

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

NEW HEARINGS:

- 13-49** **Carla & Antonio Chaves**, 675 Hardscrabble Road, Chappaqua, NY. Section 99.6, Block 1, Lot 18. West side of Hardscrabble Road distant approximately 200 feet of the corner formed by its intersection with Warwick Lane, Chappaqua, NY. **Proposed construction of a portico to a legal parcel (43,560 square feet) in an R-40 Zone. Violation of front yard setback has 58 feet and 60 feet is required therefore a 2 feet variance is needed.**
- 13-50** **Maria & Timothy June**, 141 Oak Ridge Road, Pleasantville, NY. Section 99.19, Block 4, Lot 7. East side of Oak Ridge Road distant approximately 120 feet of the corner formed by its intersection with Highland Place, Pleasantville, NY. **Proposed construction of an accessory apartment to a legal parcel (10,081 square feet) in an R-10 Zone. Violation of Sec. 218-36 L. number of stories, proposed apartment exists below two stories of a dwelling therefore a variance is needed.**
- 13-51** **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 patio with hot tub 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.**
- 13-52** **Frank Tomlinson**, 6 Stephens Lane, Valhalla, NY and **Trevor Spearman, (Applicant/Architect)**, 7 West Cross Street, Hawthorne, NY. Section 122.7, Block 4, Lot 68. East side of Stephens Lane distant approximately 185 feet of the corner formed by its intersection with Grasslands Road (NYS Route 100), Valhalla, NY. **Proposed construction of a second story addition, a covered entry porch and legalization of an existing deck to a legal substandard parcel (7,804 square feet) in an R-10 Zone. (1) Violation of front yard setback has 18.3 feet and 30 feet is required therefore a 11.7 feet variance is needed. (2) Violation of side yard setback has 10.47 feet and 12 feet is required therefore a 1.53 feet variance is needed. (3) Violation of sum of both side yards has 33.44 feet and 33.55 feet is required therefore an .11 feet variance is needed. (4) Violation of rear yard setback has 28 feet and 30 feet is required and therefore a 2 feet variance is needed.**

13-53

Jill & Eugene Hertz, 22 Woodfield Road, Briarcliff Manor, NY. Section 105.8, Block 2, Lot 33. .North side of Woodfield Road distant at the corner formed by its intersection with Stephenson Terrace, Briarcliff Manor, NY. Proposed construction of an extension to an existing deck and legalization of a shed, existing deck, roofed porch, addition and garage to a legal substandard parcel (20,615 square feet) in and R-40 Zone. For Deck Extension: Violation of rear yard setback has 41.2 feet and 50 feet is required therefore an 8.8 feet variance is needed. Violation of front yard setback (Stephenson Terrace) has 56.7 feet and 60 feet is required therefore a 3.3 feet variance is needed. For Shed: Violation of rear yard setback has 4.2 feet and 10 feet is required therefore a 5.8 feet variance is needed. Violation of side yard has 1.6 feet and 10 feet is required therefore a 8.4 feet variance is needed. Violation of distance from main building or deck has 22.8 feet and 25 feet is required therefore a 2.2 feet variance is needed. For Addition & Garage: Violation of front yard setback (Stephenson Terrace) has 17.9 feet and 60 feet is required therefore a 42.1 feet variance is needed. Violation of front yard setback (Woodfield Road) has 47.1 feet and 60 feet is required therefore a 12.9 feet variance is needed. For Roofed Porch: Violation of front yard setback (Woodfield Road) has 36.8 feet and 60 feet is required therefore a 23.2 feet variance is needed. Violation of Lot Coverage has 15.3 percent (3,174 square feet) and 10 percent (2,062 square feet) is required therefore a 5.3 percent (1,112 square feet) variance is needed.

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