

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

NEW HEARINGS:

- 13-26** **Sharon & Kevin Sullivan**, 56 Cedar Street, Valhalla, NY. Section 117.19, Block 2, Lot 57. South side of Cedar Street distant at the corner formed by its intersection with Cleveland Street, Valhalla, NY. **Proposed replacement and expanding of an existing deck to legal substandard corner parcel (6,440 square feet) in an R-10 Zone. Violation of front yard (Cleveland Street-Paper Street) setback has 18.5 feet and 30 feet is required therefore a 11.5 feet variance is need.**
- 13-27** **Kevin Miller, Millersilver LLC**, 142 Garth Road, Suite #4U, Scarsdale, NY. Section 117.19, Block 2, Lot 9. **For a vacant lot located on the south side of Prospect Avenue distant at the corner formed by its intersection with Madison Avenue (Paper Street), Valhalla, NY. Proposed construction of a new single family dwelling to a legal corner parcel (11,652 square feet) in an R-10 Zone. (1) Violation of front yard setback (Madison Avenue-Paper Street) has 20 feet and 30 feet is required therefore a 10 feet variance is needed. (2) Violation of front yard (Prospect Avenue) setback has 26 feet and 30 feet is required therefore a 4 feet variance is needed.**
- 13-28** **John Collins & Philip Grealy (Owners)**, 11 Bradhurst Avenue, Hawthorne, NY and **Signs Ink (Applicant)**, 3255 Crompond Road, Yorktown Heights, NY. Section 117.9, Block 1, Lot 9. West side of Bradhurst Avenue (NYS Route 100) distant approximately 1800 feet of the corner formed by its intersection with Hospital Road, Hawthorne, NY. **Proposed installation of a free-standing sign to a legal parcel (58,460 square feet) in an OBT-7 Zone. Violation per Sec. 176 B. (1) (1) a variance is needed.**
- 13-29** **Shoprite Supermarkets Inc. (Applicant)**, 176 North Main Street, Florida, NY and **Hampshire Management LLC (Owner)**, 969 Midland Avenue, Yonkers, NY. Section 106.15, Block 1, Lot 22. **For premises located at 960 Broadway (NYS Route 141), Thornwood, NY. East side of Broadway (NYS Route 141) distant approximately 250 feet of the corner formed by its intersection with Kensico Road, Thornwood, NY. Proposed legalization and new renovation to extend the existing canopy to an existing store front to a legal parcel (540,003 square feet) in an M-1 Zone. Violation of lot coverage has 21.91 percent (21.62 percent exists), and 20 percent is required therefore a 1.91 percent (0.29 percent increase) variance is needed**
- 13-30** **295 Manhattan Avenue LLC (Owner)**, 22 Cordett Way, Eastchester, NY and **JBH Consultants Inc. (Applicant)**, 1A Croton Dam Road, Ossining, NY. **For premises located 212 Edgewood Avenue, Thornwood, NY. Section 106.15, Block 2, Lot 9. West side of Edgewood Avenue distant 100 feet of the corner formed by its intersection with Jefferson Avenue, Thornwood, NY. Proposed demolition of an existing garage and 2nd story addition to a legal substandard parcel (6,250 square feet) in an R-10 Zone. (1) Violation of front yard setback has 29.68 feet and 30 feet is required therefore a .32 feet variance is needed. (2) Violation of minimum side yard setback has 7.90 feet and 10 feet is required therefore a 2.10 feet variance is needed. (3) Violation of combined side yard setback has 36.21 percent (22.63 feet) and 40 percent (25 feet) is required therefore a 3.79 percent (2.37 feet) variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, AUGUST 3, 2013
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.

