

AGENDA
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
THURSDAY FEBRUARY 8, 2018 - 8:00 P.M.

NEW APPLICATIONS

18-01 Dimovski Architecture, PLLC. (Applicant) for Lori Smittle (Owner) 10 Howard, Avenue Valhalla, NY. Section 117.19, Block 1, Lot 70, south side of Howard Avenue, distant approximately 148 ft. east of its closest intersection with Legion Drive, Valhalla, NY. Proposed interior renovations and addition of 442 Sq. Ft. on the first floor and 419 Sq. Ft. on the second floor (861 Sq. Ft. total) to an existing single family residence on a legal standard parcel (10,249 Sq.Ft.) in the R10 Zone. Previous zoning decision 63-2 granted a 1 Ft. 6 Inch westerly side yard setback variance which currently stands at 8 Ft. 6 Inch. The following variances are requested:

VARIANCE:	Required	Proposing	Variance Requesting
1 Maximum Lot Coverage	20% or 2049 Sq.Ft.	22.9 % or 2,357 Sq. Ft.	2.9 % or 308 Sq. Ft.
2 Front Yard Setback (house)	30 Ft	25.6 Ft.	4.4 Ft
3 Front Yard Setback (porch)	30 Ft.	21.6 Ft.	8.4 Ft.
4 Rear Yard Setback (1st Floor)	30 Ft.	8.29 Ft.	21.71 Ft.
5 Rear Yard Setback (2nd Floor)	30 Ft.	27.08 Ft.	2.92 Ft.

18-02 Jonathon Villani (Owner) 435 Sherman Avenue, Hawthorne, NY, Section 112.6, Block 4, Lot 53, south of its intersection formed with Liberty Street, Hawthorne, NY. Proposed legalization of front yard fence on Liberty Street, and legalize as built conditions from an approved renovation and addition application to an existing single family residence, on a legal substandard parcel (9,528 Sq. Ft.) in the R10 Zone. The following variances are requested:

VARIANCE	Required	Proposing	Variance Requesting
1 Front Yard Setback (addition) (Sherman Avenue)	30 ft.	28.2 ft.	1.8 ft.
2 Maximum fence height (Liberty Street)	4 ft.	6 ft.	2 ft.

18-03 Jonathon Villani (Applicant) for Alfred Lamnica (Owner) 59 Leroy Avenue, Valhalla, NY, Section 117.10, Block 1, Lot 15 south of its intersection formed with Wall Street, Valhalla, NY. Proposed legalization of conversion of sunroom to an opened and extended wood deck at rear of an existing two family residence, on a legal standard parcel (10,500 Sq. Ft.) in the R5A Zone. The following variances are requested:

VARIANCE	Required	Proposing	Variance Requesting
1 Rear Yard Setback	30 Ft.	22.4 Ft.	7.6 Ft.

18-05 Trevor Spearman, R.A. (Applicant) for Salvatore Sama (Owner) 16 Rutledge Road, Valhalla, NY, Section 112.20, Block 2, Lot 23 north east of its closest intersection with Johns Road, Valhalla, NY. Proposed second floor dormer and portico additions to an existing single family residence, on a legal standard parcel (16,780 acre.) in the R20 Zone. The following variances are requested:

VARIANCE Requesting	Required	Proposing	Variance
1 Front Yard Setback (Portico)	50 Ft.	34.2 Ft.	15.8 Ft.
2 Rear Yard Setback (Dormer)	50 Ft.	41.6 Ft.	8.4 Ft.

18-06 Robert Barbuto (Applicant) for Irene Harris (Owner) 15 Westerly Lane, Thornwood, NY, Section 112.7, Block 1, Lot 89 south side of Westerly Lane, immediately east of its intersection formed with Westerly lane South, Thornwood, NY. Proposed addition to rear of house to extend the kitchen and add a family room to an existing single family residence, on a legal standard parcel (43,550 Sq. Ft.) in the R40 Zone. The following variance is requested:

VARIANCE	Required	Proposing	Variance Requesting
1 Front Yard Setback (Westerly Lane South)	50 Ft.	34.2 Ft.	15.8 Ft.

INSPECTION MEETING WILL BE HELD ON SATURDAY FEBRUARY 3, 2018

BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M