

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA AUGUST 8, 2024, 7:00 PM

CONTINUING APPLICATIONS:

Z-24-22

M.M.E, LLC. (owner) of premises located at o LAKE SHORE DR, 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 89/99.20-1-14.

The application is for a proposed new single-family dwelling on a legal standard parcel (10,042 Square Feet) 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.

NEW APPLICATIONS:

Z-24-23

ADJOURNED

Ihemi Romani-Padilla (owner) of premises located at 23 REQUA ST, BRIARCLIFF, 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 a proposed rear yard two-story addition over an existing patio, to an existing single-family dwelling, on a legal substandard parcel (2,750 Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Side Yard Setback	10 FT.	1.4 FT.	1.4 FT.	8.6 FT.
2.	Total Combined Side Yard Setback	10 FT.	5.4 FT.	6.8 FT.	3.2 FT.
3.	Maximum Lot Coverage (SF.)	550 SF.	671 SF.	798.5 SF.	248.5 SF.
4.	Maximum Lot Coverage (Percentage)	20%	24.4 %	29%	9%

Z-24-27

NYC Department of Environmental Protection (owner) of premises located at 0 WEST LAKE DRIVE, 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 89/117.11-3-1.

The application is for a proposed 12.5 foot retaining wall(s), on a legal standard parcel (85 Acres) in the R-40 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Maximum Fence/Wall Height	6 FT.	N.A	12.5 FT.	6.5 FT.

Z-24-29

Daniel Klar (owner) of premises located at 17 LINWOOD ST W., 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 89/112.20-2-77.

The application is for a proposed 6-foot high fence in the rear and side yards, on a legal standard parcel (10,000 Square Feet) 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-24-30

CRAIG VOGL (owner) of premises located at 301 COLUMBUS AVE, 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 89/117.7-1-19.

The application is for a proposed two-story addition to an existing single-family dwelling, on a legal standard parcel (2.45 Acres) in the R-20 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. §218-80. Non-conforming use of Buildings	Single Family Dwelling R-20 Zone	Two-Family Dwelling R-20 Zone	Increasing non-conforming use of building	Increasing non-conforming use of building
2. Maximum Fence Height	4 FT.	N/A	6 FT.	2 FT.

Z-24-32

Justin Condreay owner of premises located at 137 JEFFERSON AVE, 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 89/117.15-2-30.

The application is for the proposed installation of a new garden shed with pad, on a legal substandard parcel (0.17 Acres) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Rear Yard Setback	5 FT.	N/A	2.5 FT.	2.5 FT.
2.	Side Yard Setback	5 FT.	N/A	2.5 FT.	2.5 FT.

INSPECTION MEETING WILL BE HELD ON
August 3, 2024
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.