

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, AUGUST 14, 2014 - 8:00 P.M.

NEW HEARINGS:

- 14-38 **Danielle & Paul Dispenza (Owners)**, 120 Birch Drive, Pleasantville, NY and **Viktor Solarik (Architect)**, P.O. Box 696, Katonah, NY. Section 106.13, Block 2, Lot 26. West side of Birch Drive distant 100 feet of the corner formed by its intersection with Ridgewood Drive, Pleasantville, NY. **Proposed construction of a front porch addition to a legal substandard parcel (5,000 square feet) in an R-10 Zone. (1) Violation of front yard setback has 29 feet 7 inches and 30 feet is required therefore a 5 inches variance is needed. (2) Violation of side yard setback has 5 feet and 10 feet is required therefore a 5 feet variance is needed. (3) Violation of sum of both side yards has 14 feet and 20 feet is required therefore a 6 feet variance is needed. (4) Violation of lot coverage has 26.9 percent (1,346 square feet) and 20 percent (1,000 square feet) is required therefore a 6.9 percent (346 square feet) variance is needed.**
- 14-39 **Wayne Winslow**, 1011 King Street, Chappaqua, NY. Section 107.6, Block 1, Lot 10. East side of Kings Street distant at the corner formed by its intersection with Bear Ridge Road, Pleasantville, NY. **Proposed construction of a 1 ½ story addition to a legal substandard parcel (39,246 square feet) in the R-40 Zone. Violation of side yard setback has 14.3 feet and 25 feet is required therefore a 10.7 feet variance is needed.**
- 14-40 **Nancy Flynn (Owner)**, 20 Brook Manor Lane, Pleasantville, NY and **Steven DeYoung (Applicant/Attorney)**, 22 Saw Mill River Road, Hawthorne, NY. Section 99.19, Block 4, Lot 69. East side of the west leg of Brook Manor Lane distant 220 feet of the south corner formed by its intersection with Church Street, Pleasantville, NY. **Proposed legal division of a pre-existing substandard parcel (9,453.54 square feet) in an R-10 Zone. Violation of lot area 10,000 square feet is required has 9,453.54 square feet therefore a 546.46 square feet variance is needed.**
- 14-41 **Leigh Smith**, 14 McKinley Avenue, Valhalla, NY. Section 122.7, Block 1, Lot 52. North west side of McKinley distant 185 feet of the corner formed by its intersection with Roosevelt Drive, Valhalla, NY. **Proposed construction of a new garage and legalization of existing shed to a legal parcel (10,000 square feet) in an R-10 Zone. For Garage: Violation of side yard setback has 5.70 feet and 10 feet is required therefore a 4.30 feet variance is needed. For Shed: Violation of rear yard setback has 4.30 feet and 5 feet is required therefore a .70 feet variance is needed. Violation of side yard setback has 4.40 feet and 5 feet is required therefore a .60 feet variance is needed.**
- 14-42 **Ashley Rumery (Owner)**, 188 Prospect Avenue, Valhalla, NY. and **Dimovski Architecture PLLC (Applicant/Architect)**, 59 Kensico Road, Valhalla, NY. Section 117.15, Block 4, Lot 5. East side of Prospect Avenue distant at the corner formed by its intersection with Cambridge Street East, Valhalla, NY. **Proposed legalization of an existing covered porch to a legal substandard parcel (7,730 square feet) in an R-10 Zone. Violation of front yard setback has 27. 55 feet and 30 feet is required therefore a 2.45 feet variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, AUGUST 9, 2014
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.