

AGENDA
TOWN OF MOUNT PLEASANT
ZONING BOARD OF APPEALS
THURSDAY, APRIL 8, 2010
8: 00 P.M.

- 10-08** **Titaniam & Deepnarayan Gupta (Owner)**, 171 Weed Avenue, Hawthorne, NY. **Four Seasons Suburban Sunrooms, Inc. (Applicant)**, 83 East Main Street (Rte 119), Elmsford, NY. Section 111.16, Block 2, Lot 34. North side of Weed Avenue at the corner of Pythian Avenue, Hawthorne, NY. **Proposed construction of an unheated sunroom on a raised platform deck to a 2 1/2 story single-family dwelling on a legal substandard parcel. (1) Violation of front yard setback has 18.02 feet and 30 feet is required, therefore an 11.98 feet variance is needed. (2) Violation of rear yard setback has 14.30 feet and 30 feet is required, therefore a 15.70 feet variance is needed. (3) Violation of side yard setback has 8 feet and 10 feet is required therefore a 2 feet variance is needed. (4) Violation of lot coverage has 24.46 percent (1,223 square feet) and 20 percent (1,000 square feet) is required therefore a 4.46 percent (223 square feet) variance is needed. R-10 Zone.**
- 10-09** **Thornwood LTD., LLC, (Owner)**, 53 Kensico Road, Thornwood, NY. **James A. Ryan (Applicant) John Meyer Consulting**, 120 Bedford Road, Armonk, NY. Section 106.15, Block 1, Lot 39 and 41. North side of Kensico Road at the intersection of Broadway (NYS 141) and Westchester Avenue, Thornwood, NY. **Proposed renovation of an existing building and reconstruction for a new Walgreens store with related parking. Violation of parking space requirements has 68 spaces and 115 spaces are required, therefore a 47 parking space variance is needed C-NR Zone.**
- 10-10** **Daniel Prospero (Owner)**, 68 E. Livingston Street, Valhalla, NY. **Edwin Elliott, Jr. (Applicant/Architect)**, 207 Edgewood Avenue, Pleasantville, NY. Section 106.10, Block 6, Lot 15. West side of Rosalind Avenue corner of Stanley Street, Pleasantville, NY. **Proposed demolition of second and third floors and rebuild as a two-family dwelling. (1) Violation of front yard (Rosalind Avenue) setback, has 20 feet and 30 feet is required therefore a 10 feet variance is needed. (2) Violation of front yard (Stanley Street) setback has 20 feet and 30 feet is required therefore a 10 feet variance is needed. (3) Violation of lot coverage has 20.7 percent (1551 square feet) and 20 percent (1500 square feet) is required, therefore a .7 percent (51 square feet) variance is needed. R-3A Zone.**

- 10-11** **Pamela & Conrad Bringsjord, (Owner), 778 Sleepy Hollow Road, Briarcliff Manor, NY. Darius P. Chafizadeh, Harris Beach PLLC, (Applicant/Attorney) 445 Hamilton Avenue, White Plains, NY. Section 105.17, Block 1, Lot 9.1. Northeast side of Sleepy Hollow Road, Pleasantville, NY. Special Permit and variance for proposed construction of a detached three-car garage and a caretaker's cottage on a legal parcel with an existing single-family dwelling and a three-car garage. Violation of distance between structures has 10 feet and 20 feet is required, therefore a 10 feet variance is needed. R-40 Zone.**

INSPECTION MEETING WILL BE HELD ON.
SATURDAY, APRIL 3, 2010
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30AM