

TOWN OF MOUNT PLEASANT

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

CONTINUING APPLICATIONS:

- Z-24-20 Nannyhagen 420, LLC., (Owner) of premises located at 420 Nannyhagen Road, Thornwood, NY.** Section 107.17, Block 2, Lot 16. The application is for a proposed subdivision currently seeking Planning Board approval to subdivide an existing lot into two lots. The existing single-family dwelling will remain on Lot #1 and be restored. The proposed new home will be placed on Lot #2, 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.

NEW APPLICATIONS:

- Z-24-17 Thomas Lusardi owner of premises located at 19 Locust Street, Valhalla, NY.** Section 117.11, Block 4, Lot 4. The application is for a proposed 6-foot-high fence on a legal sub-standard 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-24-22 ADJOURNED

- M.M.E., LLC. (Owner) of premises located at 133 Lakeshore Drive, Pleasantville, NY., Section 99.20, Block 1, Lot 14.** The application is for the proposed new single-family dwelling on a legal standard parcel (10,042 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Minimum Lot Mean Width	75 FT.	64 FT.	64 FT.	11 FT.

- Z-24-28 Laura Grosso (Owner) of premises located at 145 Serrano Avenue, Hawthorne, NY.**

Section 111.16, Block 3, Lot 68. The application is for the proposed addition of a new rear shed dormer, deck and legalization of an existing shed and pool on a legal sub-standard parcel (5,000 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Side Yard Setback	10 Ft.	7.9 Ft.	7.9 Ft.	2.1 Ft.
2.	Combined Side Yard Setback (Deck)	20 Ft.	17.5 Ft.	17.5 Ft.	2.5 Ft.
3.	Side Yard Setback (Shed)	5 Ft.	4.3 Ft.	4.3 Ft.	0.7 Ft.
4.	Rear Yard Setback (Shed)	5 Ft.	4.6 Ft.	4.6 Ft.	0.4 Ft.
5.	Distance to Main Structure (Pool)	12 Ft.	14.5 Ft.	9.8 Ft.	2.2 Ft.

INSPECTION MEETING WILL BE HELD ON
July 6, 2024
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.