

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, JUNE 14, 2012 - 8:00 P.M.

NEW HEARINGS:

- 12-20** **Linda & Jeffrey Crane**, 326 Manhattan Avenue, Hawthorne, NY. Section 112.10, Block 2, Lot 59. East side of Manhattan Avenue 50 feet distant of the corner formed by its intersection with Lexington Avenue, Hawthorne, NY. **Proposed construction of an in-ground pool to a legal substandard parcel (7,500 square feet) in an R-10 Zone. Violation of distance from main building or deck has 5.5 feet and 12 feet is required therefore a 6.5 feet variance is needed.**
- 12-21** **Celaj Zog**, 657 Old Kensico Road, Thornwood, NY and **Dimovski Architecture**, 153 Astor Place, Hawthorne, NY. Section 107.17, Block 3, Lot 26. North side of Old Kensico Road distant approximately 258 feet of the corner formed by its intersection with Andrea Lane, Thornwood, NY. **Proposed legalization of an in-ground pool and shed to a legal parcel (40,041 square feet) in an R-40 Zone. For Pool: Violation of side yard setback has 10.72 and 25 feet is required therefore a 14.28 feet variance is needed. For Shed: Violation of rear yard setback has 5.28 feet and 10 feet is required therefore a 4.72 feet variance is needed.**
- 12-22** **Frank Gentile**, 5 Summerland Land, Briarcliff Manor, NY. Section 98.7, Block, 1, Lot 23. North west side of Summerland Lane distant approximately 892 feet of the corner formed by its intersection with Washburn Road, Briarcliff Manor, NY. **Proposed construction of a wood deck around an above ground pool to a legal parcel (42,329 square feet) in an R-40 Zone. (1) Violation of front yard setback has 32 feet and 60 feet is required therefore a 28 feet variance is needed. (2) Violation of rear yard setback has 25 feet and 50 feet is required therefore a 25 feet variance is needed**
- 12-23** **Coreen & Kevin McGann**, 20 Agnew Farm Road, Armonk, NY For premises located at 11 Birchbrook Drive, Thornwood, NY. Section 113.9, Block 1, Lot 33. North side of Birchbrook Drive distant at the corner formed by its intersection with Saxon Drive, Thornwood, NY. **Proposed construction of a second story addition and a one story extension to a legal parcel (40,000 square feet) in an R-40 Zone. Violation of front yard setback has 50 feet and 60 feet is required therefore a 10 feet variance is needed.**

BUSINESS MEETING:

- 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.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, JUNE 9, 2012
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.

