

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA NOVEMBER 9, 2023, 7:00 PM

CONTINUING APPLICATIONS:

- Z-23-50 James & Kathryn Walker (Owners) of premises located at 5 Allen Street, Valhalla, NY.** Section 117.11, Block 2, Lot 22. Propsed legalization of perimeter fence placement, and legalization of a portion of the fence to be 6-feet high on the east side of the property. On a legal sub-standard parcel (7,835 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Fence Height	4 FT.	6 FT.	6 FT.	2 FT.
2.	§218-12.(F.)(8) Location of fence	8 INCH.	8 INCH.	8 INCH.	8 INCH.

NEW APPLICATIONS:

- Z-23-52 Claudia Rosito (Applicant) for homeowner of premises located at 11 Liberty Street, Hawthorne, NY.** Section 112.6, Block 1, Lot 45. Proposed 6-foot-high fence, with an existing single-family dwelling, on a legal standard parcel (.15 Acres) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Fence Height	4 Ft.	N/A	6 Ft.	2 Ft.

- Z-23-54 Steven & Caren Petfield (Owners) of premises location 373 Commerce Street, Hawthorne, NY.** Section 112.9, Block 4, Lot 33. Proposed one-story addition to an existing one-family dwelling, on a legal standard parcel (12,466 Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Rear Yard Setback	30 Ft.	12.16 Ft.	11.25 Ft.	18.75 Ft.

- Z-23-55 Daniel & Lisa Black (Owners) of premises located at 895 Sleepy Hollow Road, Briarcliff Manor, NY.** Section 104.15, Block 1, Lot 18. Proposed 2-story addition to an

existing antique farmhouse on a legal sub-standard parcel (5,135 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	30 Ft.	16.6 Ft.	14.5 Ft.	15.5 Ft.
2.	Rear Yard Setback	30 Ft.	0.7 Ft.	7 Ft.	23 Ft.
3.	Maximum Lot Coverage	20%	20.5%	31.7%	11.7%

Z-23-56 **ADJOURNED** Dennis Pomaquero & Ji Hye Ha (Owners) of premises located at 8490 Warren Avenue, Thornwood, NY. Section 106.15, Block 6, Lot 41. Proposed 6-foot-high fence with an existing single-family dwelling, on a legal sub-standard parcel (7,500 Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Fence Height	4 Ft.	N/A	6 Ft.	2 Ft.

Z-23-57 Thomas J. Frawley owner of premises located at 633 Linda Avenue, Thornwood, NY. Section 112.6, Block 2, Lot 15. Proposed new deck to an existing single-family dwelling, on a legal standard parcel (13,100 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Rear Yard Setback	30 Ft.	30.03 Ft.	14 Ft.	16 Ft.

INSPECTION MEETING WILL BE HELD ON
November 4, 2023
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.