

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**TOWN OF MOUNT PLEASANT**  
**THURSDAY, SEPTEMBER 11, 2014 - 8:00 P.M.**

**NEW HEARINGS:**

- 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 8 feet by 13 feet private, nonprofit dog kennel for (1) dog as an accessory to a residence use per Sec. 218-47 for four or more dogs to a legal parcel (65,217 square feet) in an R-40 Zone.**
- 14-43**     **Matthew Cataldo (Owner)** 25 Pearl Street, Hawthorne, NY and **Michael Shilinski (Applicant/Attorney for prior owner Percopo)**, 427 Bedford Road, Pleasantville, NY. Section 112.9, Block 5, Lot 15. North side of Pearl Street distant 100 feet of the corner formed by its intersection with Elwood Avenue, Hawthorne, NY. **Proposed legalization of existing deck to a legal substandard parcel (5,000 square feet) in an R-10 Zone. Violation of rear yard setback has 26 feet and 30 feet is required therefore a 4 feet variance is needed.**
- 14-44**     **Lorraine Amaral**, 238 Willis Avenue, Hawthorne, NY. Section 112.14, Block 2, Lot 40. East side of Willis Avenue distant at the south east corner formed by its intersection with Main Street, Hawthorne, NY. **Proposed legalization of an existing gazebo to a legal substandard corner parcel (7,500 square feet) in an R-10 Zone. (1) Violation of front yard (Main Street) has 10 feet and 30 feet is required therefore a 20 feet variance is needed. (2) Violation of distance between main structure or deck has 9 feet and 12 feet is required therefore a 3 feet variance is needed.**
- 14-45**     **Maura Sweeney & Liam O'Donovan**, 557 Manhattan Avenue, Thornwood, NY. Section 112.6, Block 1, Lot 9. West side of Manhattan Avenue distant 100 feet south of the corner formed by its intersection with Hancock Place, Thornwood, NY. **Proposed construction of a new second floor addition to a legal substandard parcel (6,250 square feet) in an R-10 Zone. (1) Violation of side yard has 8.36 feet and 10 feet is required therefore a 1.64 feet variance is needed. (2) Violation of lot coverage has 21.2 percent (1,324 square feet) and 20 percent (1,250 square feet) is allowed therefore a 1.2 percent (74 square feet) variance is needed. (3) Violation of sum of both side yards has 21.61 feet and 25 feet is required therefore a 3.39 variance is needed.**
- 14-46**     **Paula Maldonando**, 13 Summit Place, Valhalla, NY. Section 117.19, Block 1, Lot 53. North side of Summit Place (unimproved) distant 216 feet of the corner formed by its intersection with Hillside Avenue, Valhalla, NY. **Proposed legalization of an existing front porch to a legal parcel (10,065 square feet) in an R-10 Zone. Violation of front yard has 12 feet and 30 feet is required therefore an 18 feet variance is needed.**

- 14-47**      **1 Sleepy Hollow Road LLC**, 1 Sleepy Hollow Road, Pleasantville, NY. Section 105.19, Block 1, Lot 11. North side of Sleepy Hollow Road distant approximately 12 feet of the corner formed by its intersection with Bedford Road (NYS Route 448), Pleasantville, NY. **Proposed reconstruction of a one family dwelling to a legal parcel ( 67,430.88 square feet) in an R-40 Zone. Violation of side yard setback has 15 feet and 25 feet is required therefore a 10 feet variance is needed.**
- 14-48**      **Melissa & John Burns**, 37 Dogwood Lane, Briarcliff Manor, NY. Section 98.16, Block 2, Lot 13. South side of Dogwood Lane distant approximately 528 feet of the corner formed by its intersection with Pleasantville Road, Briarcliff Manor, NY. **Proposed construction of a one story addition over a new three (3) car garage to a legal parcel (69,099 square feet) in and R-40 Zone. Violation of rear yard setback has 40 feet and 50 feet is required therefore a 10 feet variance is needed.**
- 14-49**      **David & Carolyn Jaquith (Owners)**, 507 Pleasantville Road, Briarcliff Manor, NY and **Kevin Bradley (Contract Vendee/Applicant)**, 300 Main Street, Apt. 6C, White Plains, NY and **David Barbuti (Architect)**, 150 White Plains Road, Tarrytown, NY. Section 105.8 Block 2, Lot 1. North side of Pleasantville Road distant 244 feet of the corner formed by its intersection with Round Hill Drive, Briarcliff Manor, NY. **Proposed construction of three (3) one story additions to rear, front and side of existing one family dwelling to a legal substandard parcel (31,798.8 square feet) in an R-40 Zone. Violation of rear yard setback has 20.42 feet and 50 feet is required therefore a 29.58 feet variance is needed.**

**INSPECTION MEETING WILL BE HELD ON**  
**SATURDAY, SEPTEMBER 6, 2014**  
**BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**