

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA MAY 14, 2026, 7:00 PM

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Z-25-59

Dimovski Architecture (Applicant) for Akbar Rizvi (Owner) of premises located at 1215 Bedford Road, Pleasantville, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 105.19-1-27. The application is seeking approval for a partially constructed detached garage located within the front yard of a single-family home in the R-40 Zone. This application is also currently seeking Planning Board approval for a Lot Line Modification. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	60 FT.	32.6 FT.	32.6 FT.	27.4 FT.

Z-26-10 Bradley Swick (Owner) of premises located at 80 MADISON AVE, VALHALLA, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.15-3-25. The application is for the proposed replacement of an existing fence with a new 6-foot-high fence, to an existing single-family dwelling on a legal standard parcel (10,297 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.

Z-26-12 John Anastasiou (Applicant) for John Battista (Owner) of premises located at 30 Greenwood Lane, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 113.13-1-25. The application is for a proposed one-story addition, and replacement of an existing deck to an existing single-family dwelling on a legal standard parcel (.481 Acres) in the R-20 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Side Yard Setback	15 FT.	24.71 FT.	12 FT.	3 FT.
2.	Combined Side Yard Setback	40 FT.	49.67 FT.	37.03 FT.	2.97 FT.

Z-26-14

Tracy Xu (Owner) of premises located at 11 Tamarack Way, Pleasantville, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 107.5-2-15. The application is for the legalization of an existing shed in the rear yard of an existing single-family dwelling, on a legal standard parcel (0.9256 Acres) in the R-40 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Minimum Distance to Main Structure	20 FT.	17 FT.	17 FT.	3 FT.

INSPECTION MEETING WILL BE HELD ON
MAY 9, 2026
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.