

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY AUGUST 13, 2015 - 8:00 P.M.

NEW HEARINGS:

- 15-28 Victor Cedrone (owner) 124 Birch Dr. Pleasantville, NY, Section 106.13, Block 2, Lot 24, premises located on the West side of Birch Dr, distant approximately 175 feet of the corner formed by its intersection with Ridgewood Dr, Pleasantville, **Proposed Legalization of existing breakfast area addition circa 1971 in the R10 Zone. Violation of accessory building separation from main structure, requires 12', have 5.3' +/-, therefore a 6.7' +/- variance is requested.**
- 15-29 Joginder & Jogindra Bhatnager (owners) 35 Hays St. Pleasantville, Section 99.17, Block 3, Lot 54 premises located on the South side of Hays St., West side of Mountain Rd. at the corner formed by its intersection with Mountain Rd., Pleasantville. **Proposed legalization of existing deck on a legal sub standard parcel (5,000sqft) in the R10 Zone. (1) Violation of Front yard setback, required 30', have 23.16', therefore a 6.84' variance is requested. (2) Violation of Rear Yard Setback, required 30', has 23.17 feet therefore a 6.83 feet Variance is needed**
- 15-32 Richard Maguire (owner) 141 Benic Pl, Hawthorne, Section 111.15, Block 1, Lot 12. Premises located on the North side of Benic Pl., on the North side of its intersection formed with Johnson Ave, Hawthorne, NY. **Proposed wood deck on a legal substandard parcel (9,147 SqFt) in an R-10 Zone. Violation of Rear Yard Setback, required 30 ft, Has 12 feet, therefore a 18 ft variance is needed.**
- 15-33 Marisa Lanzolla-Kirchmann (owner) 24 Old Sleepy Hollow Rd, Pleasantville, NY Section 105.19, Block 1, Lot 34. Premises located on the South side of Sleepy Hollow Rd approximately 242 ft west of its nearest intersection formed with Bedford Rd., Pleasantville, NY. **Proposed 2-car garage with breezeway to a single family dwelling on a legal parcel (42,688 SqFt) in an R-40 Zone. Violation of Front Yard Setback, required 60 ft, Has 38 ft, therefore a 22 ft variance is needed.**
- 15-34 Mr & Mrs. Michael Owens (owners) 6 Wilson Avenue, Valhalla, NY. Section 122.7, Block 4, Lot 5. Premises located on the South side of Wilson Ave. approx 90 ft east of its closest intersection formed with Johnson Ave, Hawthorne, NY. **Proposed one story addition to the rear of the house on a legal substandard parcel (5,000 SqFt) in an R-10 Zone. (1) Violation of Side Yard Setback, Required 10 ft, has 7.8 ft, therefore a 2.2 ft variance is needed. (2) Violation of Sum of Both Side Yards, required 20 ft or 40%, has 19.72 ft or .3944%, therefore a .28 ft or .0056% variance is needed.**

- 15-35** Mr. & Mrs. Francis Nicolai (owners) of the property on the corner of Leroy Rd. and Chestnut Terrace Pleasantville, NY. Section 106.13, Block 1, Lot 61. Premises located on the East side of Leroy Street at its corner formed by its intersection with Chestnut Terrace, Pleasantville, NY. **Proposed construction of a new one-family dwelling to a legal parcel (62,309 SqFt) in an R10 Zone. Violation of Front Yard Setback (Leroy Rd.), Required 30ft, has 25ft, therefore a 5ft variance is requested.**
- 15-36** Mr.& Mrs. Thomas Abinanti (owners) 291 Bear Ridge Rd, Pleasantville, NY. Section 99.20, Block 1, Lot 38. Premises located on the North side of Bear Ridge Rd approximately 150ft West of its closest intersection formed with Virginia Rd, Pleasantville, NY. **Proposed one story addition to a single family dwelling, foundation was poured wider than on plan on a legal parcel (approx 78,844 SqFt) in an R40 Zone. Violation of Side Yard Setback, Required 25 ft, has 24.42 ft, therefore a .58 ft variance is requested.**