

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**TOWN OF MOUNT PLEASANT**  
**THURSDAY, NOVEMBER 10, 2011**

**NEW HEARINGS:**

- 11-46**      **Daniel Warns**, 219 Jefferson Avenue, Valhalla, NY. Section 117.15, Block 2, Lot 4. West side of Jefferson at the corner formed by its intersection with Elm Street, Valhalla, NY. **Proposed legalization of an existing shed and deck to a legal parcel in an R-10 Zone. For shed: (1) Violation of rear yard setback has 1.4 feet and 5 feet is required therefore a 3.6 feet variance is needed. (2) Violation of side yard setback has 4 feet and 5 feet is required therefore a 1 feet variance is needed. For deck: Violation of rear yard setback has 21.43 feet and 30 feet is required therefore a 8.57 feet is needed.**
- 11-47**      **Katherine & Daniel Charest**, 6 Lilac Place, Thornwood, NY. Section 107.17, Block 2, Lot 5. North side of the cul-de-sac on Lilac Place distant approximately 442 feet of the corner formed by its intersection with Nannyhagen Road, Thornwood, NY. **Proposed construction of a new covered front porch to a legal parcel in an R-40 Zone. Violation of front yard setback has 31.6 feet and 60 feet is required therefore a 28.4 feet variance is needed.**
- 11-48**      **Donna & Mark Raguso**, 193 Marietta Avenue, Hawthorne, NY. Section 112.14, Block 1, Lot 21.2. East side of Marietta Avenue at the corner formed by its intersection with Rose Street, Hawthorne, NY. **Proposed construction of a portico to a legal substandard parcel in an R-10 Zone. (1) Violation of front yard setback has 26 feet and 30 feet is required therefore a 4 feet variance is needed. (2) Violation of lot coverage has 20.005 percent (1,025 square feet) and 20 percent (1,000 square feet) is required therefore a .005 percent (25 square feet) variance is needed.**
- 11-49**      **Joseph Grumblatt & Dianne Hammond**, 124 Legion Drive, Valhalla, NY. Section 122.7, Block 1, Lot 69. North east side of Legion Drive distant approximately 305 feet of the corner formed by its intersection with Wilson Avenue, Valhalla, NY. **Proposed legalization of a deck to a legal substandard parcel in an R-10 Zone. (1) Violation of minimum percentage of lot width for sum of both side yards has 31 percent and 40 percent is required therefore a 9 percent variance is needed. (2) Violation of combined side yards has 19.36 feet and 25 feet is required therefore a 5.64 feet variance is needed.**
- 11-50**      **Karen Gordon (Owner)**, 16 Usonia Road, Pleasantville, NY and **Joseph Palumbo (Applicant/Architect)**, 414 Elizabeth Road, Yorktown Heights, NY. Section 107.9, Block 2, Lot 74. East side of Usonia Road distant approximately 310 feet of the corner formed by its intersection with Orchard Brook Drive and Laurel Hill Drive, Pleasantville, NY. **Proposed construction of a two car garage to a legal parcel in an R-40 Zone. Violation of front yard setback has 32.5 feet and 60 feet is required therefore a 27.5 feet variance is needed.**

- 11-51**      **Maureen Consavage & Maureen Butch**, 255 Kensico Road, Thornwood, NY. Section 106.19, Block 3, Lot 9. North east side of Kensico Road at the corner formed by its intersection with Whittier Drive, Thornwood, NY. **Proposed legalization of existing shed to a legal parcel in an R-10 Zone. Violation of front yard setback 11.56 feet and 30 feet is required therefore a 18.44 feet variance is needed.**
- 11-52**      **15 Commerce Realty Corp, (Owner) 15 Commerce Street**, Hawthorne, NY. and **Aldo Vitagliano (Attorney)**, 150 Purchase Street, Rye, NY. Section 117.6, Block 1, Lot 45. West side of Commerce Street distant approximately 750 feet distant of the corner formed by its intersection with Stevens Ave, Hawthorne, NY. **Request an interpretation pursuant to Sec. 218-107 B. (1) that a funeral parlor is permitted in the Town of Mount Pleasant as a Special Permitted Use pursuant to Section 218-52 in an R-20 Zone.**
- 11-53**      **Ingrid & Michael Behring (Owner)**, 991 Linda Avenue, Thornwood, NY and **Philip A. Grimaldi, Jr. (Attorney)**, 245 Saw Mill River Road, Hawthorne, NY. Section 106.15, Block 4, Lot 30. North east side of Linda Avenue distant 100 feet of the corner formed by its intersection with Bainbridge Avenue, Thornwood, NY. **Request an interpretation pursuant to Sec. 218-20 (A) house trailers; accessory residences in an R-10 Zone.**
- 11-54**      **New Age Petroleum Co., Inc.**, 376 Bradhurst Avenue, Hawthorne, NY. Section 112.9, Block 1, Lot 14. East side of Bradhurst Avenue (NYS Route 100) at the corners formed by its intersection with Taylor Place, Memorial Drive and Broadway (NYS Route 141). **Request an interpretation of item 2 (b) Column 23 under Schedule of Regulations in an C-NR Zone for proximity to residential districts for a proposed gasoline service station convenience store in an C-NR Zone. (This application is before the Planning Board for Site Plan review & Special Use Permit for a gasoline station convenience store.)**

**INSPECTION MEETING WILL BE HELD ON**  
**SATURDAY, NOVEMBER 5, 2011**  
**BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**