

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, NOVEMBER 14, 2013 - 8:00 P.M.

NEW HEARINGS:

- 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 distance from deck has 10 feet and 20 feet is required therefore a 10 feet variance is needed. (4) Violation of height for retaining walls has 9 feet and 6 feet is required therefore a 3 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.**
- 13-43** **Lillian and Michael Forte**, 56 Chester Place, Thornwood, NY. Section 106.19, Block 3, Lot 1 and 2. South side of Chester Place distant at the corner formed by its intersection with Bainbridge Avenue, Thornwood, NY. **Proposed construction of a shed to a legal parcel (15,000 square feet) in an R-10 Zone. (1) Violation of front yard (Bainbridge Avenue) setback has 24.33 feet and 30 feet is required therefore a 5.67 feet variance is needed. (2) Violation of side yard setback has 8.38 feet and 10 feet is required therefore a 1.62 feet variance is needed.**
- 13-44** **Michele and Steven D'Ippolito**, 230 Albany Avenue, Thornwood, NY Section 106.11, Block 4, Lot 9. West side of Albany Avenue distant at the corner formed by its intersection with Kensington Avenue, Thornwood, NY. **Proposed construction of a second story addition with a covered front porch to a legal substandard parcel (8,750 square feet) in an R-10 Zone. Violation of front yard setback has 26 feet and 30 feet is required therefore a 4 feet variance is needed.**
- 13-45** **Orlando Laverghetta (Owner) and Dino Laverghetta (Applicant)**, 118 Wolfe Street, Alexandria, VA and **Daniel Beaton (Lessee for SALSA GRIL)**, 11 Hudson Street, Ossining, NY and **JBH Construction & Design Consultants, Inc. (Architect)**, 100 Executive Blvd, Suite 204, Ossining, NY. Section 106.15, Block 1, Lot 18.2. West side of Broadway (NYS Route 141) distant approximately 215 feet of the corner formed by its intersection with Marble Avenue and Kensico Road, Thornwood, NY. **Proposed additional sign on the side of the building to a legal parcel in a C-NR Zone. Violation of Section 176-8 B. (1) (a) a sign shall not have a total sign area greater than one square foot for each linear foot of building frontage, has 22 linear feet of building frontage, therefore 22 square feet of sign is allowed, a 22 square feet variance is needed for an additional sign on the side of the building.**

- 13-46 Estate of Marie Tiso, Barbara Tiso Zanzano, Executor, 9 Clover Road, Valhalla and Dimovski Architecture (Applicant/Architect), 59 Kensico Road, Thornwood, NY. Section 112.20, Block 3, Lot 7. North side of Clover Road distant at the corner formed by its intersection with Parr Road, Valhalla, NY. **Proposed legalization of a sun room and shed to a legal substandard parcel (12,522 square feet) in an R-20 Zone. For Sun Room: Violation of rear yard setback has 46.1 feet and 50 feet is required therefore a 3.9 feet variance is needed. For Shed: Violation of rear yard setback has 9 feet and 10 feet is required therefore a 1 foot variance is needed.**
- 13-47 Yacynth Parakramaweera & Gwendolyn Melnyk (Owners), 6 Harding Avenue, Valhalla, NY and Jan Asong (Applicant/Architect), 4 West Cross Street, Box 309, Croton Falls, NY. Section 117.19, Block 1, Lot 37. West side of Harding Avenue distant at the corner former by its intersection with Entrance Way, Valhalla, NY. **Proposed construction of a portico to an existing landing to a legal substandard corner parcel (7,359 square feet) in an R-10 Zone. Violation of front yard setback (Harding Avenue) has 15 feet and 30 feet is required therefore a 15 feet variance is needed.**
- 13-48 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 legalization of a shed to a legal substandard parcel (11,874 square feet) in an R-20 Zone. Violation of rear yard setback has 5 feet and 10 feet is required therefore a 5 feet variance is needed.**

**INSPECTION MEETING WILL BE HELD ON
SATURDAY, NOVEMBER 9, 2013
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**