

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, OCTOBER 10, 2013 - 8:00 P.M.

ADJOURNED HEARING:

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.**

NEW HEARINGS:

13-36 **Maja Djordjevic and Kirill Viazmenski**, 370 Grasslands Road, Valhalla, NY. Section 117.17, Block 1, Lot 30. North side of Grasslands Road (NYS Route 100) distant approximately 164 feet of the corner formed by its intersection with Scoralick Lane, Valhalla, NY. **Proposed construction of an addition and a two car garage to a legal parcel (20,908 square feet) in an R-20 Zone. Violation of front yard setback has 35 feet and 50 feet is required therefore a 15 feet variance is needed.**

13-37 **Christine & Declan Redfern (Owners)**, 7 Reeback Drive, Valhalla, NY and **Teo Siguenza (Applicant/Architect)**, 460 Old Post Road, Suite 2A, Bedford, NY. Section 113.5, Block 2, Lot 35. West side of Reeback Drive distant approximately 400 feet of the corner formed by its intersection with Eastview Drive, Valhalla, NY. **Proposed construction to expand the existing kitchen, family room and master bedroom to a legal parcel (49,865 square feet) in an R-40 Zone. Violation of rear yard setback has 43 feet and 50 feet is required therefore a 7 feet variance is needed.**

13-38 **Bridget & Peter Dinardi (Owners)**, 1 Suzanne Lane, Pleasantville, NY and **Trevor Spearman, (Applicant/Architect)**, 7 West Cross Street, Hawthorne, NY. Section 107.5, Block 3, Lot 42. East side of Suzanne Lane distant at the corner formed by its intersection with Bear Ridge Road and Old Bear Ridge Road, Pleasantville, NY. **Proposed construction of an in-ground pool and pool deck with hot tub and to rebuild existing retaining wall to a legal parcel (40,772 square feet) in an R-40 Zone. (1) Violation of side yard setback has 11 feet and 25 feet is required therefore a 14 feet variance is needed. (2) Violation of distance to main building has 8.5 feet and 20 feet is required therefore an 11.5 feet variance is needed. (3) Violation of height for retaining walls has 9 feet and 6 feet is required therefore a 3 feet variance is needed.**

- 13-39** **Giovanna & Salvatore Russo (Owners)**, 128 Stevens Avenue, Valhalla, NY and **Trevor Spearman (Applicant/Architect)**, 7 West Cross Street, Hawthorne, NY. Section 112.20, Block 1, Lot 7. South side of Stevens Avenue distant approximately 350 feet of the corner formed by its intersection with Lorenz Drive, Valhalla, NY. **Proposed construction of a one story side addition to a legal substandard parcel (11,874 square feet) in an R-20 Zone. Violation of rear yard setback has 47.3 feet and 50 feet is required therefore a 2.7 feet variance is needed.**
- 13-40** **Donna & Mark Raguso**, 193 Marietta Avenue, Hawthorne, NY and **Yu Ching Tsoi & Winifred Hoi Yan Lan**, 181 Marietta Avenue, Hawthorne, NY. Section 112.14, Block 1, Lot 21.2 and Section 112.14, Block 5, Lot 4. West side of Marietta Avenue at the corner formed by its intersection with Rose Street (Paper Street), Hawthorne, NY. **Proposed lot line modification minor subdivision approval before the Planning Board to memorialize the non-conformity of a legal substandard parcel (5,000 square feet) to 7,500 square feet in an R-10 Zone. Violation of lot area has 5,000 square feet and 10,000 square feet is required, proposing 7,500 square feet therefore a 2,500 square feet variance is needed.**
- 13-41** **Ron Rose Builders Inc. (Contract Vendee)**, 871 Commerce Street, Thornwood, NY and **Estate of Emily Carl**, PO Box 474, Waccabuc, NY and **Steven DeYoung (Applicant/Attorney)**, 22 Saw Mill River Road, Hawthorne, NY. Section 117.17, Block 1, Lot 29.2. North side of Grasslands Road distant approximately 357 feet of the corner formed by its intersection with Scoralick Lane, Valhalla, NY. **Proposed construction of a new single family dwelling to a legal vacant parcel (25,680 square feet) in an R-20 Zone. Violation of mean width has 70 feet and 100 feet is required therefore a 30 feet variance is needed.**
- 13-42** **Suzanne & Paul Herzner**, 810 Hardscrabble Road, Chappaqua, NY. Section 91.18, Block 1, Lot 12. East side of Hardscrabble Road distant approximately 125 feet of the corner formed by its intersection with Greenbriar Drive, Chappaqua, NY. **Proposed construction for an extension to an existing addition to a legal substandard parcel (25,150 square feet) in an R-40 Zone. Violation of rear yard setback has 44.21 feet and 50 feet is required therefore a 5.79 feet variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, OCTOBER 5, 2013
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.