

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA

APRIL 10, 2025, 7:00 PM

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Z-24-47 Aldo Vitagliano (Applicant) for Saldi Lane Associates, LLC. (Owner) of premises located at 434 SHERMAN AVE, HAWTHORNE, NY 10532. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.6-4-28. Declaration that the vacant lot is a building lot, per Town Code §218.3 “Lot; a parcel of land not divided by streets... and having its principal frontage on a street or on such other means of access...”

Z-25-6 Joseph & Veronica Costanza (Owners) of premises located at 8 FOSTER PL, PLEASANTVILLE, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.8-2-6. The application is for a proposed 6-foot-high fence in the side yard only, on a legal standard parcel (16,874 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-25-7 Timothy Shadi owner of premises located at 201 MADISON AVE, VALHALLA, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.15-3-53. The application is for the proposed construction of a new pergola attached to 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.	Side Yard Setback	12 FT.	9.1 FT.	9.1 FT.	2.9 FT.
2.	Rear Yard Setback	30 FT.	27 FT.	27 FT.	3 FT.

Z-25-8 SAL PEPAJ (Owner) of premises located at 174 ELWOOD AVE, HAWTHORNE, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/112.17-

1-58. The application is for the proposed legalization of an existing one-story addition to an existing single-family dwelling on a legal substandard parcel (5,000 Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Lot Coverage	20%	23.5%	26%	6%
2.	Maximum Lot Coverage	1,000 SF.	1,175 SF.	1,300 SF.	300 SF.
3.	Front Yard Setback	30 FT.	9.4 FT.	9.4 FT.	20.6 FT.

Z-25-14 NYCDEP (Owner) of premises located at o WEST LAKE DR, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.11-3-1. The application is for the proposed construction of a 10-foot wall for the relocation of Westlake Drive, in support of the KEC Project with the construction of a new water conveyance tunnel between the KEC Eastview Site and the Kensico Campus and supporting facilities at both locations on a legal parcel (85 Acres) in the R-40 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Wall/Fence Height	6 FT.	N.A	10 FT.	4 FT.

INSPECTION MEETING WILL BE HELD ON
April 5, 2025
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.

[MEET_FOOT2]