

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, JANUARY 12, 2012

NEW HEARINGS:

- 12-01** **LRS Realty Associates, LLC (Owner)** 14 Saw Mill River Road, Hawthorne, NY and **John Meyer Consulting (Engineer)**, 120 Bedford Road, Armonk, NY. Section 116.7, Block 1, Lot 11. North east side of the Saw Mill River Road (9A) at the corner formed by its intersection with Browns Lane, Hawthorne, NY. **Amendment to proposed partial demolition of existing one story brick and metal building and proposed expansion to a one story office, retail and warehouse to a legal parcel in C-RB Zone. (1) Violation of maximum gross floor area of principal use, 50 percent (5,779 sq. ft.) of warehouse is allowed, has 238 percent (27,484 sq. ft.), therefore a 188 percent (21,705 sq. ft.) gross floor area variance is needed. (2) Violation of combined off street parking spaces for retail, office and warehouse use, has 99 spaces and 143 spaces are required therefore a 44 parking space variance is needed. (3) Violation of freestanding highway oriented retail stores, retail is physically connected to the warehouse and office, yet retail doors do not provide direct access to the office and warehouse uses, therefore a variance is needed for the physical connection.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, JANUARY 7, 2012
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.