

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

**NEW HEARINGS:**

- 14-21 **Palmer Lane LLC**, 354 Palmer Lane, Pleasantville, NY for premises located at 56 Broad Street, Hawthorne, NY. Section 112.13, Block 2, Lot 12.1. South side of Broad Street distant 100 feet of the corner formed by its intersection with Brookline Avenue, Hawthorne, NY. **Proposed legalization of an existing portico to a legal parcel (10,000 square feet) in an R-10 Zone. Violation of front yard has 27.84 feet and 30 feet is required therefore a 2.16 feet variance is needed.**
- 14-22 **Estate of Matthew Karl**, 52 Broad Street, Hawthorne, NY and **Patricia Karl Mullane (Executrix)**, 1212 Riddlewood Road, Highlands Ranch, CO and **Dimovski Architecture PLLC**, 59 Kensico Road, Thornwood, NY. Section 112.13, Block 2, Lot 13.2. South Side of Broad Street distant at the corner formed by its intersection with Brookline Avenue, Hawthorne, NY. **Proposed construction of a new single family dwelling to a legal substandard corner parcel (5,000 square feet) in an R-10 Zone. (1) Violation of front yard (Brookline Avenue) setback has 15 feet and 30 feet is required therefore a 15 feet variance is needed. (2) Violation of front yard (Broad Street) setback has 24 feet and 30 feet is required therefore a 6 feet variance is needed. (3) Violation of side yard setback has 8 feet and 10 feet is required therefore a 2 feet variance is needed. (4) Violation of lot coverage, has 26.2 percent (1,312 square feet) and 20 percent (1,000 square feet) is allowed, therefore a 6.2 percent (312 square feet) variance is needed.**
- 14-23 **Karen and Richard Hall**, 25 Manchester Road, Eastchester, NY for premises located 90 Union Avenue, Thornwood, NY and **Dimovski Architecture PLLC**, 59 Kensico Road, Thornwood, NY. Section 112.6, Block 4, Lot 6. South Side of Union Avenue distant at the corner formed by its intersection with Warren Avenue, Thornwood, NY. **Proposed extension to a proposed garage and covered porch to a legal substandard corner parcel (7,500 square feet) in an R-10 Zone. (1) Violation of front yard (Warren Avenue) setback has 29.36 feet and 30 feet is required therefore a .64 feet variance is needed. (2) Violation of side yard setback has 6.41 feet and 12 feet is required therefore a 5.59 feet variance is needed. (3) Violation of lot coverage has 20.5 percent (1,535 square feet) and 20 percent is allowed (1,500 square feet) therefore a .5 percent (35 square feet) variance is needed.**
- 14-24 **Joanne & Michael Fanelli**, 221 Beverly Road, Hawthorne, NY. Section 111.16, Block 1, Lot 13. South side of Beverly Road distant 25 feet of the corner formed by its intersection with Tuxedo Place, Hawthorne, NY. **Proposed reduction and extension of existing deck to a legal substandard parcel (7,500 square feet) in an R-10 Zone. Violation of rear yard setback has 21.1 feet and 30 feet is required therefore a 8.9 feet variance is needed.**

- 14-25 **Rita & Peter Curtin**, 56 Newman Avenue, Hawthorne, NY and **Dimovski Architecture, PLLC**, 59 Kensico Road, Thornwood, NY. Section 112.9, Block 2, Lot 10. South side of Newman Avenue distant 150 feet of the corner formed by its intersection with Memorial Drive, Hawthorne, NY. **Proposed construction of an addition to a legal substandard parcel (7,500 square feet) in an R-10 Zone. Violation of front yard setback has 17.25 feet and 30 feet is required therefore a 12.75 feet variance is needed.**
- 14-26 **James Knox (Owner)**, 209 Warren Avenue, Hawthorne, NY and **Thomas Liberati (Contract Vendee)**, 6 Dorothy Court, Hawthorne, NY and **Dimovski Architecture, PLLC**, 59 Kensico Road, Thornwood, NY. Section 112.14, Block 3, Lot 13. West side of Warren Avenue distant 75 feet of the corner formed by its intersection with Bradford Street, Hawthorne, NY. **Proposed demolition of an existing dwelling and construction of a new single family dwelling to a legal substandard (7,500 square feet) parcel in an R-10 Zone. (1) Violation of rear yard setback has 24.5 feet and 30 feet is required therefore a 5.5 feet variance is needed. (2) Violation of lot coverage has 20.2 percent (1,517 square feet) and 20 percent is allowed (1,500 square feet) therefore a .2 percent (17 square feet) variance is needed.**

**INSPECTION MEETING WILL BE HELD ON**  
**SATURDAY, MAY 3, 2014**  
**BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**