

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, OCTOBER 9, 2014 - 8:00 P.M.

NEW HEARINGS & CONTINUED HEARINGS:

ADJOURNED FROM SEPTEMBER 11

- 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.
- 14-50** **Mary & Dayton Guinee**, 153 Walter Avenue, Thornwood, NY. Section 106.15, Block 5, Lot 21. East side of Walter Avenue distant at the corner formed by its intersection with Urban Place, Thornwood, NY. Proposed construction of a front portico to a legal parcel (10,000 square feet) in an R-10 Zone. Violation of front yard setback has 28 feet and 30 feet is required therefore a 2 feet variance is needed.
- 14-51** **Ana Bartolovic**, 595 Sherman Avenue, Thornwood, NY. Section 112.6, Block 2, Lot 59. North west corner of Sherman Avenue distant at the corner formed by its intersection with Wyoming Place, Thornwood, NY. Proposed legalization of a new roof over hang on an existing garage to a legal substandard corner parcel (5,000 square feet) in an R-10 Zone. Violation of side yard setback has 2.28 feet and 5 feet is required therefore a 2.72 feet variance is needed.
- 14-52** **Catherine & Robert Yankou**, 203 Willis Avenue, Hawthorne, NY. Section 112.14, Block 2, Lot 58. West side of Willis Avenue distant 300 feet of the corner formed by its intersection with Rose Street, Hawthorne, NY. Proposed construction of a front portico to a legal substandard parcel (7,500 square feet) in an R-10 Zone. Violation of front yard setback has 24 feet and 30 feet is required therefore a 6 feet variance is needed.
- 14-53** **Seven Cedars LLC.**, 10 Via Trenta Court, Yonkers, NY. **for premises located at 7 Pine Road, Valhalla, NY.** Section 112.20, Block 3, Lot 21. North side of Pine Road distant 230 feet of the corner formed by its intersection with Parr Road, Valhalla, NY. Proposed reconstruction of a single family dwelling to a legal substandard parcel (16,091 square feet) in an R-20 Zone. Violation of front yard setback has 42.3 feet and 50 feet is required therefore a 7.7 feet variance is needed.

- 14-54 **Roberta Testa & Stephen Scanapieco, 803 Warren Avenue, Thornwood, NY. Section 106.18, Block 3, Lot 39. Southwest side of Warren Avenue distant at the corner formed by its intersection with Circular Street, Thornwood, NY. Proposed legalization of an existing portico to a legal substandard parcel (8,486 square feet) in an R-10 Zone. Violation of front yard has 21.50 feet and 30 feet is required therefore an 8.5 feet variance is needed. (Case#13-10-May 9, 2013 ZBA granted a 7.5 feet front yard variance for portico and second story addition.**
- 14-55 **Frank Devito, 30 Broad Street, Hawthorne, NY. Section 112.13, Block 2, Lot 18. North side of Broad Street distant at the corner formed by its intersection with Livingston Street, Hawthorne, NY. Proposed construction to repair and replace an existing deck to a legal substandard corner parcel (7,500 square feet) in an R-10 Zone. Violation of rear yard setback has 24.1 feet and 30 feet is required therefore a 5.9 feet variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, OCTOBER 4, 2014
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.