

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA

AUGUST 13, 2026, 7:00 PM

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Z-25-48

Bythedale Children's Hospital (owner) of premises located at 95 Bradhurst Avenue, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.17-1-84.

The application is for a Special Use Permit, §218-38. Hospitals or sanatoriums, on a legal parcel (12.6 Acres) in the R-20 Zone.

Z-25-51

Bythedale Children's Hospital, (owner) of premises located at 95 Bradhurst Avenue, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.17-1-84.

Bythedale Children's Hospital is proposing a campus expansion project that includes a new long-term care expansion wing. Improvements to the existing site and site utilities, construction of a parking structure and other site infrastructure upgrades that will be completed in three (3) phases, on a legal standard parcel (12.6 Acres) in the R-20 Zone. The application is currently seeking Planning Board approval. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Maximum Retaining Wall Height	6 FT.	N/A	8 FT.	2 FT.
2. Side Yard Setback (Parking Structure)	200 FT.	N/A	55.4 FT	144.6 FT.
3. Front Yard Setback (Building Addition)	200 FT.	274 FT.	57.1 FT.	142.9 FT.
4. Maximum Lot Coverage	21.03%	21.03%	29%	7.97%
5. Rear Yard Setback (Parking Area)	50 FT.	47 FT.	12.9 FT.	37.1 FT.
6. Drive Aisles	25 FT.	N/A	15.7 FT.	9.3 FT.

7. Parking Space Length	20 FT.	N/A	17 FT.	3 FT.
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Z-26-23 Dimovski Architecture (Applicant) for 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 rebuild of an existing garage with 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.	Maximum Lot Coverage	20%	32%	32.7%	12.7%
2.	Minimum Distance to Main Structure	12 FT.	12.9 FT.	11.1 FT.	0.9%
3.	Side Yard Setback	5 FT.	2.9 FT.	3.1 FT.	1.9 FT.
4.	Rear Yard Setback	5 FT.	3.2 FT.	3.4 FT.	1.6 FT.

Z-26-24 Toll Northeast Building (Owner) of premises located at 1 Clubhouse Loop, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.16-1-1.163.

The application is for a proposed 10-foot fence on a legal standard parcel (1.19 Acres) in the R-3A Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Fence Height	6 FT.	N/A	10.4 FT.	4.4 FT.

Z-26-25 Michael & Catherine Quinn (owners) of premises located at 57 High Ridge Court, Pleasantville, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/106.8-2-61.

The application is for the demolition and rebuilding of an existing 10 ft. x 20 ft. deck to an existing single-family dwelling, on a legal standard parcel (0.405 Acres) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
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1. Rear Yard Setback 30 FT. 21 FT. 22 FT. 8 FT.

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