

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**TOWN OF MOUNT PLEASANT**  
**THURSDAY, FEBRUARY 13 , 2014 - 8:00 P.M.**

**NEW HEARINGS:**

- 14-08**        **Michelle & Roderick Stuttgart**, 65 Beech Hill Road, Pleasantville, NY. Section 105.15, Block 1, Lot 23. East side of Beech Hill Road distant approximately 440 feet of the corner formed by its intersection with Leddy Lane, Pleasantville, NY. **Proposed legalization of an existing deck to a legal substandard parcel (36,155 square feet) in an R-40 Zone. Violation of rear yard setback has 41.2 feet and 50 feet is required therefore a 8.7 feet variance is needed.**
- 14-09**        **Janice Flynn & Dennis Rivellino**, 40 Mountain Road, Pleasantville, NY. Section 106.5, Block 5, Lot 26. West side of Mountain Road distant at the corner formed by its intersection with Cedar Avenue, Pleasantville, NY. **Proposed construction of a car pool and or garage to a legal corner parcel (10,454 square feet) in an R-10 Zone. Violation of front yard setback (Mountain Road) has 12 feet and 30 feet is required therefore an 18 feet variance is needed.**
- 14-10**        **Leonard Soderquist**, 327 Brighton Avenue, Hawthorne, NY. Section 112.9, Block 1, Lot 51. West side of Brighton Avenue distant at the corner formed by its intersection with Newman Avenue, Hawthorne, NY. **Proposed construction of an addition and expansion of existing deck and legalization of an existing shed to a legal substandard corner parcel (7,500 square feet) in an R-10 Zone. For Addition: (1) Violation of front yard setback (Newman Avenue) has 12 feet and 30 feet is required therefore an 18 feet variance is needed. (2) Violation of rear yard setback has 20 feet and 30 feet is required therefore a 10 feet variance is needed. For Shed: Violation of side yard setback has 3.4 feet and 5 feet is required therefore a 1.6 feet variance is needed.**
- 14-11**        **Sylvia & Gurkan Taviloglu (Owner)**, 10 Tumblebrook Ct., Pleasantville, NY and **Timothy Lener (Applicant/Architect)**, 394 Bedford Road, Pleasantville, NY. Section 106.8, Block 4, Lot 14. West side of Tumblebrook Court cul-de-sac distant approximately 78 feet of the corner formed by its intersection with Deerfield Lane South, Pleasantville, NY. **Proposed construction of an addition on an existing deck to a legal parcel (21,725 square feet) in an R-20 Zone. Violation of front yard setback (Woodbrook Road) has 30 feet and 50 feet is required therefore a 20 feet variance is needed**
- 14-12**        **New York Medical College**, 40 Sunshine Cottage Road, Valhalla, NY for premises located at **19 Skyline Drive, Hawthorne, NY**. Section 116.11, Block 1, Lot 6. East side of Saw Mill River Road (NYS 9A) distant at the corner formed by its intersection with Skyline Drive, Hawthorne, NY. **Proposed Special Permit to allow for interior renovations for academic educational instructions in an existing building in the OB-5 Zone. (1) Violation of Sec. 218-45 C, the site for any parochial or private college shall have an area of at least 25 acres for each 100 pupils or major portion thereof in excess of 400 pupils in attendance at any one time. Such site shall have frontage of at least 500 feet on a suitably improved public street. A variance is needed. (2) Violation of Section 218-45 F (1) (c), College. The minimum playground area size shall be five acres; the minimum area of playground per 100 students shall be two acres. A variance is needed.**

- 14-13** **Kristine & Dominic DeVito, 2 Parr Road, Valhalla, NY. Section 112.20, Block 2, Lot 24. East side of Parr Road distant at the corner formed by its intersection with Pine Road, Valhalla, NY. Proposed construction of a covered porch and portico to a legal corner parcel in the R-20 Zone. (1) Violation of front yard setback (Pine Road) has 40.6 feet and 50 feet is required therefore a 9.4 feet variance is needed. (2) Violation of front yard setback (Parr Road) has 35.7 feet and 50 feet is required therefore a 14.3 feet variance is needed.**
- 14-14** **Ann Marie & Mark Lieberman, 27 Sunset Drive, Thornwood, NY. Section 106.16, Block 2, Lot 37. South side of Sunset Drive distant approximately 1200 feet of the corner formed by its intersection with Nannyhagen Road, Thornwood, NY. Proposed special permit and variance for construction of a detached two car garage and gate house on a legal parcel (87,120 square feet) with an existing single family dwelling in an R-40 Zone. Violation of detached accessory building height and story has 18.75 feet and 2 stories and 15 feet and 1 story is required, therefore a 3.75 feet height variance and a story variance is needed.**

**BUSINESS MEETNG:**

**Request for interpretation of Sec. 218-13 D. Accessory buildings; sheds or garden tool house; specifically definition of "shed".**

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

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