

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA JUNE 13, 2024, 7:00 PM

CONTINUING APPLICATIONS:

- 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 a 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:**

NEW APPLICATIONS:

- Z-24-16 Joseph P. Soricelli owner of premises located at 17 Cambridge Street, 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 substandard parcel (7,500 SF.) in the R-10 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-24-17 **ADJOURNED**

Thomas Lusardi owner of premises located at 19 LOCUST STREET, VALHALLA, NY, which is 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 89/117.11-4-4. The application is for a proposed 6-foot-high fence 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 Fence Height	4 Ft.	N/A	6 Ft.	2 Ft.

- Z-24-18 Brian Kantrowitz owner of premises located at 553 WARREN AVENUE,**

THORNWOOD, NY., which appeal is from a decision of the Building Inspector of the Town of Mount Pleasant, and is designed on the Tax Assessment Maps of the Town of Mount Pleasant as 89/112.6-2-45. The application is for a proposed attached single-car garage, new covered entry to an existing single-family dwelling, on a legal standard parcel (11,499 SF.) 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 Fence Only)	4 Ft.	6 Ft.	6 Ft.	2 Ft.

Z-24-20 Nannyhagen 420, LLC., owner of premises located at 420 Nannyhagen Road, 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 89/107.17-2-16. The application is for a proposed subdivision currently seeking Planning Board Approval to subdivide an existing lot into 2 lots. The existing single-family dwelling will remain on Lot #1 and be restored. The proposed new home will be placed on lot #2, on a legal standard parcel (2.08 Acres) in the R-40 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Lot Width @ Front Yard Setback	100 Ft.	N/A	72.1 Ft.	27.9 Ft.

Z-24-21 Robert Astorino owners of premises located at 338 Kelly Street, 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 89/111.12-1-43. The application is for the proposed legalization of an existing enclosed deck on a legal sub-standard parcel (6,250 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Rear Yard Setback	30 Ft.	24.7 Ft.	24.7 Ft.	5.3 Ft.

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