Zone. (1) Violation of lot area has 5,000 square feet and 10,000 square feet is required therefore a 5,000 square feet variance is needed. (2) Violation of front yard setback on Congress Street has 10 feet and 30 feet is required therefore a 20 feet variance is needed. (3) Violation of lot coverage has 24 percent (1,200 square feet) and 20 percent (1,000 square feet) is required therefore a .04 percent (200 square feet) variance is needed. (4) Violation of width at front yard setback for Mountain Road has 50 feet and 65 feet is required therefore a 15 feet variance is needed. (5) Violation of mean width has 50 feet and 75 feet is required therefore a 25 feet variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, SEPTEMBER 3, 2011
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.

