

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, MARCH 8, 2012

NEW HEARINGS:

- 12-02** **Emily & John Vamossy**, 52 High Ridge Court, Pleasantville, NY. Section 106.8, Block 2, Lot 58. West side of High Ridge Court cul-de-sac distant 88 feet of the corner formed by its intersection with Virginia Road, Pleasantville, NY. **Proposed construction of a one story addition and two decks to a legal parcel (16,636 square feet) in an R-10 Zone. (1) Violation of rear yard setback for new deck attached to new two story addition has 18 feet and 30 feet is required therefore a 12 feet variance is needed. (2) Violation of rear yard setback for one story addition has 25 feet 10 inches and 30 feet is required therefore a 4 feet 2 inches variance is needed. (3) Violation of rear yard setback for new deck attached to new one story addition has 25 feet and 30 feet is required therefore a 5 feet variance is needed**
- 12-03** **Susan Argento Ferlauto**, 98 Larrys Lane, Pleasantville, NY. Section 106.16, Block 2, Lot 2. South west side of Larrys Lane cul-de-sac at the corner formed by its intersection with Virginia Lane, Pleasantville, NY. **Proposed legalization of deck and shed to a legal parcel (47,420 square feet) in an R-40 Zone. (1) Violation of front yard setback for deck has 44.7 feet and 60 feet is required therefore a 15.3 feet variance is needed. (2) Violation of front yard setback for shed has 30.5 feet and 60 feet is required therefore a 29.5 feet variance is needed. (3) Violation of distance from main structure for deck has 18.8 feet and 20 feet is required therefore a 1.2 feet variance is needed.**
- 12-04** **Luisa Martinez & Francisco Morillo (Owner)**, 107 Kensico Avenue South, Valhalla, NY and **Paul Ricci (Applicant) of Astrum Solar**, 62 Washington Street, Apt. 2N, Tarrytown, NY Section 122.7, Block 3, Lot 30. West side of Kensico Avenue South distant approximately 550 feet of the corner formed by its intersection with Railroad Avenue, Valhalla, NY. **Proposed installation of solar panels (54 panels) on roof to a legal substandard parcel (8,712 square feet) in an R-10 Zone. Violation of Section 218-16 Height exceptions, has 45.95 percent (975 square feet) and 20 percent (424.35 square feet) is allowed therefore a 25.95 percent (550.65 square feet) variance is needed. Total square feet of roof area is 2,121.75 square feet.**
- 12-05** **Eva Perez & Todd Hill (Owner)**, 254 Elwood Avenue, Hawthorne NY and **Fred Palma, ERA Insite Realty Services**, 600 North Broadway, White Plains, NY. Section 112.13, Block 3, Lot 38. East side of Elwood Avenue distant 75 feet of the corner formed by its intersection with Main Street, Hawthorne, NY. **Proposed legalization of a rear deck to a legal parcel (10,000 square feet) in an R-10 Zone. Violation of rear yard setback has 26.5 feet and 30 feet is required therefore a 3.7 feet variance is needed.**

- 12-06 **Deborah & Jonathan Ragals**, 19 Marling Lane, Pleasantville, NY. Section 99.20, Block 1, Lot 58. North side of Marling Lane cul-de-sac distant 86 feet of the corner formed by its intersection with Munson Road, Pleasantville, NY. **Proposed legalization of a deck to a legal substandard parcel (39,471 square feet) in an R-40 Zone. Violation of side yard setback has 16.3 feet and 25 feet is required therefore a 8.7 feet variance is needed.**
- 12-07 **Kristina Olmsted & Christopher Cronk (Owner)**, 9 Hayhurst Avenue, Valhalla, NY and **RMG Associates, Frederick Grippi (Applicant/Architect)**, RMG Associates, 105 Calvert Street, Harrison, NY. Section 122.7, Block 1, Lot 45. East side of Hayhurst Avenue distant 250 feet of the corner formed by its intersection with Entrance Way, Valhalla, NY. **Proposed construction of a new deck to a legal parcel (10,193 square feet) in an R-10 Zone. Violation of rear yard setback has 26.23 feet and 30 feet is required therefore a 3.77 feet variance is needed.**
- 12-08 **Munye Pang & Christian Magerhans (Owner)**, 114 Sherman Avenue, Hawthorne, NY and **Trevor Spearman (Applicant/Architect)**, 7 West Cross Street, Hawthorne, NY. Section 112.18, Block 2, Lot 17. East side of Sherman Avenue distant 100 feet of the corner formed by its intersection with Stevens Avenue West, Hawthorne, NY. **Proposed construction of a covered front porch with an unfinished basement below and side deck with pergola to a legal substandard parcel (7,500 square feet) in an R-10 Zone. (1) Violation of front yard setback has 27.7 feet and 30 feet is required therefore a 2.3 feet variance is needed. (2) Violation of lot coverage has 25.6 feet (1,920 square feet) and 20 percent (1,500 square feet) is allowed therefore a 5.6 percent (420 square feet) variance is needed.**
- 12-09 **Thomas Estates Ltd.**, 871 Commerce Street, Thornwood, NY. **For premises located at 6 Ronald Court, Valhalla, NY.** Section 117.17, Block 1, Lot 41.9. North side of Ronald Court cul-de-sac distant 440 feet of the corner formed by its intersection with Knollwood Road, Valhalla, NY. **Proposed construction of a new single family dwelling to a legal parcel (22,645 square feet) in an R-20 Zone. Violation of front yard setback has 40 feet and 50 feet is required therefore a 10 feet variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, MARCH 3, 2012
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.

