

# TOWN OF MOUNT PLEASANT

## ZONING BOARD OF APPEALS AGENDA SEPTEMBER 12, 2024, 7:00 PM

### CONTINUING APPLICATIONS:

**Z-24-30** **Craig Vogl owner of premises located at 301 Columbus Avenue, Valhalla, NY.,** which appeal is from the 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 Section 117.7, Block 1, Lot 19.

The application is for a proposed 6-foot-high fence 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. | Maximum Fence Height | 4 Ft.    | N/A      | 6 Ft.     | 2 Ft.               |

### NEW APPLICATIONS:

**Z-24-31** **Scott Corr** whose application is an appeal of the determination made by the Town's Building Inspector that the proposed use of a landscaping supply facility with equipment storage and an office on a vacant parcel on Bradhurst Avenue in Thornwood is a permitted use based upon Town Code § 218 Schedule of Regulations Attachment 15, C-NR Zoning District.

The vacant parcel is located on Bradhurst Avenue, a legal standard lot (24,175 SF.) in the C-NR Zoning District and is identified on the Town of Mount Pleasant Tax Maps as Section 112.9, Block 1, Lot 3.

**Z-24-34** **Najate Ojeil & Rabih Nasr are owners of premises located at 32 HAYS STREET, 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 Section 99.17, Block 3, Lot 68.

The application is for a proposed two-story addition, with a new covered roof entry, on a legal standard parcel (15,000 SF.) in the R-10 Zone. **The following variance(s) are requested:**

|    | VARIANCE           | REQUIRED | EXISTING | PROPOSING | VARIANCE REQUESTING |
|----|--------------------|----------|----------|-----------|---------------------|
| 1. | Front Yard Setback | 30 Ft.   | 19.7 Ft. | 15.7 Ft.  | 14.3 Ft.            |

|    |                                     |        |          |          |         |
|----|-------------------------------------|--------|----------|----------|---------|
|    | (Hays Street)                       |        |          |          |         |
| 2. | Front Yard Setback<br>(Sarles Lane) | 30 Ft. | 29.8 Ft. | 29.8 Ft. | 0.2 Ft. |

**Z-24-35 Marc & Jacqueline Tedaldi owner of premises located at 132 SHERMAN AVE, 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 89/112.18-2-21.

The application is for the proposed legalization of an existing shed, 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. | Rear Yard Setback<br>(Prince Street)   | 5 Ft.    | 4.8 Ft.  | 4.8 Ft.   | 0.2 Ft.             |
| 2. | §218-20.3(A)(1)(a)<br>Garden Sheds.... | 59.1 Ft. | 6.6 Ft.  | 6.6 Ft.   | 52.5 Ft.            |

**Z-24-39 Wendy Cornell (Owner) of premises located at 1130 Bedford Rd. Pleasantville NY.,** which appeal is from a decision of the Building Inspector of the Town of Mount Pleasant. The parcel is designated on the Tax Assessment Maps of the Town of Mount Pleasant as Section 105.19, Block 1, Lot 24.

The application is for a Special Use Permit, §218-35 Gatehouse, guesthouses and caretakers' cottage, on a legal parcel (105,159 Square Feet) in the R-40 Zone. Applicant is seeking approval of an addition and renovation of an existing guest house.

**Z-24-33 Edmond Diego Viveros (Owner) of premises located at 213 ALBANY 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 Section 106.15, Block 2, Lot 5.

The application is for a proposed two-story addition, replacement of an existing front porch, and legalization of a 6-foot-high fence in both side yards, on a legal substandard 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.   | 23.66 Ft. | 23.66 Ft. | 6.34 Ft.            |
| 2. | Maximum Lot Coverage | 20%      | 20.4%     | 8.9%      | 29.2%               |
| 3. | Front Yard Setback   | 30 Ft.   | 29.6 Ft.  | 29.6 Ft.  | 0.4 Ft.             |
| 4. | Side Yard Setback    | 10 Ft.   | 7.52 Ft.  | 7.52 Ft.  | 2.48 Ft.            |
| 5. | Total Combined Side  | 25 Ft.   | 19.63 Ft. | 19.63 Ft. | 5.37 Ft.            |

Yards

**INSPECTION MEETING WILL BE HELD ON**  
**SEPTEMBER 7, 2024**  
**BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**