

AGENDA
TOWN OF MOUNT PLEASANT
ZONING BOARD OF APPEALS
THURSDAY, SEPTEMBER 10, 2009
8:00 P.M.

- 09-30** **Anttonietta Alaio**, 35 Palmer Lane, Thornwood, NY. Section 107.17. Block 1, Lot 10. West side of Palmer Lane 316 feet of the corner of Nanny Hagen Road, Thornwood, NY. **Proposed one-story addition to a single-family residence and legalization of an existing gazebo to a one-family dwelling on a legal parcel. (1) Violation of side yard setback, has 19 feet and 25 feet is required, therefore a 6 foot side yard variance is needed. (2) Violation of the sum of both side yards, has 46 feet and 50 feet is required, therefore a 4 foot variance is needed. (3) Existing gazebo in violation of rear yard setback, has 40 feet and 50 feet is required, therefore a 10 feet variance is needed. (4) Existing gazebo in violation of side yard setback, has 14 feet and 25 feet is required, therefore an 11 feet variance is needed. R-40 Zone.**
- 09-31** **Doreen & David Hayward**, 95 Overlook Drive, Valhalla, NY. Section 122.7, Block 3, Lot 60. East side of Overlook Drive, Valhalla, NY. **Proposed new two level wood deck to a legal nonconforming parcel. No variances needed. R-10 Zone.**
- 09-32** **Grace & John Kuttiyara**, 680 Sherman Avenue, Thornwood, NY section 106.18, Block 3, Lot 17. Southeast side of Sherman Avenue corner of Grant Place (unimproved street), Thornwood, NY. **Proposed one-story addition and new deck with handicap ramp to a one-family dwelling on a legal parcel. Violation of front yard setback on Grant Place, has 18 feet 10 inches and 30 feet is required, therefore an 11 feet 2 inch variance is needed. R-10 Zone.**
- 09-33** **Timothy P. Lener (Architect/Applicant)**, 345 Bedford Road, Pleasantville, NY & **John Coolen (Owner)**, 350 Lake Shore Drive, Pleasantville, NY Section 106.15, Block 3, Lot 43. **Proposed demolition of an existing one-family dwelling. Violation of width at front yard setback line, has 56 feet 11 inches and 65 feet is required, therefore an 8 feet 1 inch variance is needed. Violation of mean width has 60 feet and 75 feet is required, therefore a 15 feet variance is needed. R-10 Zone.**

**REMANDED BACK TO ZBA BY SUPREME COURT
FOR NEW DETERMINATION**

- 08-55** **Ann Maria Campbell Pawlowicz & Witold Pawlowicz, 506 Marietta Avenue, Hawthorne, NY. Section 112.6, Block 1, Lot 22. Southwesterly side of Marietta Avenue and 50 feet of the corner of Liberty Street, Hawthorne, NY. Proposed subdivision to create one conforming and one nonconforming parcel. (Planning Board approval is required). (1) Violation of lot area, 10,000 square feet is required and parcel would be 7,500 square feet, therefore a 2,500 square feet lot area variance is needed. (2) Violation of lot coverage has 21 percent and 20 percent is required therefore a 1 percent variance is needed. R-10 Zone.**

**INSPECTION MEETING WILL BE HELD ON SATURDAY AUGUST 29, 2009
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**

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