

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA AUGUST 14, 2025, 7:00 PM

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Z.25.27 Leonard Vallender (Owner) of premises located at 633 Commerce Street, Thornwood NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.18-4-8.

The application is for a Special Use Permit Renewal to continue research and development of a machine shop, in accordance with the Town Code. Premises are located on a legal parcel (.31 Acres) in the C-NR Zone.

Z.25.30 MAP Architecture (Applicant) for Robert Cabrera (Owner) of premises located at 52 STANLEY ST, Pleasantville, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.10-6-10.

Proposed second floor addition to an existing single-family dwelling, on a legal standard parcel (10,000 SF.) in the R-5A Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Font Yard Setback	30 FT.	25 FT. 2 INCHES	25 FT. 2 INCHES	4 FT. 10 INCHES
2.	Maximum Fence Height	4 Ft.	5 FT.	5 FT.	1 FT.

Z.25.32 Christine Broda (Applicant) for Ron Lynch (Owner) of premises located at 10 ELSA AVE, Pleasantville, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.14-1-20.

Proposed construction of a new sun-room and the legalization of an existing enclosed front porch, and fence with an existing single-family dwelling, on a legal substandard parcel (5,000 SF.) in the R-3A Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	30 FT.	25.17 FT.	21.2 FT.	8.8 FT.
2.	Rear Yard Setback	30 FT.	36.3 FT.	24.3 FT.	5.7 FT.
3.	Maximum Lot Coverage	1,000 SF.	1,166 SF.	1,473.5 SF.	473.5 SF.

4.	Maximum Fence Height (side yards only)	4 FT.	6 FT.	6 FT.	2 FT.
----	--	-------	-------	-------	-------

Z.25.34 Kevin Pulcini (Owner) of premises located at 45 ETON ROAD, Thornwood, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 107.17-1-30. Proposed new 12' x 12' deck to an existing single-family dwelling on a legal standard parcel (1.115 Acres) in the R-40 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Side Yard Setback	25 FT.	33.75 FT.	21.75 FT.	3.25 FT.

Z.25.36 Jonathon Villani (applicant) for Sal Pepaj (owner) of premises located at 174 ELWOOD AVE, Hawthorne, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.17-1-58. Proposed one-story addition to an existing single-family dwelling, 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.	Front Yard Setback	30 FT.	9.4 FT.	12 FT.	18 FT.
2.	Maximum Lot Coverage (Percentage)	20%	23.5%	25.5%	5.5%

INSPECTION MEETING WILL BE HELD ON
August 9, 2025
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.