

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA

JUNE 12, 2025, 7:00 PM

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

- Z-25-16 Mark Perricelli (owner) of premises located at 24 Pine Road, Valhalla, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.20-3-29. The application is for the proposed demolition of an existing deck and constructing a new deck to the rear of an existing single-family dwelling on a legal substandard parcel (16,495 SF.) in the R-20 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Rear Yard Setback	50 FT.	39.36 FT.	25.1 FT.	24.9 FT.

- Z-25-19 Peter Walsh (applicant) for the Estate of Charlotte Walsh (owner) of premises located at 94 Robert Place, Hawthorne, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.17-1-8. Legalization of an existing deck on a legal standard parcel (23,310 SF.) in the R-20 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Rear Yard Setback	50 FT.	45 FT.	45 FT.	5 FT.

- Z-25-22 John Caro (Applicant) for Stephanie & Peter Sun (Owners) of premises located at 285 WARREN AVE, Hawthorne, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.10-3-23. The application proposes the renovation and enlargement of the second floor of an existing single-family home, as well as the legalization of an existing 6-foot fence, on a legal substandard parcel (5,000 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Side Yard Setback	10 FT.	9.2 FT.	7.2 FT.	2.8 FT.
2.	Front Yard Setback	30 FT.	29.5 FT.	29.5 FT.	.5 FT.
3.	Maximum Fence Height	4 FT.	6 FT.	6 FT.	2 FT.

- Z-25-26 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 two-story addition on a legal substandard parcel (5,000 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Side Yard Setback	10 FT.	9.4 FT.	9.4 FT.	.6 FT.
2.	Front Yard Setack	30 FT.	17 FT.	24.5 FT.	5.5 FT.

INSPECTION MEETING WILL BE HELD ON

June 7, 2025

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

[MEET_FOOT2]