

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

16-06 NRG Home Solar (Applicant) for Raymond & Diedra Gibbons (Owners) 18 Rutledge Rd., Valhalla, NY Section 112.20, Block 2, Lot 22. Premises located on the East side of Rutledge Rd. distant approximately 391 feet South of the corner formed by its intersection with Lochland Rd., Valhalla, NY. **Proposed installation of 7.440 KW Photo Voltaic roof-mounted system w/ bio-directional meter flush mount solar panel system with 29 panels on rear roof line of an existing one family dwelling on a legal substandard parcel (11,176.5 sq. ft.) in the R20 Zone.**

VIOLATION	Required	Proposing	Variance Requesting
Maximum height of a structure	35 ft.	38.5 ft.	3.5 ft.

16-07 David Kell (Owner) 911 Linda Ave, Thornwood, NY, Section 106.15, Block 6, Lot 8. Premises located on the West side of Linda Ave., distant approximately 119 feet South of the corner formed by its intersection with Kensico Rd., Thornwood, NY. **Proposed rebuilding of an existing deck to an existing one family dwelling on a legal substandard parcel (7,500 sq. ft.) in the R10 Zone.**

VIOLATION	Required	Proposing	Variance Requesting
Rear Yard Set Back	30 ft.	28 ft.	2 ft.

16-08 Spearman Architecture (Applicant) for Pleasant Manor Funeral Home (Owner) 575 Columbus Ave., Thornwood, NY, Section 112.11, Block 1, Lot 20. Premises located on the West side of Columbus Ave., distant approximately 1,258 feet South of the corner formed by its intersection with Zeiss Dr, Thornwood. **Proposed construction of a retaining wall (front wall on East side of property at wetland buffer) that exceeds 6 feet in height in varying locations on a vacant legal standard parcel (653,400 sq. ft. or 15 acres) in the OB-1 Zone.**

VIOLATION	Required	Proposing	Variance Requesting
Retaining wall Height	6 ft.	9 ft.	3 ft.

16-09 TKL Home Builders (Contract Vendee) for Stanley A. Carpenter, Estate (Owners), vacant parcel located at Pythian Ave., Hawthorne, NY, Section 111.16, Block 1, Lot 34. Premises located on the East side of Pythian Ave. distant approximately 50 feet North of the corner formed by its intersection with Chelsea St., Hawthorne. **Proposed construction of a single family dwelling on a vacant legal substandard parcel (5,000 sq. ft.) in the R10 Zone**

	VIOLATION	Required	Proposing	Variance Requesting
1 -	Minimum Lot Area	10,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
2 -	Minimum Lot Width at Front Yard Setback	65 ft.	50 ft.	15 ft.
3 -	Minimum Lot Mean Width	75 ft.	50 ft.	25 ft.
4 -	Maximum Lot Coverage	1,000 sq. ft. (20%)	1,100 sq. ft. (22%)	100 sq. ft. (2%)
5 -	Front yard Setback	30 ft.	26 ft.	4 ft.

INSPECTION MEETING WILL BE HELD ON
SATURDAY, APRIL 9TH, 2016
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 AM