

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY January 14, 2016 - 8:00 P.M.

- 15-58** Dimovski Architecture (applicant) 59 Kensico Rd., Thornwood, NY for John D'Avanzo (owner) 45 Larry's Lane, Pleasantville, NY. Section 106.12, Block 3, Lot 10. North side of Larry's Lane distant approximately 486 feet east of its nearest intersection with Palmer Lane. **Proposed 1 ½ story addition to an existing 1 ½ story single family dwelling on a legal standard parcel (46,145 square feet) in an R40 Zone. Violation of side yard setback required 25 feet, has 15.7 feet, requesting 9.3 foot variance.**
- 15-59** Dimovski Architecture (applicant) 59 Kensico Rd., Thornwood, NY for Art Reinhardt (contract vendee) 265 Nanny Hagen Rd, Thornwood, NY for vacant property located on Sunset Dr Owned by the estate of Claudine Waterbury. Section 107.17, Block 1 Lot 4 & 6. East side of Sunset Dr., distant 170 Feet North of the corner formed by its intersection with Nanny Hagen Rd, Thornwood, NY. **Proposed determination of mean width requirement on a legal standard parcel (40,011square feet) in an R40 Zone. Violation of Mean Width Required 150 Feet, Has 101.15 feet, Requesting 48.85 foot variance.**
- 15-60** Dimovski Architecture (applicant) 59 Kensico Rd., Thornwood, NY) for Anthony Defrancesco (owner) for 114 Milton Dr, Thornwood, NY. Section 106.16, Block 1, Lot 21, East side of Milton Dr, distant approximately 65 feet North of the corner formed by its closest intersection with Whittier Dr., Thornwood, NY. **Proposed two - two story additions, second story addition to the one story level, covered front porch addition, to a 1 ½ story one family dwelling and legalize an existing shed on a legal, standard parcel (54,711 sqft) in an R-40 Zone. (1) Violation front yard setback Required 60 feet, proposed 53.5 feet therefore a 6.5 feet variance is requested. (2) Violation Side Yard setback Required 25 feet, Proposed 19.2 feet therefore a 5.8 feet variance is requested. (3) Violation Minimum combined side yard Required 50 feet, Proposed 45.5 feet therefore a 4.5 feet variance is requested. (4) Violation Minimum distance from main structure Required 25 feet, has 19.4 feet therefore a 5.6 feet Variance is needed for existing shed, (5) Violation side yard setback Required 10 ft, Has 3.7 ft Therefore a 6.3 ft variance is needed.**

INSPECTION MEETING WILL BE HELD ON
SATURDAY, JANUARY 9TH, 2014
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 AM