

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA MAY 9, 2024, 7:00 PM

CONTINUING APPLICATIONS:

Z-24-8 BUSINESS SESSION ONLY

Julio C Rizo owner of premises located at o HOLLY LN, 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 89/117.10-2-21. The application is for the proposed area variance for the 25-foot required street frontage, set forth in Town Code Section 218-9(B)(6) on a legal 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	25 Ft.

Z-24-11 James W. Kane III owner of premises located at 2 ZEISS DR, THORNWOOD 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 89/112.8-1-74. 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 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 Monument Sign	§176:8-B Location & Size	N/A	Free Standing Sign	Free Standing Sign

NEW APPLICATIONS:

Z-23-58 Cesar Padilla owner of premises located at 23 REQUA ST, BRIARCLIFF MANOR, 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 89/104.19-1-16. The application is for the proposed renovation of an existing residence, converting the existing third floor into habitable space on a legal sub-standard parcel (2,750 Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Number of Stories	2 Stories	2.5 Stories	3 Stories	1/2 Story

Z-24-6 Carol Puchalski owner of premises located at 23 LIVINGSTON 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 89/117.15-2-55. The application is for the proposed addition of an attached 1 car garage, expansion of the existing house on a legal sub-standard parcel (7,500 SQ FT Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	30 Ft.	28.8 Ft.	28.8 Ft.	1.2 Ft.
2.	Side Yard Setback	12 Ft.	10.5 Ft.	3.5 Ft.	8.5 Ft.
3.	Combined Side Yard	33 Ft.	39.4 Ft.	32.4 Ft.	.6 Ft.

Z-24-9 Maria & Roberto Molina owner of premises located at 41 ROSALIND AVE, PLEASANTVILLE 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 89/106.14-1-8. The application is for the proposed legalization of an existing 6-foot 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	4 Ft.	6 Ft.	6 Ft.	2 Ft.

Z-24-16 Joseph P. Soricelli owner of premises located at 17 CAMBRIDGE 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 89/117.15-1-40. The application is for a proposed 6-foot high fence on a legal sub-standard parcel (7,500 Square Feet) in the Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Fence Height	4 Ft.	N/A	6 Ft.	2 Ft.

Z-24-18 ADJOURNED TILL JUNE 13TH MEETING Brian Kantrowitz owner of premises located at 553 WARREN AVE, THORNWOOD 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 89/112.6-2-45. The application is for the proposed attached garage and new covered entry on a legal parcel (11499.8 Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	30 Ft.	30 Ft.	25 Ft.	5 Ft.
2.	Side Yard Setback	10 Ft.	10 Ft.	6 Ft.	4 Ft.
3.	Maximum Lot Coverage	20%	13.47%	21.07%	1.1%
4.	Maximum Fence Height (side yard only)	4 Ft.	6 Ft.	6 Ft.	2 Ft.

INSPECTION MEETING WILL BE HELD ON
May 4, 2024
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.