

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA MARCH 14, 2024, 7:00 PM

CONTINUING APPLICATIONS:

- Z-23-59 Clare Pierson (Owner) of property located on Bedford Road (proposed as 747 Bedford Road) Sleepy Hollow, NY.** Section 111.15-1-2. The application is for the proposed 2-lot subdivision which is currently seeking Planning Board approval on a legal parcel (6.86 acres) in the R-40 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. §218-9.B.(6) Required Street Frontage (Bedford Road)	25 Ft.	N/A	0 Ft.	25Ft.

NEW APPLICATIONS:

- Z-24-2 Michael & Susan Martinez (Owners) of property located on 10 High Street, Valhalla, NY.** Section 117.19, Block 1, Lot 58. The application is for the legalization of an existing 7.5-foot retaining wall on a legal standard parcel (10,018 SF.) in the R-10 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Maximum Fence/Wall Height	4 Ft.	7.5 Ft.	7.5 Ft.	3.5 Ft.

- Z-24-4 Hawthorne Fire Department (Owner) of premises located at 25 Home Street, Hawthorne, NY.** Section 112.13, Block 3, Lot 7. The application is for a proposed LED message board for Fire Department and Community events. On a legal standard parcel (44,200 SF.) in the R-10 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. New Free Standing Sign	§176:8-B Location and Size	N/A	Free Standing Sign	Free Standing Sign

- Z-24-7 Sam Sjoberg (Owner) of premises located at 261 Marietta Avenue, Hawthorne, NY.** Section 112.14, Block 1, Lot 6. The application is for a proposed two-story addition to an

existing single-family dwelling, on a legal substandard parcel (7,500 SF.) in the R-10 Zone. **The following variance(s) is requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	30 Ft.	29.5 Ft.	29.5 Ft.	.5 Ft.
2.	Side Yard Setback	12 Ft.	7.5 Ft.	7.5 Ft.	4.5 Ft.
3.	Combined Side Yards	33 Ft.	24.25 Ft.	24.25 Ft.	8.75 Ft.

Z-24-8 Julio C. Rizo (Owner) of property located on a vacant Parcel on Holly Lane, Valhalla, NY. Section 117.10, Block 2, Lot 21. The application is for a proposed area variance for the 25-foot required street frontage set forth in Town Code §218-9(B)(6), on a legal standard parcel (10,895 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	§218-9(B)(6) Required Street Frontage	25 Ft.	N/A	0	25 Ft.

Z-24-9 Maria & Roberto Molina (Owners) of premises located at 41 Rosalind Avenue, Pleasantville, NY. Section 106.14, Block 1. Lot 8. The application is for the legalization of an existing 6-foot high fence in the front yard of Rosalind Avenue, on a legal substandard parcel (.11 Acres) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Fence Height (Rosalind Avenue portion only)	4 Ft.	6 Ft.	6 Ft.	2 Ft.

Z-24-10 Brighton Avenue Properties, LLC., (Owner) of premises located on a vacant parcel on Bradhurst Avenue, Hawthorne, NY. Section 112.9, block 1, lot 3. The application is currently seeking Planning Board approval for the application of a Lot Line Change, Steep Slope and Site Plan for the development of vacant land to support the construction of a new 3,000 SF. landscape supply storage barn, 200 SF. modular office building, new access driveway at the Bradhurst Avenue/Brighton Avenue, at 0 BRADHURST AVE HAWTHORNE NY, NY 10595 C-NR. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Minimum distance to main structure	12 Ft.	N/A	5.4 Ft.	6.6 Ft.
2.	Accessory building height	15 Ft.	N/A	27 Ft.	12 Ft.

INSPECTION MEETING WILL BE HELD ON
March 9, 2024
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.