

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**TOWN OF MOUNT PLEASANT**  
**THURSDAY December 10, 2015 - 8:00 P.M.**

**New Hearings**

- 15-48 Timothy Lener, Architect, 394 Bedford Rd., Pleasantville, NY (Applicant) for M.R. Homes, Inc, 354 Palmer Lane, Thornwood, NY (Owner) for vacant property located at Albany Avenue, Thornwood, NY, Section 106.11, Block 4, Lot 5. West side of Albany Ave, distant 100' at the corner formed by its closest intersection with Carlisle Ave., Thornwood, NY. Proposed construction of a new one family dwelling to a legal sub-standard parcel (7,550 square feet) in an R-10 Zone. (1) Violation Front Yard Setback Required 30 foot, Has 26.08 foot, Therefore a 3.92 foot variance is requested. (2) Violation of Minimum sum of combined side yards, Required 36 foot or 44%, Has 23.58foot or 28.81%, Therefore a 12.42 foot or 15.19% variance is requested. (3) violation of Side Yard Setback, Required 12 foot, Has 11.5foot, therefore a .5foot Variance is requested.**
- 15-53 Neil Benson, 25 Kings Grant Way, Briarcliff Manor, NY, Section 111.5, Block 1, Lot 18. East side of Kings Grant Way distant approximately 1,540 feet. East of the corner formed by its intersection with Sleepy Hollow Road, Briarcliff Manor, NY. Proposed legalization of existing tree house on a legal substandard parcel (39,988 square feet) in an R-40 Zone. Violation of Rear yard set back, required 50 feet, has 9.4 feet, therefore a 40.6 foot variance is needed.**
- 15-55 Debra & Gino Nardi, 287 Sherman Avenue, Hawthorne, NY. Section 112.10, Block 2, Lot 70. West side of Sherman Avenue distant approximately 150 north of the corner formed by its intersection with Frankford Street, Hawthorne NY. Proposed additional roofs and expanded deck to a one family dwelling on a legal standard parcel (10,000 square feet) in an R-10 Zone. (1) Violation of Rear yard setback, required 30 feet, has 27 feet, therefore a 3 foot variance is needed. (2) Violation of Front yard setback, required 30 feet, has 26 feet, therefore a 4 foot variance is needed. (3) Violation of lot coverage, required 20%, has 22.1% therefore a 2.1% variance is needed.**
- 15-56 Dimovski Architecture 59 Kensico Rd, Thornwood, NY (applicant) for Saldi Lane Associates LLC, (Owner) 516 Westlake Dr, Valhalla, NY. Section 112.8, Block 1, Lot 32.2, East side of Westlake Dr distant approximately 89 feet south of the corner formed by its intersection with Old Kensico Road, Valhalla, NY. Proposed new portico at front entrance to a one family dwelling currently under construction on a legal standard parcel (10,055 square feet) in an R-10 Zone. Violation of front yard setback, required 30 feet, has 22.7 feet, therefore a 7.3 foot variance is needed.**

15-57 **Dimovski Architecture, 59 Kensico Rd, Thornwood, NY (applicant) for Mathew Aliperti (Owner) 258 Elwood Ave, Hawthorne, NY. Section 112.13, Block 3, Lot 39. East side of Elwood Avenue, distant approximately 85 feet south of the corner formed by its nearest intersection with Home Street, Hawthorne NY. Proposed legalizing an existing deck on a one family dwelling on a legal sub standard parcel (7,388.77feet) in an R10 zone. (1)Violation of Side Yard Setback, required 12feet, has 7.71feet, therefore a 4.29feet variance is needed. (2)Violation of Minimum width Combined Side Yard, required 44% or 36.34feet, has 31.29% or 25.85feet, therefore a 12.69% or 10.49foot variance is requested. (3) Violation of Read Yard Setback, required 30 foot, has 22.14foot, therefore a 7.86foot variance is requested.**

**INSPECTION MEETING WILL BE HELD ON**  
**SATURDAY, DECEMBER 5, 2015**  
**BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**