

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, SEPTEMBER 13, 2012 - 8:00 P.M.

NEW HEARINGS:

- 12-25** **Judith & Jeffrey Goldberg (Owner)**, 182 Fairview Avenue, Pleasantville, NY and **William Simeoforides (Applicant/Architect)**, 2 Somerstown Road, Ossining, NY Section 106.13, Block 3, Lot 32. West side of Fairview Avenue distant approximately 161 feet of the corner formed by its intersection with Park Street, Pleasantville, NY. **Proposed legalization of a deck to a legal parcel (16,435 square feet) in R-10 Zone. Violation of side yard setback has 2.9 feet and 10 feet is required therefore a 7.1 feet variance is needed.**
- 12-26** **Yevgeniya Moldovan & Naser Mehmedovic**, 33 Rutledge Road, Valhalla, NY. Section 112.20, Block 1, Lot 18. West side of Rutledge Road distant at the corner formed by its intersection with Westlake Drive, Valhalla, NY. **Proposed installation of an 18 feet round and 48 inches deep above ground pool to a legal substandard parcel (14,510 square feet) in an R-20 Zone. (1) Violation of distance from main building has 12 feet and 15 feet is required therefore a 3 feet variance is needed. (2) Violation of front yard setback (Westlake Drive) has 31.7 feet and 50 feet is required therefore a 18.3 feet variance is needed. (3) Violation of front yard setback (Rutledge Road) has 41 feet and 50 feet is required therefore a 9 feet variance is needed.**
- 12-27** **Julie & Adam Paget**, 70 Smith Street, Chappaqua, NY. Section 99.11, Block 3, Lot 12. West side of Smith Street distant approximately 159 feet of the corner formed by its intersection with South Greeley Avenue, Chappaqua, NY. **Proposed legalization of a basketball court to a legal parcel (58,475 square feet) in an R-40 Zone. As an alternative, applicant seeks an interpretation pursuant to Sec. 218-107 B (1) of the Town of Mount Pleasant Zoning Code that a basketball court is not an accessory structure. Violation of rear yard setback has 0 feet and 50 feet is required therefore a 50 feet variance is needed.**
- 12-28** **Rozy & Pankaj Aurora**, 41 Hayhurst Avenue, Valhalla, NY. Section 122.7, Block 1, Lot 39. East side of Hayhurst Avenue distant approximately 120 feet of the corner formed by its intersection with Wilson Avenue, Valhalla, NY. **Proposed legalization of a deck to a legal parcel (7,500 square feet) in an R-10 Zone. Violation of rear yard setback has 17.25 feet and 30 feet is required therefore a 12.75 feet variance is needed.**
- 12-29** **Kenneth Studer, (Owner)**, 30 Rutledge Road, Valhalla, NY and **Jeff Studer (Applicant)**, 5 W. Oxford Street, Valhalla, NY for premises located at 5 W. Oxford Street, Valhalla, NY. Section 117.15, Block 1, Lot 52. North side of W. Oxford Street distant at the corner formed by its intersection with Columbus Avenue, Valhalla, NY. **Proposed construction of a two-story addition to a legal parcel (13,008 square feet) in an R-10 Zone. Violation of front yard (West Oxford Street) variance has 12.8 feet and 30 feet is required therefore a 17.2 feet variance is needed.**

- 12-30** **Laura Jean & Mark DiPaolo**, 8 High Hill Farm Place, Thornwood. Section 106.19, Block 4, Lot 1.4. North west side of High Hill Farm Place cul-de-sac distant approximately 528 feet of the corner formed by its intersection with Walter Avenue, Thornwood, NY. **Proposed construction of a 10 feet by 20 feet pool cabana to a legal substandard parcel (34,442 square feet) in an R-40 Zone. (1) Violation of side yard variance has 2 feet and 25 feet is required therefore a 23 feet variance is needed. (2) Violation of rear yard variance has 1 foot and 50 feet is required therefore a 49 feet variance is needed.**
- 12-31** **Susan Jaroff & Frank Malfa**, 169 Pleasantville Road, Pleasantville, NY. Section 106.5, Block 5, Lot 40. North side of Pleasantville Road distant approximately 270 feet of the corner formed by its intersection with Choate Road, Pleasantville, NY. **Proposed construction of a 6 feet by 6 feet front portico to a legal parcel (10,004 square feet) in an R-10 Zone. Violation of front yard setback has 25 feet and 30 feet is required therefore a 5 feet variance is needed.**

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