

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA FEBRUARY 13, 2025, 7:00 PM

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Z-24-51 Gerard Pagello and Marianne Martin-Pagello challenging a November 26, 2024 determination made by the Building Inspector, which held that the property, located at 420 Nanny Hagen Road (S/B/L: 107.17-2-16) satisfies the street frontage requirements of New York State Town Law § 280-a , as well as, Town Code § 218-9 and § A227-23 .

Z-25-1 San Signs & Awnings (Applicant) for Thornwood Realty, LLC., (Owner) of premises located at 1 ZEISS DR, THORNWOOD, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.8-1-73. The application is for the proposed installation of three new signs; two new tenant building signs, one new monument sign on a legal standard parcel (12.5 Acres) in the OB-5 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Total Square footage of new proposed Signage	50 SF.	34.98 SF.	141.03 SF.	91.03 SF.

Z-25-2 Jeffrey Crane (Owner) of premises located at 326 MANHATTAN AVE, HAWTHORNE, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.10-2-59. The application is for a proposed in-ground swimming pool and jacuzzi, with an existing single-family dwelling 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. Rear Yard Setback	5 FT.	N/A	2 FT.	3 FT.
2. Side Yard Setback	5 FT.	N/A	2 FT.	3 FT.
3. Minimum Distance to Main Structure	12 FT.	N/A	3 FT.	9 FT.

Z-25-3 Robert Villani owner of premises located at 26 GALLOWAY LN, VALHALLA, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.6-1-

8. The application is for a proposed 6-foot-high fence to an existing single-family dwelling on a legal standard parcel (.28 Acres) 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.

INSPECTION MEETING WILL BE HELD ON
FEBRUARY 8, 2025
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.