

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE ZONING BOARD OF APPEALS TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD AUGUST 13, 2026

Present	Chairman	Ron Prezner - ABSENT
	Board Member	Nick DeCicco - ABSENT
	Board Member	George Hlapatsos - Acting
	Board Member	Chairman
	Board Member	Herb Doerr
	Building Inspector	Adrienne Novak
	Zoning Secretary	Joe Bregante
		Cathy Grohowski

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Bythedale Children's Hospital (owner) of premises located at 95 Bradhurst Avenue, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.17-1-84.

The application is for a Special Use Permit, §218-38. Hospitals or sanatoriums, on a legal parcel (12.6 Acres) in the R-20 Zone.

Application No. Z-25-48 & Z-25-51 — Blythedale Children's Hospital

Representation: Janet Giris – DelBello, Donnellan, Weingarten Wise

Property: 95 Bradhurst Avenue, Valhalla, New York

Zone: R-20

Description of the Application:

- Ms. Giris requested that the Board consider the special use permit application together with related variance application Z-25-51 because the applications were interrelated.
 - Ms. Giris introduced the related application for a campus expansion project on the
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- approximately 12.6-acre property. The proposed project consists of three phases:
- Construction of a one-level parking structure providing approximately 118 net new parking spaces.
 - Construction of an emergency-access road, loading-dock improvements, and related site and utility improvements.
 - Construction of a two-story addition to the existing hospital to provide 44 additional long-term-care beds.
- The applicant identified the following requested area variances:
 - Retaining wall height: Six feet permitted; eight feet proposed; two-foot variance requested.
 - Side-yard setback for parking structure: 200 feet required; 55.4 feet proposed; 144.6-foot variance requested.
 - Front-yard setback for building addition: 200 feet required; 57.1 feet proposed; 142.9-foot variance requested.
 - Maximum lot coverage: 21.03% existing/authorized; 29% proposed; 7.97-percentage-point variance requested.
 - Rear-yard setback for parking area: 50 feet required; 12.9 feet proposed; 37.1-foot variance requested.
 - Drive aisle width: 25 feet required; approximately 15.7 feet proposed; 9.3-foot variance requested.
 - Parking-space length: 20 feet required; 17 feet proposed; three-foot variance requested.
 - The applicant noted that several aspects of the proposal had been modified during the Planning Board review, including reduction of the parking structure and elimination or reduction of certain previously requested variances.

Applicant's Presentation

- Blythedale Children's Hospital has operated at the property since 1922 and provides specialized pediatric medical, rehabilitation, and long-term-care services. Ms. Giris stated that the proposed expansion responds to demonstrated demand for the services provided by the hospital, particularly long-term-care beds.
 - Ms. Giris, explained that the parking structure would be constructed substantially over the existing paved parking area. The structure would be approximately 11 feet to the deck level, with an approximately four-foot parapet, for an overall deck height of approximately 15 feet. A previously proposed stair tower had been eliminated and replaced with a covered stair arrangement, thereby reducing the structure's overall visual impact.
 - The parking structure had originally been designed for a greater number of spaces but had been reduced to approximately 118 spaces in response to Planning Board
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and community concerns. Ms. Giris also stated that the structure had been pulled farther from the residential property line and that additional landscaping had been incorporated to screen the structure from neighboring properties on Lisa Lane.

- Ms. Giris stated that the second phase would provide an emergency-access ring road and related improvements. The retaining wall required for that work would be approximately eight feet high. The third phase would provide 44 additional long-term-care beds, there is a demonstrated statewide need for such beds.
- The Planning Board has been reviewing the project for approximately one and one-half years and that the application was originally filed in March 2025. Ms. Giris represented those comments from Town professional staff, including engineering and fire-safety comments, had been addressed.
- The Planning Board acted as lead agency for environmental review and adopted a negative declaration, determining that the project would not result in significant adverse environmental impacts.
- Ms. Giris, also described proposed pedestrian-safety improvements along Bradhurst Avenue and Grasslands Road, including crosswalks and pedestrian connections to nearby bus stops. It coordinated with the New York State Department of Transportation regarding access and pedestrian improvements.

Comments:

- Rich D'Andrea of Colliers Engineering spoke on the concerning the parking analysis. Mr. D'Andrea stated that his firm conducted parking observations on three separate days in February 2024, during morning and afternoon periods. He stated that the observations showed an excess parking demand of approximately 40 vehicles at peak periods.
- Mr. D'Andrea also reviewed parking data maintained by Blythedale over several months. He stated that the hospital's data was generally consistent with his firm's observations and reflected an excess parking demand generally in the range of 40 to 50 vehicles.
- The Board questioned the limited number of field-observation days and the reliance on hospital-generated data. Mr. D'Andrea stated that the parking demand persisted for several hours because employees, patients, family members, visitors, and school personnel remained on the campus for extended periods.
- The existing parking shortage is currently addressed through valet parking, double parking, use of drive aisles, and other temporary parking arrangements.
- Approximately 44 additional long-term-care beds would generate additional parking demand and that, when combined with the existing shortage, the projected need supported the proposed number of spaces.
- John Flanagan, Chief Operating Officer of Blythedale, stated that approximately 150 to 160 additional staff members could ultimately be required across all three shifts to support the 44 additional beds.
- Mr. Flanagan stated that valet parking would continue after construction but that

the proposed parking structure would provide additional capacity and allow the hospital to manage valet operations more effectively. He further stated that staff generally prefer self-parking rather than valet parking.

- The Board questioned whether the parking structure could be reduced in size and whether additional valet parking could provide an alternative. The applicant responded that further reduction would create engineering and circulation difficulties and that the current proposal represented a significant reduction from the original design.
- Mr. Tracy stated that the proposed lighting fixtures would incorporate cutoff technology directing illumination toward the parking deck. Four light fixtures would be located along the interior centerline of the upper deck, approximately 20 feet above the deck surface. Lower-level lighting would be provided by soffit fixtures.
- Photometric plan demonstrated zero light spillage beyond the parking structure and that the proposed fixtures were designed to limit illumination to the structure.
- The Board questioned the applicant concerning the proposed landscaping and screening between the parking structure and the residential properties on Lisa Lane.
- The applicant stated that an enhanced landscaping plan had been submitted to the Planning Board and that the plan included larger-caliper plantings and approximately twice the number of trees originally proposed.
- Mr. Tracy stated that the landscaping was intended to substantially screen the parking structure within approximately three years of planting.
- Mr. Flanagan stated that the hospital intended to work with its landscape professional to preserve existing mature vegetation where practicable while implementing the approved landscaping plan.

Public Comment

1. Sean Quigley — 1 Armand Place, Valhalla

- Mr. Quigley resides near the northern property boundary of Blythedale and the residential properties on Lisa Lane.
- Mr. Quigley expressed concerns regarding:
 - The magnitude of the requested setbacks;
 - The size and height of the proposed parking structure;
 - The potential loss of existing mature vegetation;
 - The adequacy and long-term viability of proposed landscaping;
 - Noise and lighting impacts;
 - Increased traffic on Bradhurst Avenue;

- The potential precedent created by granting substantial variances; and
- The availability of alternatives, including continued or expanded valet parking and underground parking.
- Mr. Quigley questioned the reliability and scope of the parking observations and stated that additional alternatives should be explored before the requested variances are granted.
- Mr. Quigley also referenced a discrepancy he had observed in a revised zoning table concerning maximum building coverage. The Board reviewed the issue and stated that the application before the Board reflected 21.03% as the existing/authorized coverage, with 29% proposed, and that the Board would rule upon the application as presented.
- Mr. Quigley also expressed concern that the proposed parking structure would effectively reduce the long-standing setback from the residential properties and could create adverse impacts on neighboring homeowners.

2. Khaled Salim — 6 Armand Place, Valhalla

- Mr. Salim expressed opposition to the application and raised concerns regarding noise, landscaping maintenance, traffic, and the impact of the parking structure on nearby residential properties.
- He described an incident involving a car alarm in the existing parking area and stated that neighbors have experienced noise.
- Based on his review of the plans, portions of the proposed parking area would be closer to the residential properties than the existing parking arrangement.

3. Dimitris Lumbaras — 10 Armand Place, Valhalla

- He recognized and appreciated the services provided by Blythedale but was concerned about impacts on neighboring residents and children.
- He expressed concerns regarding traffic on Bradhurst Avenue, pedestrian safety, increased employee and visitor traffic, and the potential effect of an additional approximately 150 employees and associated vehicles.
- Questioned the adequacy and long-term viability of the proposed landscaping and screening. He urged the Board to reassess the proposed parking structure and consider alternative solutions.

Board Member Comments:

- Traffic and parking was primarily directed toward determining the applicant's demonstrated need for additional parking. The Board noted that broader traffic conditions on Bradhurst Avenue were not necessarily within the Board's authority to regulate through the present variance application.
- Include consideration of whether the requested variances, particularly the substantial setbacks, were justified and whether sufficient measures had been proposed to mitigate impacts on neighboring properties.
- Landscaping and screening as matters requiring further consideration. The Board was interested in concrete measures addressing plant density, planting heights, preservation of existing mature vegetation, maintenance, and replacement of plantings that fail or die.
- The Board indicated that it would independently review the record and determine whether additional conditions would be appropriate.

Motion:

A motion was made to Close the Public Hearing and adjourn the application for decision only at the September 2026 meeting.

Motion: Herb Doerr

Seconded: Adrienne Novak

Motion carried 3-0.

Bythedale Children's Hospital, (owner) of premises located at 95 Bradhurst Avenue, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.17-1-84.

Bythedale Children's Hospital is proposing a campus expansion project that includes a new long-term care expansion wing. Improvements to the existing site and site utilities, construction of a parking structure and other site infrastructure upgrades that will be completed in three (3) phases, on a legal standard parcel (12.6 Acres) in the R-20 Zone. The application is currently seeking Planning Board approval. **The following variance(s) are requested:**

Application No. Z-25-48 & Z-25-51 — Blythedale Children's Hospital

Representation: Janet Giris – DelBello, Donnellan, Weingarten Wise

Property: 95 Bradhurst Avenue, Valhalla, New York

Zone: R-20

Description of the Application:

- Ms. Giris requested that the Board consider the special use permit application
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together with related variance application Z-25-51 because the applications were interrelated.

- Ms. Giris introduced the related application for a campus expansion project on the approximately 12.6-acre property. The proposed project consists of three phases:
 - Construction of a one-level parking structure providing approximately 118 net new parking spaces.
 - Construction of an emergency-access road, loading-dock improvements, and related site and utility improvements.
 - Construction of a two-story addition to the existing hospital to provide 44 additional long-term-care beds.
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Applicant's Presentation

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structure's overall visual impact.

- The parking structure had originally been designed for a greater number of spaces but had been reduced to approximately 118 spaces in response to Planning Board and community concerns. Ms. Giris also stated that the structure had been pulled farther from the residential property line and that additional landscaping had been incorporated to screen the structure from neighboring properties on Lisa Lane.
- Ms. Giris stated that the second phase would provide an emergency-access ring road and related improvements. The retaining wall required for that work would be approximately eight feet high. The third phase would provide 44 additional long-term-care beds, there is a demonstrated statewide need for such beds.
- The Planning Board has been reviewing the project for approximately one and one-half years and that the application was originally filed in March 2025. Ms. Giris represented those comments from Town professional staff, including engineering and fire-safety comments, had been addressed.
- The Planning Board acted as lead agency for environmental review and adopted a negative declaration, determining that the project would not result in significant adverse environmental impacts.
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 - Mr. D'Andrea also reviewed parking data maintained by Blythedale over several months. He stated that the hospital's data was generally consistent with his firm's observations and reflected an excess parking demand generally in the range of 40 to 50 vehicles.
 - The Board questioned the limited number of field-observation days and the reliance on hospital-generated data. Mr. D'Andrea stated that the parking demand persisted for several hours because employees, patients, family members, visitors, and school personnel remained on the campus for extended periods.
 - The existing parking shortage is currently addressed through valet parking, double parking, use of drive aisles, and other temporary parking arrangements.
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150 to 160 additional staff members could ultimately be required across all three shifts to support the 44 additional beds.

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- The Board questioned whether the parking structure could be reduced in size and whether additional valet parking could provide an alternative. The applicant responded that further reduction would create engineering and circulation difficulties and that the current proposal represented a significant reduction from the original design.
- Mr. Tracy stated that the proposed lighting fixtures would incorporate cutoff technology directing illumination toward the parking deck. Four light fixtures would be located along the interior centerline of the upper deck, approximately 20 feet above the deck surface. Lower-level lighting would be provided by soffit fixtures.
- Photometric plan demonstrated zero light spillage beyond the parking structure and that the proposed fixtures were designed to limit illumination to the structure.
- The Board questioned the applicant concerning the proposed landscaping and screening between the parking structure and the residential properties on Lisa Lane.
- The applicant stated that an enhanced landscaping plan had been submitted to the Planning Board and that the plan included larger-caliper plantings and approximately twice the number of trees originally proposed.
- Mr. Tracy stated that the landscaping was intended to substantially screen the parking structure within approximately three years of planting.
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Public Comment

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 - The magnitude of the requested setbacks;
 - The size and height of the proposed parking structure;
 - The potential loss of existing mature vegetation;
 - The adequacy and long-term viability of proposed landscaping;

- Noise and lighting impacts;
- Increased traffic on Bradhurst Avenue;
- The potential precedent created by granting substantial variances; and
- The availability of alternatives, including continued or expanded valet parking and underground parking.
- Mr. Quigley questioned the reliability and scope of the parking observations and stated that additional alternatives should be explored before the requested variances are granted.
- Mr. Quigley also referenced a discrepancy he had observed in a revised zoning table concerning maximum building coverage. The Board reviewed the issue and stated that the application before the Board reflected 21.03% as the existing/authorized coverage, with 29% proposed, and that the Board would rule upon the application as presented.
- Mr. Quigley also expressed concern that the proposed parking structure would effectively reduce the long-standing setback from the residential properties and could create adverse impacts on neighboring homeowners.

2. Khaled Salim — 6 Armand Place, Valhalla

- Mr. Salim expressed opposition to the application and raised concerns regarding noise, landscaping maintenance, traffic, and the impact of the parking structure on nearby residential properties.
- He described an incident involving a car alarm in the existing parking area and stated that neighbors have experienced noise.
- Based on his review of the plans, portions of the proposed parking area would be closer to the residential properties than the existing parking arrangement.

3. Dimitris Lumbaras — 10 Armand Place, Valhalla

- He recognized and appreciated the services provided by Blythedale but was concerned about impacts on neighboring residents and children.
- He expressed concerns regarding traffic on Bradhurst Avenue, pedestrian safety, increased employee and visitor traffic, and the potential effect of an additional approximately 150 employees and associated vehicles.
- Questioned the adequacy and long-term viability of the proposed landscaping and screening. He urged the Board to reassess the proposed parking structure

and consider alternative solutions.

Board Member Comments:

- Traffic and parking was primarily directed toward determining the applicant's demonstrated need for additional parking. The Board noted that broader traffic conditions on Bradhurst Avenue were not necessarily within the Board's authority to regulate through the present variance application.
- Include consideration of whether the requested variances, particularly the substantial setbacks, were justified and whether sufficient measures had been proposed to mitigate impacts on neighboring properties.
- Landscaping and screening as matters requiring further consideration. The Board was interested in concrete measures addressing plant density, planting heights, preservation of existing mature vegetation, maintenance, and replacement of plantings that fail or die.
- The Board indicated that it would independently review the record and determine whether additional conditions would be appropriate.

Motion:

A motion was made to Close the Public Hearing and adjourn the application for decision only at the September 2026 meeting.

Motion: Herb Doerr

Seconded: Adrienne Novak

Motion carried 3-0.

Dimovski Architecture (Applicant) for Ronald Beckley (Owner) of premises located at 85 Kensico Avenue North, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.19-2-16.

The application is for a proposed rebuild of an existing garage with an existing single-family dwelling, on a legal substandard parcel (5,000 SF.) in the R-10 Zone. **The following variance(s) are requested:**

Application No. Z-26-23 — Ronald Beckley

Representation: Steve Dimovski – Dimovski Architecture

Property: 85 Kensico Avenue North, Valhalla, New York

Zone: R-10

Description of Application:

- Proposed rebuilding of an existing garage associated with an existing single-family dwelling located on a legally nonconforming parcel in the R-10 zoning district. Four area variances were requested:
 - Maximum Lot Coverage: 20% required; 32% existing; 32.7% proposed.

A variance of 12.7% was requested.

- Minimum Distance Between Main Structure and Garage: 12 feet required; 12.9 feet existing; 11.1 feet proposed. A variance of 0.9 feet was requested.
- Side Yard Setback: 5 feet required; 2.9 feet existing; 3.1 feet proposed. A variance of 1.9 feet was requested.
- Rear Yard Setback: 5 feet required; 3.2 feet existing; 3.4 feet proposed. A variance of 1.6 feet was requested.

Applicant's Presentation:

- The application arose from the rebuilding of the garage without the required permit.
- The original garage had been removed and a new garage constructed in a similar location and of a similar size, although the new structure was approximately 28 square feet larger than the prior garage.
- The existing garage had been demolished substantially to the foundation and that the new garage was constructed somewhat larger.
- Mr. Dimovski stated he could not provide a definitive explanation because he had not been involved in the garage construction. He suggested that the owner may have believed that the replacement of an existing garage of substantially similar use and location did not require the same permitting process. He acknowledged, however, that the garage work should have been brought before the Town for review before construction.

Board Member Comments:

- The distinction between the prior garage and the replacement structure and questioned the circumstances under which the garage had been constructed without permits or prior zoning approval. It was noted that the applicant had previously obtained proper approvals for work to the dwelling, including work converting the existing second-floor dormer configuration into a full second floor without changing the footprint of the dwelling.
- The purpose of the permitting and variance process is to allow the Town to review proposed construction before it occurs and to avoid situations in which an applicant seeks approval after construction has already taken place.
- The lack of permitting was particularly concerning because the applicant had demonstrated knowledge of the permitting process in connection with the work on the dwelling.
- Explanation for why the garage was constructed without approval, the circumstances appeared to constitute a self-created hardship.
- The Board reviewed a written communication received from neighboring property owner Joseph Majolio concerning the application.

- The Board determined that additional information regarding the circumstances surrounding the construction of the garage without the required permits would be useful before the application could be decided.

Motion:

A motion was made to adjourn the application till the September agenda.

Motion: Adrienne Novak

Second: Herb Doerr

Motion carried 3-0

Toll Northeast Building (Owner) of premises located at 1 Clubhouse Loop, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.16-1-1.163.

The application is for a proposed 10-foot fence on a legal standard parcel (1.19 Acres) in the R-3A Zone. **The following variance(s) are requested:**

Application No. Z-26-24 — Toll Brothers

Representation: Jacqueline Cohen – Zarin & Steinmetz

Property: 1 Clubhouse Loop, Valhalla, New York

Zone: R-3A

Description of Application:

- The property is located in the R-3A Zoning District and is part of the Regency at Kensico Ridge development. The application seeks approval for a proposed 10-foot-high fence surrounding the clubhouse amenity/sports area, including the tennis and pickleball courts.
- The applicant is requesting one area variance from the maximum permitted fence height of six (6) feet. The proposed fence height is approximately 10.4 feet, requiring a 4.4-foot variance.

Applicants Presentation:

- Planning Board approved the 162-unit Regency at Kensico Ridge townhouse development in December 2024 and that the property is currently under construction. The need for the variance was identified during the Building Department's review of the proposed clubhouse amenity area.
 - An aerial plan and site layout identifying the location of the clubhouse, tennis
-

court, pickleball courts, bocce court, and proposed fencing.

- During the discussion, Board members requested clarification regarding the location of the proposed fencing in relation to the existing site access, sales office, clubhouse, neighboring residences, and property boundaries. Mrs. Cohen provided additional information and enlarged plans to assist the Board in locating the proposed improvements.
- 10-foot-high fencing is a typical type of fencing used around tennis and pickleball courts. The additional height is intended to contain tennis and pickleballs within the recreational area and provide an appropriate safety feature for users of the courts.
- Portions of fencing associated with other recreational areas would be approximately four to five feet high and would be located on retaining walls.
- Landscaping is also proposed around the sports courts and fencing, including plantings along the side facing the residential portion of the development, to soften the appearance of the fencing and provide additional visual buffering.

Board Member Comments:

- An enlarged aerial and landscaping plans were reviewed to clarify the location of the proposed fencing.
- The recreational area is substantially set back from the property boundary and that portions of the surrounding area consist of wooded and nonresidential property.
- A 10-foot fence is typical for tennis courts and that the proposed fencing appeared to be consistent with fencing ordinarily associated with tennis and pickleball facilities.
- Safety purpose of the fencing, including preventing balls from leaving the courts and entering surrounding areas.

Motion:

A motion was made to approved the application per plans submitted.

Motion: Herb Doerr

Second: Adrienne Novak

Motion carried 3-0

Michael & Catherine Quinn (owners) of premises located at 57 High Ridge Court, Pleasantville, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/106.8-2-61.

The application is for the demolition and rebuilding of an existing 10 ft. x 20 ft. deck to an existing single-family dwelling, on a legal standard parcel (0.405 Acres) in the R-10 Zone. **The following variance(s) are requested:**

Application No. Z-26-25 — Michael & Catherine Quinn

Representation: Michael Quinn

Property: 57 High Ridge Court, Pleasantville, New York

Zone: R-10

Description of Application:

- The required rear-yard setback is 30 feet. The existing deck has a rear-yard setback of approximately 21 feet, and the proposed deck will have a setback of approximately 22 feet. Accordingly, the applicant is requesting an 8-foot rear-yard setback variance.

Applicants Presentation:

- The proposal is essentially a replacement of the existing wood deck in kind, with a minor modification to the location of the stairs.
- Mr. Quinn stated that the existing wood deck is old and has deteriorated, particularly the railings, and is past its useful life. The replacement deck will remain substantially in the same location as the existing deck.

Board Member Comments:

- The existing deck has been in place for many years and that there is substantial screening between the deck and the neighboring property. The Board further noted that the proposed reconstruction is not expected to adversely affect the neighboring property.
- The Board asked whether the applicants had received any comments or objections from neighboring property owners. Mr. Quinn stated that they had not. No objections or other comments from neighboring property owners were received by the Board in connection with the application.

Motion:

A motion was made to approved the application per plans submitted.

Motion: Adrienne Novak

Second: Herb Doerr

Motion carried 3-0

INSPECTION MEETING WILL BE HELD ON

