

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, JANUARY 9, 2014 - 8:00 P.M.

NEW HEARINGS:

- 14-01** **Marigrace Amato**, 16 Westerly Lane, Thornwood, NY. Section 112.7, Block 1, Lot 3. East side of Westerly Lane distant at the corner formed by its intersection with Westerly Lane South, Thornwood, NY. **Proposed legalization of a portico to a single family dwelling to a legal parcel (43,579 square feet) in an R-40 Zone. Violation of front yard setback has 45.91 feet and 60 feet is required therefore a 14.09 feet variance is needed**
- 14-02** **Nancy Falco (Owner)**, 140 Marietta Avenue, Hawthorne, NY and **Laurence Bellom (Applicant/Attorney)**, 814 Commerce Street, Thornwood, NY. Section 112.18, Block 1, Lot 21. East side of Marietta Avenue distant 75 feet of the corner formed by its intersection with Cliff Street, Hawthorne, NY. **Proposed legalization of an existing deck to a legal parcel (12,500 square feet) in an R-10 Zone. Violation of rear yard setback has 27.2 feet and 30 feet is required therefore a 2.8 feet variance is needed.**
- 14-03** **DCS Home Builders LLC (Owner)**, 6 Saldi Lane, Valhalla, NY and **Dimovski Architecture**, 59 Kensico Road, Thornwood, NY **for premises located at** 855 Warren Avenue, Thornwood, NY.. Section 106.15, Block 6, Lot 39. West side of Warren Avenue distant 200 feet of the corner formed by its intersection with Edwin Street, Thornwood, NY. **Proposed construction of a portico for a new single family dwelling to a legal parcel (10,000 square feet) in an R-10 Zone. Violation of front yard setback has 27 feet and 30 feet is required therefore a 3 feet variance is needed.**
- 14-04** **Lorraine and Pdraig Reidy (Owners)**, 4 Algonquin Trail, Briarcliff Manor, NY and **Dimovski Architecture PLLC**, 59 Kensico Road, Thornwood, NY. Section 99.17, Block 2, Lot 58.3. South side of Algonquin Trail distant approximately 374 feet of the corner formed by its intersection with Hardscrabble Road, Briarcliff Manor, NY. **Proposed legalization of a cabana to a legal parcel (44,726 square feet) in an R-40 Zone. Violation of distance from main building has 4.6 feet and 20 feet is required therefore a 15.4 feet variance is needed.**
- 14-05** **Sara Soliman (Owner)**, 34 Pebblebrook Way, Chappaqua, NY and **Michael Testa, Jr. (Applicant)**, 1114 State Route 22, Pawling, NY. Section 99.5, Block 1, Lot 38. South east side of Pebblebrook Way cul-de-sac distant approximately 958 feet of the corner formed by its intersection with Boulder Trail, Chappaqua, NY. **Proposed legalization of an above ground pool to a legal parcel (72,065 square feet) in an R-40 Zone. Violation of distance from main building or deck has 10.07 feet and 20 feet is required therefore a 9.93 feet variance is needed.**

- 14-06** **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 retaining wall to a legal corner parcel (11,652 square feet) in an R-10 Zone. Violation of height variance has 6 feet and 4 feet is required therefore a 2 feet variance is needed.**
- 14-07** **Melinda & Craig Russellk (Owners)**, 259 Mill River Road, Chappaqua, NY. and **Esther & Ruben Torres (Applicants)**, 285 Davis Avenue, Apt. 2B, Greenwich, CT. Section 99.10, Block 2, Lot 17. East side of Mill River Road cul-de-sac distant approximately 2,640 feet of the corner formed by its intersection with Hamilton Drive, Chappaqua, NY. **Proposed legalization of a deck and single family dwelling to a legal substandard parcel (20,081 square feet) in an R-40 Zone. Violation of front yard setback has 37.7 and 60 feet is required therefore a 22.3 feet variance is needed. Violation of rear yard setback has 34.7 feet and 50 feet is required therefore a 15.3 feet variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, JANUARY 4, 2014
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.