

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA APRIL 11, 2024, 7:00 PM

CONTINUING APPLICATIONS:

- Z-24-8 Julio C. Rizo (Owner) of vacant premises located at 0 HOLLY LN, VALHALLA NY.,** and is designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.10-2-21. The application is for proposed area variance for the 25-foot required street frontage, set forth in Town Code Section 218-9(B)(6) on a legal standard parcel (10,895 Square Feet) 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 Ft.	25 Ft.

NEW APPLICATIONS:

Z-24-9 **ADJOURNED**

Roberto & Maria Molina (Owners) of premises located at 41 ROSALIND AVE, PLEASANTVILLE NY., and is designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.14-1-8.

The application is for the proposed legalization of an existing 6-foot high fence in the front yard of (Rosalind Ave) on a legal sub-standard parcel (0.11 Acres) in the R-10 Zone. **The following variance(s) are requested:**

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

- Z-24-11 James W. Kane III. (Owner) of premises located at 2 ZEISS DR, THORNWOOD NY.,** and is designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.8-1-74. The application is for the proposed Zoning Approval sought for the location of a monument sign located on the southeast corner of Columbus Avenue and Zeiss Drive, on a legal standard parcel (10.45 Acres) in the OB-5 Zone. **The following variance(s) are requested:**

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

Sign

Location and
Size

Standing
Sign

Z-24-13 John V. Greco Jr., owner of premises located at 202 BROOKLINE ST, HAWTHORNE, NY., which appeal is from a decision of the Building Inspector of the Town of Mount Pleasant, and is designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.13-2-32. The application is a proposed two-story addition, expansion of the garage area to an existing single-family dwelling, on a legal standard parcel (12,500 Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback (Greenwich)	30 Ft.	29.78 Ft.	21.78 Ft.	8.22 Ft.
2.	Front Yard Setback (Brookline)	30 Ft.	29.85 Ft.	21.85 Ft.	8.15 Ft.

Z-24-15 Chris Battaglia owner of premises located at 25 WALL ST, VALHALLA, NY, which appeal is from a decision of the Building Inspector of the Town of Mount Pleasant, and is designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.10-2-40. The application is for a proposed two-story addition to an existing single-family dwelling, on a legal sub-standard parcel (7,500 Square Feet) in the R-5A Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback (Wall Street)	30 Ft.	19.64 Ft.	19.64 Ft.	10.36 Ft.
2.	Rear Yard Setback (Wall Street)	30 Ft.	19.48 Ft.	19.48 Ft.	10.52 Ft.

INSPECTION MEETING WILL BE HELD ON

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