

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, MAY 10, 2012 - 8:00 P.M.

NEW HEARINGS:

- 12-15** **179 Elwood Avenue Inc., (Owner)**, 189 Brady Avenue, Hawthorne, NY and **Antonio Dellorso, (Applicant)** 105 Nannyhagen Road, Thornwood, NY **for premises located at 179 Elwood Avenue, Hawthorne, NY. Section 112.17, Block 1, Lot 44. West side of Elwood Avenue distant 75 feet of the corner formed by its intersection with Rose Street, Hawthorne, NY. Proposed construction of an attached two-car garage, second floor addition and a new front portico to a legal substandard parcel (6,750 square feet) in an R-10 Zone. (1) Violation of front yard setback for portico has 23.9 feet and 30 feet is required therefore a 6.1 feet variance is needed. (2) Violation of front yard for second floor addition has 29.9 feet and 30 feet is required therefore a .1 feet variance is needed. (3) Violation of minimum side yard setback has 11.6 feet and 12 feet therefore a .4 feet variance is needed. (4) Violation of minimum percentage of lot width for the sum of both yards has 33.87 percent (26.9 feet) and 44 percent (33 feet) is required therefore a 8.13 percent (6.1 feet) variance is needed.**
- 12-16** **101 Saw Mill River Realty Corp., (Owner)**, 101 Old Saw Mill River Road, Hawthorne, NY and **Samuel Vieira, (Architect/Applicant), SFV Design, Inc., 140 Valley Road, Sleepy Hollow, NY. Section 111.20, Block 1, Lot 78. East side of Saw Mill River Road (NYS Route 9A) distant at the corner formed by its intersection with Old Saw Mill River Road, Hawthorne, NY. Proposed construction of an elevator shaft and machine room to a legal non-conforming parcel (31,400 square feet) in the C-RB Zone. Violation of front yard (Saw Mill River Road- NYS Route 9A) has 57.5 feet and 75 feet is required therefore a 17.5 feet variance is needed.**
- 12-17** **Vincent DiGennaro and Michelle Bambace, (Tenants in Common) with Louis & Antonietta DiGennaro (Life Estate), 405 Willis Avenue, Hawthorne, NY and Pat Longobucco, Esq. (Attorney/Applicant), 44 Church Street, White Plains, NY. Section 112.6, Block 5, Lot 23. West side of Willis Avenue distant 100 feet of the corner formed by its intersection with Lynwood Avenue, Hawthorne, NY. Proposed legalization of deck and shed to a legal parcel (10,544 square feet) in an R-10 Zone. For deck: Violation of side yard setback has 6.1 feet and 10 feet is required therefore a 3.9 feet variance is needed. For shed: Violation of rear yard setback has 3.3 feet and 5 feet is required therefore a 1.7 feet variance is needed.**
- 12-18** **Francine Argento, 10 Greenwood Lane, Valhalla, NY. Section 112.16, Block 1, Lot 66. South side of Greenwood Lane distant approximately 540 feet of the corner formed by its intersection with Westlake Drive, Valhalla, NY. An interpretation pursuant to Sec. 218-107 B. (1) of the Town of Mt. Pleasant Zoning Code for separation of detached accessory structures under Schedule of Regulations Residence Districts, Column 13 (R-20) for a proposed construction of a deck (detached structure) around an above-ground pool (accessory use) to an existing deck attached to the main dwelling to a legal parcel (24,947 square feet) in an R-20 Zone.**

- 12-19 **Bianca & Ted Mottola (Owner)**, 6 Saldi Lane, Valhalla, NY. and **Philip Grimaldi, Jr., (Attorney/Applicant)**, 245 Saw Mill River Road, Hawthorne, NY. Section 112.16. Block 1 Lot 8. West side of Saldi Lane distant 325 feet of the corner formed by its intersection with Halsey Place, Valhalla, NY. **Legalization of an accessory apartment to a legal substandard (39,135 square feet) parcel in an R-40 Zone. (1) Violation of Sec. 218-36 K, lot size has 39,135 square feet and 40,000 square feet is required therefore a 865 square feet variance is need. (2) Violation of Sec. 218-36 L, number of stories, proposed apartment exists below two stories of dwelling therefore a variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, MAY 5, 2012
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.