

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE ZONING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD APRIL 11, 2024

CONTINUING APPLICATIONS:

Julio C. Rizo (Owner) of vacant premises located at 0 HOLLY LN, VALHALLA NY., and is designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.10-2-21. The application is for proposed area variance for the 25-foot required street frontage, set forth in Town Code Section 218-9(B)(6) on a legal standard parcel (10,895 Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

Z-24-8 Rizo / Vacant Property on Holly Lane, Valhalla

The applicant did not appear; the application public hearing was closed. Motion to close Public Hearing made by Herb Doerr, seconded by George Hlapatsos, all remaining members voted in favor, 4-0 AYE

NEW APPLICATIONS:

ADJOURNED

Roberto & Maria Molina (Owners) of premises located at 41 ROSALIND AVE, PLEASANTVILLE NY., and is designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.14-1-8.

The application is for the proposed legalization of an existing 6-foot high fence in the front yard of (Rosalind Ave) on a legal sub-standard parcel (0.11 Acres) in the R-10 Zone. **The following variance(s) are requested:**

Z-24-9 Molina / 41 Rosalind Avenue, Pleasantville

Application was adjourned and will be heard at the next meeting on May 9th

James W. Kane III. (Owner) of premises located at 2 ZEISS DR, THORNWOOD NY., and is designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.8-1-74.

The application is for the proposed Zoning Approval sought for the location of a monument sign located on the southeast corner of Columbus Avenue and Zeiss Drive, on a legal standard parcel (10.45 Acres) in the OB-5 Zone. **The following variance(s) are**

requested:

Z-24-9 James W. Kane III / 2 Zeiss Drive, Thornwood

James Kane from Shelbourne Healthcare Development appeared on behalf of the application. We're the planners and engineers for this project. Once again, for the record, my name is James Caris from JMC. We're here this evening to request an additional monument sign in association with an approved and under construction assisted living facility that you see behind you on the screen. It's accessed off of the intersection of Columbus and Zeiss Drive. At the top of that, there's a new driveway that leads to the new facility. There were two previously approved monument sign locations as part of the original 2019 site plan approvals. Those locations and those signs are not changing, they're not the subject of this. Review this evening. What we're asking for this evening is your consideration of a third monument sign the location represented on this look this plan, it's a little bit hard to see at this scale, but in the blue box, which is on the southeast corner of the Columbus, and Zeiss Drive intersection. What we're looking at here is an elevation of what the proposed signage would look like. A monumental sign on the ground. It's approximately 8 feet wide, 5 feet high at its tallest. The base will be a stone veneer, consistent with the stone installed on the building.

Chairman Prezner: Where is the second one going to be? The second sign is proposed to replace the existing sign, which only served the former Zeiss office building. Now is this the sign along Columbus Avenue? Mr. Caris replied; Correct. It's covering what used to be, so is that sign going to be gone? Correct. That it is proposed it be removed and replaced in the same location.

Chairman Prezner: When I come out of Rosehill, a lot of times, I'll go down Zeiss Drive to Columbus Avenue, and the speed limit is 45. Nobody does 45. Why that part of Columbus Avenue is 45 miles an hour in front of Columbus Elementary School, when it's 30 miles an hour in front of Valhalla High School, is beyond comprehension. I'm worried about sight distance. Several years ago, I got a T-boned at Commerce in Frankfurt. Every time I go past that intersection, that sight distance is very important to me, all site distance is important to me. How far back off the street is that sign going to be? Mr. Caris replied" We did look at this with regard to that specific concern, because we know people are going to be making a left-hand turn out of this driveway fairly frequently. They do have a dedicated, there is a lane there for them to turn. The stop bar, for that intersection, is situated as such where our signage can be behind it. So that when people approach the intersection, they will stop at the stop bar and have ample sight distance to look to their left, in front of the signage.

Board Member Hlapatsos: I just have a question about the prior site plan that you submitted. I think you said it was approved back in 2019? Originally, as you indicated, there had been a request and indication that you planned to erect 2 signs on the property. Why wasn't a third sign contemplated in the original site link? Mr. Caris replied; the original site link contemplated the two signs. The one at the top of the interior site driveway that was exclusively for Shelbourne. The second one to replace the existing sign, down at the bottom of Zeiss Drive, was originally proposed to be a shared sign.

William Cook, Benchmark Senior Living; we are going to be the operators of this community going forward. There is actually a legitimate reason. Part of it is, a, from this particular point, we really have no road visibility. So, we need to identify ourselves and, as the nature of our business, we're assisted living. Many of our residents are elderly, and, you know, lots of people still drive. As I heard the chairman say earlier, that road is, you know, it's a pretty fast road. So, we really need to be able to see and read the signs. The other proposed sign was 2 signs on 1, I guess, 2 properties on one sign. That can be confusing to read.

Chairman Prezner: I just want to read this letter for the public record. It says, Chairman, President of the Zoning Board of Appeals, re item, Z 2411 James W. Kane, the 3rd owner of premises located 2 Zeiss Drive in Thornwood, New York. Dear chair, chairperson, president and members of the Zoning Board of Appeals. On behalf of Thornwood Realty LLC, the owner of the property located at 1 Zeiss Drive, Thornwood, New York. We respectfully request that the Zoning Board of Appeals keep the public hearing open regarding application Z-24-11. We did not receive notice of the hearing in the mail and did not receive notice timely enough to appear at this evening's hearing. In addition, the applicant's property and our property, which is lot 73 and 74 respectively, are subject to a declaration, recorded on January 2, 2020. The application submitted to the zoning Board of Appeals is not in conformity with that declaration. We would like the opportunity to review the application and work with the applicant to ensure that both property owners' interests are addressed. Accordingly, we request that the hearing remains open.

Board Member Mr. DeCicco: Well, mister chairman, certainly, I could volunteer that it would be at the election of the applicant if they wish to have additional comment heard by the interested party and adjourn the meeting to a future date, being that we have a record that the applicant did in fact comply with the mailing requirement contrary to what's indicated in, the interested party's letter's I don't believe that we're in a position to accommodate their request. Without the consent of the applicant, I think it's the applicant's right to have the hearing conducted this evening.

Application Public Hearing left open as the property owner of 1 Zeiss Drive wants time to review the plans.

John V. Greco Jr., owner of premises located at 202 BROOKLINE ST, HAWTHORNE, NY., which appeal is from a decision of the Building Inspector of the Town of Mount Pleasant, and is designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.13-2-32.

The application is a proposed two-story addition, expansion of the garage area to an existing single-family dwelling, on a legal standard parcel (12,500 Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

Z-24-13 John Greco/ 202 Brookline Street, Hawthorne

Board Member DeCicco: The house to your left. I guess the house is kind of behind. Are there residents there? Have you spoken with them? Have they

expressed any opinion on the property of your project? Mr. Greco replied" The property behind the house? Yes, I told him that we were going to do some work on the house and probably expand it and go up and everything, and he said that was great.

Board Member Doerr: I just want to make a record of what was submitted on tonight's sheet. There's a typo to what's hopefully in the record. The second variance is saying that the variance requested is 8.5. It's just the agenda, noticing was correct.

Motion to approve plans submitted made by Herb Doerr, seconded by Nick DeCicco, all remaining members voted in favor, 4-0 AYE

Chris Battaglia owner of premises located at 25 WALL ST, VALHALLA, NY, which appeal is from a decision of the Building Inspector of the Town of Mount Pleasant, and is designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.10-2-40. The application is for a proposed two-story addition to an existing single-family dwelling, on a legal sub-standard parcel (7,500 Square Feet) in the R-5A Zone. **The following variance(s) are requested:**

Z-24-15 Chris Battaglia/ 25 Wall Street, Valhalla

Jonathan Villani appeared on behalf of the owner to represent the application. They're presently looking to expand the house because they have a young family that's growing, another one on the way. We're looking for a 2nd story addition to the house. The existing setbacks are already there, and they're existing. We're just increasing the nonconformity vertically, not horizontally. So, we're not proposing to encroach upon these setbacks that are already present on the existing house. We're just putting on the 2nd story, so the increased nonconformity due to the height is creating this variance. So, the footprint of the house remains the same except for a small vestibule bump out at the front of the house, but it's not expanding the current setbacks.

Chairman Prezner: Does it have an effect on the community? Yes, it does. Is it good or is it bad? In this case, I think it's good. I see you're seeing a lot of people rather than move out and do this, they're taking their homes, and they're modernizing. Let's use that. Expanding it, so that they can stay within the community. And that's important. Absolutely. Yeah. So, I personally don't see any problem with this.

Motion to approve plans submitted made by Nick DeCicco, seconded by Herb Doerr, all remaining members voted in favor, 4-0 AYE

INSPECTION MEETING WILL BE HELD ON

