

TOWN OF MOUNT PLEASANT

MINUTES OF THE
MEETING OF THE ZONING BOARD
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY, N.Y.
HELD MARCH 13, 2025

CONTINUING APPLICATIONS:

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, with an existing single-family dwelling on a legal substandard parcel (7,500 SF.) in the R-10 Zone. The following variance(s) are required:

Z-25-2 Jeffrey Crane / 326 Manhattan Avenue, Hawthorne, NY – CONTINUING APPLICATION

Chairman Mr. Prezner: The application is for a proposed in ground swimming pool with an in an existing single-family dwelling on a 7,500 square foot lot in an R-10 Zone. Correct. When you were here last time, you eliminated the Jacuzzi. Mr. Villani replied; Correct. Mr. Prezner; Okay, and the next thing was to find there was a previous zoning approval. You were going to manipulate the swimming pool because that was the most important. Mr. Villani replied; Correct. And that's where we are now.

Jonathon Villani: So we, in discussions with the pool company and the client, we revised the previous site plan to eliminate the jacuzzi as we previously stated, and we've moved the pool to three feet away from the property line at the rear yard and the side yard, creating a distance off the house at 10.75 feet. So that there is no jacuzzi at all.

Board Member Mr. DeCicco: Can you just, remind me the change in the rear yard and side yard setback from the original proposal, if any? Mr. Villani replied; Yes. There was. The previous, variance was for two and two. So the variance was three and three because it's five here and five feet in the rear yard, also five feet in the side. Now it's three and three. So, two-yard variance in the rear yard, two-yard variance in the side yard.

Board Member Mr. Doerr: So if I remember right, last meeting, we determined in the record that they already had an approval for a pool requiring no other changes in that location. Mr. Villani replied; Yes.

Board Member Mr. Hlapatsos: I just want to thank you for taking account of the suggestions that we made at the last meeting. The fact that you brought all the

variances to under 50% is appreciated, and, I'm in support of the application now as a result. Mr. Villani replied; thank you.

Motion was made by Herb Doerr, to approve the application per plans submitted, seconded by George Hlapatsos, carried 5-0 AYE.

NEW APPLICATIONS:

Ed & Roseann Howard owners of premises located at 221 COLUMBUS AVE, VALHALLA, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/117.11-2-9. The application is for the proposed installation of a new wood deck on to an existing single-family dwelling, on a legal substandard parcel (.22 Acres) in the R-10 Zone. The following variance(s) are required:

Z-25-4 Ed & Roseann Howard / 221 Columbus Avenue, Valhalla, NY.

Chairman Mr. Prezner: The application is for a proposed installation of a new wood deck to an existing single-family dwelling. You need a variance 30 feet for the rear, 30 feet is required. Existing is 25. You want to make it two feet bigger. Mr. Howard responded; Yes, 2.5 bigger. Mr. Prezner; So you actually need a variance of 6.8 feet from the original. Mr. Howard responded; yes, the house was built 70 years ago in the wrong spot. So this is why we're here. Mr. Prezner responded; Do you have pictures of old steps, and the new steps that you want to put in? Mr. Howard responded; yes, we do.

Mr. Howard: This is our main egress, as we live on Columbus Avenue to come into our home. From the driveway, you would use the back, which is what we do. It's very tight to deliver, like, furniture, groceries. So we're just hoping to make it a little safer, going forward. Mr. Prezner; So, basically, what you're doing is you're getting rid of those shrubs, looks nice. Mr. Howard responded; yes. Provides some much-needed storage underneath as well, because we You can have a 10,000 square foot house and still doesn't have enough storage in it. This is true.

Board Member Mrs. Novak: So you'll just be extending out about two feet Yes. And then you'll continue to keep the railing and everything like that. It'll it's just Yeah. Extended? It's going to be a Trex Deck with an aluminum railing all around. So we're literally getting rid of the shrubbery that's there.

Board Member Mr. DeCicco: have you received any negative feedback from any of the neighbors? Mr. Howard replied; no.

Board Member Mr. Doerr: So basically, you're removing the top of the current concrete structure that is there, or are you removing the whole structure? Mr. Howard responded; were removing the whole thing and replacing it with storage underneath.

Motion was made by Adrienne Novak, to approve the application as submitted, seconded by Nick DeCicco, carried 5-0 AYE.

Vincent Sostre owner of premises located at 1025 KING ST, CHAPPAQUA, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/107.6-1-12. The application is for a proposed extension to an existing deck to an existing single-family dwelling, on a legal standard parcel (42,785.4 SF.) in the R-40 Zone. The following variance(s) are required:

Z-25-4 Vincent Sostre / 1025 King Street, Chappaqua, NY.

Chairman Mr. Prezner: The application is for a proposed extension to an existing deck 50-feet is required. Existing is 44.5 Ft. You're going to 38 and 3 quarters. So off the original, you need about an 11-Ft. and 11Ft. and a quarter foot variance. Actually, you're only going about 6-feet bigger than what you have now. House has got a little bit of work to be done there. Mr. Sostre replied; Yeah. Replacing the finish of the deck, so it will mostly be new.

Mr. Prezner replied; It looks like you had some woodpeckers visiting you and a few other local residents. We did get a letter from your next-door neighbor approving, the application. They were in favor of it. Its from Gabriel Solomon, he says, I'm writing this letter to in support of my new neighbor, Vincent Sostre, who is seeking relief 11 and a quarter foot, from the minimum, yard requirement. By granting this variance, there will be no undesirable change producing the character of the area. So you got a nice next-door neighbor. Mr. Sostre replied; Yeah. It's very nice.

Mr. Prezner: When we were out there, actually, there's nothing behind you. Your backyard, you just got that steep slope, and that's all, was that watershed property back there? Browns River. It is the watershed. I know off of Whippoorwill, half of the Whippoorwill Club is off limits, that's owned by the DEP now. I know the water comes down Whippoorwill, a little road. It's a big project you're doing, so as far as I've done a couple of them, so I kind of appreciate what you're going through, I have no problem with what you want to do with that.

Board Member Mrs. Novak: Other than the neighbor who sent us the letter in support, did you get any other feedback? I know you're really the only two houses off that shared driveway entrance, but did anyone else reach out to you? Mr. Sostre replied; The only other ones were Josh and Alona Winslow who were also in support, they wanted to actually make it today, but they couldn't.

No other questions or comments from Board Members.

Motion was made by Herb Doerr, to approve the application as submitted, seconded by Nick DeCicco, carried 5-0 AYE.

INSPECTION MEETING WILL BE HELD ON

