

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, JULY 10, 2014 - 8:00 P.M.

NEW HEARINGS:

- 14-29** **Amy & Christopher LaRosa (Owner)**, 52 Broad Street, Hawthorne, NY and **Dimovski Architecture PLLC (Applicant/Architect)**, 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 (Broad Street) setback has 24 feet and 30 feet is required therefore a 6 feet variance is needed. (2) Violation of side yard setback has 8 feet and 10 feet is required therefore a 2 feet variance is needed. (3) Violation of rear yard setback has 27 feet and 30 feet is required therefore a 3 feet variance is needed. (4) Violation of lot coverage has 25.4 percent (1,273 square feet) and 20 percent (1,000 square feet) is allowed therefore a 5.4 percent (273 square feet) variance is needed.**
- 14-30** **Raymond Daly (Owner)**, 228 Sarles Lane, Pleasantville, NY and **Imma Carletto (Applicant/Agent)**, Houlihan Lawrence, 237 Mamaroneck Avenue, White Plains, NY. Section 99.17, Block 3, Lot 71. West side of Sarles Lane distant 150 feet of the corner formed by its intersection with Cornell Street, Pleasantville, NY. **Proposed legalization of an existing deck to a legal substandard parcel (5,000) in an R-10 Zone. (1) Violation of rear yard setback has 17.81 feet and 30 feet is required therefore a 12.19 feet variance is needed. (2) Violation of sum of both side yards has 36.82 % (18.41 feet) and 40 % (20 feet) is required therefore a 3.18% (1.59 feet) variance is needed.**
- 14-31** **Ann & Richard Delucia**, 5 Galloway Lane, Valhalla, NY. Section 112.18, Block 3, Lot 47. South side of Galloway Lane distant 125 of the corner formed by its intersection with Fox Hill Road, Valhalla, NY. **Proposed legalization of an existing deck to a legal corner parcel (13,889 square feet) in an R-10 Zone. Violation of rear yard setback has 18 feet and 30 feet is required therefore a 12 feet variance is needed.**
- 14-32** **Mary McGovern & Timothy O'Sullivan (Owners)**, 323 Pythian Avenue, Hawthorne, NY and **Trevor Spearman (Applicant/Architect)**, 7 West Cross Street, Hawthorne, NY. Section 111.12, Block 1, Lot 63. West side of Pythian Avenue distant at the corner formed by its intersection with Atlantic Avenue and Pythian Avenues, Hawthorne, NY. **Proposed legalization of an existing cabana and deck to a legal corner parcel (10,552 square feet) in an R-10 Zone. Violation of front yard setback (Atlantic Avenue) has 18.9 feet and 30 feet is required therefore a 11.1 feet variance is needed.**
- 14-33** **Lisa Johansen (50%) & Anthony Marcuccilli (50%) (Owners)**, 137 Philip Place, Hawthorne, NY. Section 111.20, Block 1, Lot 65. West side of Philip Place distant approximately 373 feet of the corner formed by its intersection with Belmont Road Hawthorne, NY. **Proposed legalization of an existing shed to a legal parcel (20,073 square feet) in an R-20 Zone. (1) Violation of rear yard setback has 6.55 feet and 10 feet is required therefore a 3.45 feet variance is needed. (2) Violation of distance from main structure or deck has 16.2 feet and 25 feet is required therefore a 8.8 feet variance is needed.**

- 14-34** **Stacy Bove-Fulgenzi**, 77 Larrys Lane, Pleasantville, NY. Section 106.12, Block 3, Lots 5 & 6. North side of cul-de-sac on Larrys Lane distant approximately 928 feet of the corner formed by its intersection with Palmer Lane, Pleasantville, NY. **Proposed Special Use Permit for a dog kennel as an accessory to a residence use per Sec. 218-47 for four or more dogs to a legal parcel (64,469 square feet) in an R-40 Zone.**
- 14-35** **Emerald Hills LLC (Owner)**, 52 Cedar Street, Dobbs Ferry, NY and **CCI Properties LLC (Applicant)**, 52 Cedar Street, Dobbs Ferry, NY. **For premises located at 211, Beverly Road, Hawthorne. Section 111.16, Block 1, Lot 29. South side of Beverly Road distant at the corner formed by its intersection with Saw Mill River Road (NYS Route 9A), Hawthorne, NY. Proposed construction of a one story sun room to a legal substandard parcel (5,550 square feet) in an R-10 Zone. Violation of lot coverage has 29.7 percent (1,650 square feet) and 20 percent (1,110 square feet) is required therefore a 9.7 percent (540 square feet) variance is needed. (ZBA Case#13-32 granted 6.3% (348 square feet) lot coverage 9/12/13).**
- 14-36** **Kami Wright and Jackson Wong**, 29 Carleton Avenue, Briarcliff Manor, NY. Section 98.7, Block 1, Lot 35. A flag lot on the East side of Carleton Avenue distant at the corner formed by its intersection with Chappaqua Road, Briarcliff Manor, NY. **Proposed construction of an in-ground pool to a legal parcel (40,000 square feet) in an R-40 Zone. (1) Violation of side yard setback has 13 feet and 25 feet is required therefore a 12 feet variance is needed. (2) Violation of side yard variance has 11 feet and 25 feet is required therefore a 14 feet variance is needed. (3) Violation of rear yard setback has 12 feet and 50 feet is required therefore a 38 feet variance is needed.**
- 14-37** **Lori & Neil Benson (Owners)**, 25 Kings Grant Way, Briarcliff Manor, NY and **Arthur Chabon (Applicant/Architect)**, 3 West Main Street, Suite 204, Irvington, NY. Section 111.5, Block 1, Lot 18. East side of Kings Grant Way distant approximately 1,540 feet of the corner formed by its intersection with Sleepy Hollow Road, Briarcliff Manor, NY. **Proposed reconstruction of an existing deck to a legal parcel (39,988 square feet) in an R-40 Zone. Violation of rear yard has 44 feet and 50 feet is required therefore a 6 feet variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, JULY 5, 2014
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.