

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE ZONING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD OCTOBER 10, 2024

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Amanda Moccia & Kevin Nicholson (owners) of premises located at 561 Manhattan Avenue, Thornwood, NY. Section 112.6, Block 1, Lot 8. **Proposed installation of a 5-foot-high fence to an existing single-family dwelling, on a legal substandard parcel (4,792 SF.) in the R-10 Zone. The following variance(s) are requested:**

Z-24-37 NICHOLSON / 561 MANHATTAN AVENUE.

Amanda Moccia & Kevin Nicholson were there to represent the application.

Chairman Mr. Prezner: The law is the maximum fence height is 4-feet, and you're proposing 5-feet Correct? You would then need a 1-foot variance. If I recall correctly from the plans, you're fence base is solid, then you're putting in, lattice up top, like a honeycomb? The fact that you have the lattice on for the top foot I have no questions on that.

Board Member Ms. Novak: I just want clarify that it's 5-feet on the front side and 6-feet, but only along that back side. Mrs. Moccia replied; Yes.

Board Member Mr. Doerr: Just for a record, why do you need the heights? Mr. Nicholson replied; Well, the fence is going around the property just in the back. So, along like where the front of the house starts. We have a very small property as I'm sure you saw. We have a small dog, so obviously don't want him getting out. Obviously, there's animals, other kids in the area just don't want any incident to happen.

Motion to approve the application as submitted made by Herb Doerr, seconded by George Hlapatsos, all remaining members voted in favor. Carried 5-0 AYE

Philip Holub (Applicant) for Michael Timothy Pierce (owner) of premises located at 12 Far Hill Lane, Pleasantville, NY. Section 107.0, Block 1, Lot 7. **Proposed 2-story addition which is an increased footprint to a previously granted**

Zoning Board approval #22-54 for a two-story addition on February 9, 2023, on a legal standard parcel (46,507 SF.) in the R-40 Zoning District. The following variance(s) are requested:

Z-24-40 PIERCE / 12 FAR HILL LANE

Philip Holub appeared to represent the application on behalf of Timothy and Mandy Pierce.

I am Philip Holub, the architect, for, Timothy Pierce and Mandy Pierce. This is the second time I'm appearing before the board for this project. About a year ago, we over a year ago, we started this project and proposed a variance. However, in that first iteration, we were demoing out the whole garage and whole section of the house, that whole portion of the house, and we're coming out towards the property line in in in one of the two directions, the side and to the front.

Chairman Mr. Prezner: You are here looking for two variances, the first one being the side yard setback, then the combined yard setback,

Mr. Holub: I'd just like to clarify that if you take that out of the socket there, it's a bit rough. The first proposal, the reason we didn't move forward with that proposal was because it initially relied on the demolition of the whole structure and coming out, over, into the driveway and forward, which after breaking the whole project out, it was the cost was prohibitive. So, in this addition, we're basically keeping this facade on the garage as it is, and we're just coming out forward into this into the front section. However, just with the geometry of the site and the way that the property line lies, we're now coming out further. We looked at different ways, but the layout in the bathroom just, and the addition just sort of works best in this. This area here is largely unused, because it just it's a retaining wall area, so we would basically just end the retaining wall. It was a low little curb at this point, into the addition, and we were limited to how much we can go out anyway because, it's a driveway, so they have to be able to drive past. Ideally, we would avoid this situation, would have gone with the first proposal or tried to make it work within the setback, but it just it wasn't really working out and the owner now is going through this process for the 2nd time. We hope that we can get a more manageable project because at this stage, we will not be coming out in 2 sections and we will maintain the framing of this floor. Basically, just be sort of cutting off from this section and evidently that will save a lot of money.

That's given because the at this point, the floor will come out 2 feet, sort of mushroom up over these sides, so that dimension is given to the overhang. In fact, at the at the ground level, at the foundation level, it will be less, which is so in that situation, we would be 19.8-feet.

Board Member Mr. DeCicco: No questions, Mister Chairman, I would like to say that we were there over the weekend, and I think the representations here are in line with what we saw on Saturday.

Public Comments:

Fred & Justin Tripodi, 13 Pheasant Run: I just got the letter, so I have no idea what you're doing. I am having flooding and water issues. I am getting water from Far Hill Lane. I think it's just, you know, I'm below, so when we get heavy rains, I get massive water coming down. I mean, I had my pool flood out and had mud slides three times. I've spent tens of thousands of dollars on drainage and degrading the land. Finally, you know, we come to a point that we've had no problems, as there was a lot of run-offs coming from that that property, from the house next door and coming out to the back side.

Mr. Holub: This is the property here, and we're going to come out forward, that 10-feet just within that garden area, just inside here. I'll show you on the survey. That's basically what the conditions are right now it ends here. We're not coming down towards your property. On the bottom left would be the extension area. So that Bottom left of that that diagram right there, that would show the extension? This is a zoom from the front of the house, but the extension is to the front. I believe this is the owner of the property, at the rear of the or to the rear property boundary. Is this going to affect the flow of the water in any capacity? No. They will be just tying into the existing storm water infrastructure at the front of the property, but it will not be re-grading the property in any way and, it's really just to the front of the property and nothing, that will that will to the best of my nothing is happening to the back of the property.

Motion to approve the application as submitted made by Nick DeCicco, seconded by Adrienne Novak, all remaining members voted in favor. Carried 5-0 AYE

INSPECTION MEETING WILL BE HELD ON

