

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY, FEBRUARY 12, 2015 - 8:00 P.M.

NEW HEARINGS & ADJOURNED HEARINGS:

ADJOURNED HEARING from November 13th

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.**

NEW HEARINGS:

15-01 **Centrowitz, Roger**, , S/B/L 112.8-1-32.1, Thornwood, NY. Premises located on the South side of Old Kensico Road at the corner formed by its intersection with West Lake Drive , Thornwood. **Proposed New One Family Residence w/ covered entry porch a legal parcel (12.957+1 square feet) in an R-10 Zone. Violation of front yard setback has 24 feet and 30 feet is required therefore a 6 ft variance is needed. Violation of lot coverage has 21.1% (2737 sq ft) required is 20% (2592 sq ft) therefore a 1.1% 142 sq ft) variance is needed.**

15-02 **Lichtenstein Joseph**, 2 Summerland Lane S/B/L 98.11-3-9, Briarcliff Manor, NY located on the North side of Summerland Lane at the corner formed by its intersection with Washburn Road , Briarcliff Manor, New York. **Proposed construction of a New Exterior Deck to a legal sub standard parcel (25,885 sq ft) in a R-40 Zone Violation of side yard setback, has 12.69 feet and 25 feet is required therefore a 12.31 ft variance is needed.**

15-03 **Andrews Joseph**, 607 Warren Avenue S/B/L 112.6-2-38, Thornwood, NY. Premises located on the West side of Warren Ave, 274' approx. south of nearing intersecting street of Lillian Ave, Thornwood, New York. **Proposed legalization of Deck to rear of residence (10,227 sq ft) in a R-10 Zone. Violation of rear yard setback, has 18 feet and 30 feet is required therefore a 12 ft. variance is needed.**

15-04 **Cusmano Ronnie, Paolillo Gina**, 4 High Street S/B/L 117.19-1-57, Premises located on the West side of Hillside Ave at the corner formed by its intersection with High Street , Valhalla, New York. **Proposed construction of a one story addition to the side and rear of the dwelling to a legal parcel (11,875 sq ft) in a R-10 Zone Violation of side yard setback, has 4.4 feet and 10 feet is required therefore a 5.6 ft variance is needed.**

15-05 HRE Realty Corp (Owner), Gotchky Enterprises, LLC (Contract Vendee), Trevor Spearman (Architect) 620 Commerce Street S/B/L 106.18-4-18, Thornwood, NY affecting premises located on the East side of Commerce Street at the corner formed by its intersection with Marietta Avenue and Laurel Place , Thornwood, New York. **Proposed Special Use Permit for an Existing Structure to a legal parcel (17,000 sq ft+-) Variance is for a Special Use Permit per section 218-58, of The Town Code, Veterinary Hospital; Boarding & Care of Small Animals . Special Use is Under Section 218-58c**

15-06 Steven Salierno(Owner) Jeffery Jordan(Architect), 148 Chelsea St. Hawthorne, NY. S/B/L 111.16-3-37, affecting premises located on the South side of Chelsea St, East of Phythian Ave and West of Bradhurst Ave, Hawthorn, New York. **Proposed 2nd flr dormer addition to rear of house on a legal sub-standard parcel (7500 square feet) in an R-10 Zone. Violation of side yard setback, has 9.48 feet and 12 feet is required therefore a 2.52 ft variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, FEBRUARY 7, 2015
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.