

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**TOWN OF MOUNT PLEASANT**  
**THURSDAY, DECEMBER 18, 2014 - 8:00 P.M.**

**NEW HEARINGS:**

- 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 parcel (7,500 square feet) 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.**
- 14-62**     **Allen B. Howard Estate (Owner) & Adolph G. Reinhardt, Executor**, 14 Pine Road, Valhalla, NY and **Dimovski Architecture PLLC**, 59 Kensico Road, Thornwood, NY. Section 112.20, Block 3, Lot 34. South side of Pine Road distant 200 feet of the corner formed by its intersection with Parr Road, Valhalla, NY. **Proposed legalization of an existing covered deck to a legal parcel (21,229 square feet) in an R-20 Zone. Violation of side yard setback has 9.08 feet and 15 feet is required therefore a 5.92 feet variance is needed.**
- 14-63**     **Aileen & Patsy Bucciero**, 75 Deerfield Lane South, Pleasantville, NY. Section 106.8, Block 4, Lot 3. North side of Deerfield Lane South distant at the east corner formed by its intersection with Munson Road and at the west corner of Bear Ridge Road, Pleasantville, NY. **Proposed construction of a spa and an in-ground pool to a legal parcel (22,699 square feet) in an R-20 Zone. For Spa: Violation of front yard (Bear Ridge Road) setback has 15 feet and 50 feet is required therefore a 35 feet variance is needed. For Pool: Violation of front yard (Bear Ridge Road) setback has 22.17 feet and 50 feet is required therefore a 27.83 feet variance is needed.**
- 14-64**     **TSG Equities Inc.**, 401 Clairmont Avenue, Suite 3, Thornwood, NY. Section 106.15, Block 1, Lot 2. South side of Clairmont Avenue distant approximately 85 feet of the corner formed by its intersection with Gramercy Place, Thornwood, NY. **Proposed reuse of an existing 50,000 square feet 2 story plus full basement industrial building to accommodate a self storage facility to a legal parcel in the M-2 Zone. (1) Violation of parking spaces has 41 spaces and 50 spaces are required therefore a 9 parking spaces variance is needed. (2) Violation of story has 3 stories and 2 stories are required therefore a 1 story variance is needed. Applicant is before the Planning Board for Site Plan Approval.**

- 14-65** Sharon & Edward Monk, 307 Brighton Avenue, Hawthorne, NY. Section 112.9, Block 1, Lot 55. West side of Brighton Avenue distant at the south corner formed by its intersection with Atlantic Avenue, Hawthorne, NY. **Proposed construction of one car garage to a legal substandard corner parcel (7,500 square feet) in an R-10 Zone. (1) Violation of front yard (Brighton Avenue) setback has 24 feet and 30 feet is required therefore a 6 feet variance is needed. (2) Violation of rear yard setback has 22 feet and 30 feet is required therefore an 8 feet variance is needed.**
- 14-66** Anne & Ronald Maio, 3 Meadow Hill Court, Thornwood, NY. Section 106.19, Block 4, Lot 1.17. East side of Meadow Hill Court distant approximately 182 feet of the corner formed by its intersection with Walter Avenue, Thornwood, NY. **Proposed legalization of a deck and above ground pool to a legal substandard parcel (33,471 square feet) in an R-40 Zone. Violation of rear yard has 44.07 feet and 50 feet is required therefore a 5.93 feet variance is needed.**
- 14-67** Hamilton-Robertson LLC., 8 Cedar Street, Sleepy Hollow, NY for premises located at 451 Old Sleepy Hollow Road, Pleasantville, NY. Section 111.6, Block 1, Lot 7. North side of Sleepy Hollow Road distant 33 feet of the corner formed by its intersection with Dimaruro Place (private road), Pleasantville, NY. **Proposed construction of a front portico, a second story rear addition and a carport to a legal substandard parcel (15,695 square feet) in an R-40 Zone. (1) Violation of front yard setback has 22.97 feet and 60 feet is required therefore a 37.03 feet variance is needed. (2) Violation of side yard setback has 9.75 feet and 25 feet is required therefore a 15.25 feet variance is needed. (3) Violation of rear yard setback has 43.5 feet and 50 feet is required therefore a 6.5 feet variance is needed.**

**BUSINESS MEETING:****HEARING CLOSED NOVEMBER 13, 2014 – (NO FURTHER TESTIMONY WILL BE TAKEN)**

- 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.**

**INSPECTION MEETING WILL BE HELD ON**  
**SATURDAY, DECEMBER 13, 2014**  
**BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**