

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, JULY 11, 2013 - 8:00 P.M.

NEW HEARINGS:

- 13-20** **1 Fox Hill Road LLC (Owner), 20 Empire Street, Yonkers, NY and Joseph R. Crocco Architects (Applicant/Architect), 4 MacDonalD Avenue, Suite 5, Armonk, NY. Section 112.18, Block 3, Lot 28. East side of Fox Hill Road distant at the corner formed by its intersection with Stevens Avenue, Valhalla, NY. Proposed second story addition and deck to a single family dwelling to a legal corner parcel (12,500 square feet) in an R-10 Zone. For Addition: Violation of front yard (Stevens Avenue) setback has 24.3 feet and 30 feet is required therefore a 5.7 feet variance is needed. For Deck: Violation of front yard (Stevens Avenue) setback has 23.17 feet and 30 feet is required therefore a 6.83 feet variance is needed.**
- 13-21** **Thomas Estates, Ltd. (Owner), 871 Commerce Street, Thornwood, NY and Steven DeYoung (Applicant/Attorney), 22 Saw Mill River Road, Hawthorne, NY. Section 117.17, Block 1, Lot 41.6. South side of Ronald Court cul-de-sac distant 525 feet of the corner formed by its intersection with Knollwood Road (Bradhurst Avenue), Valhalla, NY. Proposed construction of a new single family dwelling to a legal parcel (20,097 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.**
- 13-22** **Marie Valdes and Marc Bailin (Owners), 501 Bear Ridge Road, Pleasantville, NY and Christine Broda (Applicant/Architect), 89 Jane Street, Hartsdale, NY. Section 106.8, Block 5, Lot 23. North side of Bear Ridge Road distant of the corner formed by its intersection with Palmer Lane, Pleasantville, NY. Proposed legalization of a third floor recreation room and bath to a legal parcel (85,813.2 square feet) in an R-40 Zone. Violation of a story has 3 stories and 2 ½ stories is required therefore a ½ story variance is needed.**
- 13-23** **Debra & Michael Fimmano, 18 Wall Avenue, Valhalla, NY. Section 117.11, Block 4, Lot 52. North east side of Wall Avenue and at the corner formed by its intersection with Maple Street, Valhalla, NY. Proposed legalization of an existing shed to a legal substandard parcel (7,500 square feet) in an R-10 Zone. (1) Violation of side yard setback has 4 feet and 5 feet is required therefore a 1 foot variance is needed. (2) Violation of distance from main building or deck has 10.05 feet and 12 feet is required therefore a 1.95 feet variance is needed.**
- 13-24** **Dina & Dennis Valenti, 6 Kings Grant Way, Briarcliff Manor, NY 10510 and Petruccelli Engineering (Applicant/Engineer), 392 Columbus Avenue, Valhalla, NY. Section 111.05, Block 1, Lot 4. South side of Kings Grant Way distant approximately 405 feet of the corner formed by its intersection with Sleepy Hollow Road, Briarcliff Manor, NY. Proposed construction of a wood deck to a single family dwelling to a legal parcel (40,000 square feet) in an R-40 Zone. Violation of rear yard setback has 27.75 feet and 50 feet is required therefore a 22.25 feet variance is needed.**

- 13-25** **Frances Benedict (Owner), 2 Hayhurst Ave, Valhalla, NY and Petruccelli Engineering (Applicant/Engineer), 392 Columbus Avenue, Valhalla, NY. Section 117.19, Block 1, Lot 33. North west side of Hayhurst Avenue distant at the corner formed by its intersection with Entrance Way, Valhalla, NY. Proposed construction of a new side deck to the rear of a single family dwelling to a legal substandard corner parcel (5,513 square feet) in an R-10 Zone. (1) Violation of front yard (Hayhurst Avenue) setback has 21.92 feet and 30 feet is required therefore a 8.08 feet variance is need. (2) Violation of rear yard setback has 23 feet and 30 feet is required therefore a 7 feet variance is needed. (3) Violation of side yard setback has 8.08 feet and 10 feet is required therefore a 1.92 feet variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, JULY 6, 2013
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.