

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, JUNE 13, 2013 - 8:00 P.M.

NEW HEARINGS:

- 13-13** **Rita & Thomas Roemmelt**, 36 Virginia Road, Thornwood, NY. Section 106.16, Block 2, Lot 71.1. West side of Virginia Road distant 1,439 feet of the corner formed by its intersection with Nannyhagen Road, Thornwood, NY. **Proposed construction of a second floor addition and converting an existing garage and breezeway to a family room to a legal parcel (40,019 square feet) in an R-40 Zone. (1) Violation of side yard setback has 10.4 feet and 25 feet is required therefore a 14.6 feet variance is needed. (2) Violation of front yard setback has 40.5 feet and 60 feet is required therefore a 19.5 feet variance is needed.**
- 13-14** **Teresa Petruccelli**, 408 Swanson Drive, Thornwood, NY. Section 106.20, Block 1, Lot 54. West side of Swanson Drive distant 254 feet of the corner formed by its intersection with Nannyhagen Road, Thornwood, NY. **Proposed construction of a new deck to a legal parcel (11,266 square feet) in an R-10 Zone. Violation of side yard setback has 8.1 feet and 10 feet is required therefore a 1.9 feet variance is needed.**
- 13-15** **Tara & Kevin Dolan (Owners)**, 44 Davis Avenue, Valhalla, NY and **Westchester Modular Homes (Applicant)**, 1995 Route 22, Brewster, NY. Section 122.7, Block 4, Lot 30. In the cul-de-sac on the east side of Davis Avenue distant approximately 88 feet of the corner formed by its intersection with Hayhurst Avenue, Valhalla, NY. **Removal of existing damaged roof and proposed construction of a second floor modular addition to a legal substandard parcel (6,187 square feet) in an R-10 Zone. (1) Violation of front yard setback has 20.3 feet and 30 feet is required therefore a 9.7 feet variance is needed. (2) Violation of minimum side yard setback has 7.8 feet and 10 feet is required therefore a 2.2 feet variance is needed.**
- 13-16** **Regina & Wade Leon**, 1 Round Hill Drive, Briarcliff Manor, NY. Section 105.8, Block 2, Lot 41. East side of Round Hill Drive distant at the corner formed by its intersection with Pleasantville Road, Briarcliff Manor, NY. **Proposed construction of new stairs and platform for mudroom entry that aligns with existing garage to a legal corner parcel (61,175.90 square feet) in an R-40 Zone. Violation of front yard setback has 54.63 feet and 60 feet is required therefore a 5.37 feet variance is needed.**
- 13-17** **Justine & Louis Calderone**, 310 Tuxedo Place, Hawthorne, NY. Section 111.16, Block 1, Lot 22. East side of Tuxedo Place distant approximately 227 feet of the corner formed by its intersection with Beverly Road, Hawthorne, NY. **Proposed construction of an above ground pool with deck and bridge to existing deck to a legal substandard parcel (9,452 square feet) in an R-10 Zone. (1) Violation of rear yard setback has 18 feet and 30 feet is required therefore a 12 feet variance is needed. (2) Violation of distance between main structure has 5 feet and 12 feet is required therefore a 7 feet variance is needed.**

- 13-18** **Laura Manicinelli & Christopher Cotronei (Owners), 7 Bedford Road, Pleasantville, NY and Mary F. Scott (Applicant/Architect), 33 Fairways Drive, Mt. Kisco, NY. Section 99.11, Block 3, Lot 14. North side of Bedford Road (NYS Route 117) distant approximately 134 feet of the corner formed by its intersection with Smith Street, Pleasantville, NY. Proposed construction of a rear addition to a legal substandard parcel (23,478 square feet) in an R-40 Zone. Violation of side yard setback has 23 feet and 25 feet is required therefore a 2 feet variance is needed.**
- 13-19** **BMR Landmark at Eastview (Owner), 777 Old Saw Mill River Road, Tarrytown, NY 10591 and John Meyer Consulting (Applicant), 120 Bedford Road, Armonk, NY 10504. Section 116.15, Block 1, Lot 2.1 & 2.3. West side of New York State Route 9A (Old Saw Mill River Road) and on the northeast side of and with access to Old Saw Mill River Road. Proposed parking stall depth of 18 feet and an interpretation per Sec. 218-107 (B) for definition of story or in the alternative a variance for proposed enclosed mechanical equipment on top of a proposed 4 story building and proposed 120 square feet of signage on building in an OB-5 Zone. (This application is before the Planning Board for Amended Site Plan Approval). (1) Violation of parking depth has 18 feet and 20 feet is required therefore a 2 feet variance is needed. (2) Violation of story has 5 stories and 4 stories is required therefore a 1 story variance is needed. (3) Violation of signage square footage has 120 square feet and 50 square feet is required therefore a 70 square feet variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, JUNE 8, 2013
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.