

AGENDA  
ZONING BOARD OF APPEALS  
TOWN OF MOUNT PLEASANT  
THURSDAY, SEPTEMBER 12, 2013 - 8:00 P.M.

ADJOURNED HEARING:

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 10 feet and 30 feet is required therefore a 20 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.**

NEW HEARINGS:

13-31 **Crestview Manor LLC (Owner)**, 32 Pine Tree Drive, Poughkeepsie, NY. and **Barry Lier, LandscapeDesignZ LLC (Applicant)**, 32 Crittenden Street, Wallkill, NY for premises located at 150 Old Saw Mill River Road, Hawthorne, NY. Section 111.20, Block 1, Lot 11. East side of Saw Mill River Road (NYS-9A) distant approximately 695 feet of the corner formed by its intersection with Stevens Avenue West, Hawthorne, NY. **Proposed construction of a 14 feet gazebo to a legal parcel (39,373 square feet) in a C-RB Zone. (1) Violation of front yard setback has 55 feet and 75 feet is required therefore a 20 feet variance is needed. (2) Violation of distance from main building has 10 feet and 15 feet is required therefore a 5 feet variance is needed.**

13-32 **CCI Properties, LLC**, 52 Cedar Street, Dobbs Ferry, NY. For premises located at 211 Beverly Road, Hawthorne, NY. Section 111.16, Block 1, Lot 29. South side of Beverly Road distant at the corner formed by its intersection with Saw Mill River Road (NYS Rte. 9A), Hawthorne, NY. **Proposed construction of a new single family dwelling to a legal substandard corner parcel (5,550 square feet) in an R-10 Zone. (1) Violation of front yard setback (Saw Mill River Road-NYS Rte. 9A) has 12.4 feet and 30 feet is required therefore a 17.6 feet variance is needed. (2) Violation of lot coverage has 26.3 percent (1,458 feet) and 20 percent (1,110 feet) is required therefore a 6.3 percent (348 feet) variance is needed.**

13-33 **Lisi Valentin**, 354 Lake Street, Pleasantville, NY. Section 106.12, Block 2, Lot 14. South side of Lake Street distant at the corner formed by its intersection with Bear Ridge Road, Pleasantville, NY. **Proposed legalization of a portico to a legal corner parcel (32,613 square feet) in an R-20 Zone. Violation of front yard setback (Lake Street) has 36.2 feet and 50 feet is required therefore a 13.8 feet variance is needed.**

**13-34**      **Debra & Edmond Hanley**, 223 Elwood Avenue, Hawthorne, NY. Section 112.13, Block 3, Lot 50. West side of Elwood Avenue distant at the corner formed by its intersection with Bradford Street, Hawthorne, NY. **Proposed construction of a bathroom addition and a two-car attached garage with a side addition to a legal corner parcel (10,000 square feet) in an R-10 Zone. (1) Violation of front yard setback (Bradford Street) has 26 feet and 30 feet is required therefore a 4 feet variance is needed. (2) Violation of side yard setback has 5.19 feet and 10 feet is required therefore a 4.81 feet variance is needed.**

**13-35**      **Barbara & Peter Garlasco (Owners)**, 12 Sunset Drive, Thornwood and **William Einhorn, LDAW Landscape Architecture PC (Applicant/Architect)**, 12 Jeanne Court, Carmel, NY. Section 106.20, Block 2, Lot 48. West side of Sunset Drive distant approximately 551 feet of the corner formed by its intersection with Nannyhagen Road, Thornwood, NY. **Proposed construction of an in-ground pool, spa, pergola and shed to a legal parcel (44,403 square feet) in an R-40 Zone. (1) Violation of front yard setback has 52.6 feet and 60 feet is required therefore a 7.6 feet variance is needed. (2) Violation of rear yard setback has 42 feet and 50 feet is required therefore an 8 feet variance is needed. (3) Violation of lot coverage has 13.5 percent (5,943 square feet) and 10 percent (4,403 square feet) is required therefore a 3.5 percent (1,540 square feet) variance is needed; 2.1 percent (916 square feet) lot coverage variance was granted March 12, 2009, Case #09-10.**

**INSPECTION MEETING WILL BE HELD ON**  
**SATURDAY, SEPTEMBER 7, 2013**  
**BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**