

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, NOVEMBER 13, 2014 - 8:00 P.M.

NEW HEARINGS:

- 14-56** Daniel Zaccagnino, 95 Larrys Lane, Pleasantville, NY. Section 106.12, Block 3, Lot 4. North side of cul-de-sac on Larrys Lane distant approximately 1036 feet of the corner formed by its intersection with Palmer Lane, Pleasantville, NY. **Proposed existing elevated deer hunting blind stand and a request for an interpretation per Sec. 218-107 B (1) for the interpretation of an elevated deer hunting blind stand to a legal parcel (50,094 square feet) in an R-40 Zone.**
- 14-57** Mela Pancaldo, 7 Beech Place, Valhalla, NY. Section 113.17, Block 1, Lot 5. North east side of cul-de-sac on Beech Place distant 180 feet of the corner formed by its intersection with Beech Road, Valhalla, NY. **Proposed legalization of an existing above ground pool and an existing carport to a legal substandard parcel in the R-20 Zone. For Pool: Violation of rear yard setback has 24.5 feet and 25 feet is required therefore a .5 feet variance is needed. For Carport: Violation of rear yard setback has 46.3 feet and 50 feet is required therefore a 3.7 feet variance is needed.**
- 14-58** Jean & George Dickie, 153 Warren Avenue, Hawthorne, NY and Dimovski Architecture PLLC., 59 Kensico Road, Thornwood, NY. Section 112.14, Block 5, Lot 20. West side of Warren Avenue distant at the corner formed by its intersection with Cliff Street, Hawthorne, NY. **Proposed legalization of an existing deck to a legal corner parcel (10,000 square feet) in an R-10 Zone. Violation of front yard (Cliff Street) setback has 26.5 feet and 30 feet is required therefore a 3.5 feet variance is needed.**
- 14-59** Warren Avenue LLC. (Thomas Liberati), 6 Dorothy Court, Hawthorne, NY and Dimovski Architecture, PLLC, 59 Kensico Road, Thornwood, NY. **For premises located at 209 Warren Avenue, Hawthorne, 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 construction of a new attached one-car garage and to relocate 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 23.8 percent (1,781 square feet) and 20 percent is allowed (1,500 square feet) therefore a 3.8 percent (281 square feet) variance is needed. (3) Violation of combined side yard setback has 28 and 33 is required therefore a 5 feet variance is needed.**
- 14-60** Selvija Daci, 22 Highclere Lane, Valhalla, NY and Dimovski Architecture PLLC., 59 Kensico Road, Thornwood, NY. Section 117.7, Block 1, Lot 51. West side of Highclere Lane distant 430 feet of the corner formed by its intersection with Welwyn Lane, Valhalla, NY. **Proposed construction of a second story addition and front portico to a legal parcel (40,590 square feet) in an R-20 Zone. Violation of front yard setback has 21.17 feet and 50 feet is required therefore a 28.83 feet variance is needed.**

- 14-61** **Realis Development LLC. (Owner), 356 Manville Road, Pleasantville, NY and Pleasant Manor Funeral Home (Contract Vendee), 7 High Hill Farm Place, Thornwood, NY and Trevor Spearman, (Architect), 7 West Cross Street, Hawthorne, NY. Section 112.11, Block 1, Lot 20. South west side of Columbus Avenue distant 609 feet of the corner formed by its intersection with Summit Lake Drive, Thornwood, NY. Proposed Special Use Permit per Sec. 218-52 Retail uses accessory to cemeteries and the required variances per Sec. 218- 52 A and Sec. 218-52 C for a proposed site development and construction of a new funeral home to a legal parcel (15 acres) in an OB-1 Zone. Per Sec. 218-52 A: Violation of location from a cemetery boundary has 4,420 feet and 1,250 feet is required therefore a 3,170 feet variance is needed. Per Sec. 218-52 C: Violation of site for any business accessory to a cemetery has 15 acres and 3 acres is allowed therefore a 12 acres variance is needed.**

BUSINESS MEETING:

HEARING CLOSED OCTOBER 9, 2014 - (NO FURTHER TESTIMONY WILL BE TAKEN)

- 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.**

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