

# TOWN OF MOUNT PLEASANT

## ZONING BOARD OF APPEALS AGENDA MAY 8, 2025, 7:00 PM

### CONTINUING APPLICATIONS:

#### Z-24-47 **\*\*ADJOURNED\*\***

**Aldo Vitagliano (Applicant) for Saldi Lane Associates, LLC. (Owner) of premises located at 434 SHERMAN AVE, HAWTHORNE, NY.** 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-25-8 Johnathon Villani (applicant) for 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 112.17-1-58. The application is for the legalization of an existing one-story addition to an existing single-family dwelling on a legal substandard parcel (5,000 SF.) in the R-10 Zone. **The following variance(s) are requested:**

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

### NEW APPLICATIONS:

#### Z-25-11 **\*\*ADJOURNED\*\***

**Tarun Gursahani owner of premises located at 790 HARDSCRABBLE RD, CHAPPAQUA, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 99.6-1-4.  
The application is for a proposed new single-family dwelling currently seeking Planning Board approval, on a legal standard parcel (49,022 Square Feet) in the R-40 Zone. **The following variance(s) are requested:**

|    | VARIANCE          | REQUIRED | EXISTING | PROPOSING | VARIANCE REQUESTING |
|----|-------------------|----------|----------|-----------|---------------------|
| 1. | Side Yard Setback | 25 FT.   | 25.2 FT. | 7 FT.     | 18 FT.              |

|                                |         |     |        |        |
|--------------------------------|---------|-----|--------|--------|
| 2. Width at Front Yard Setback | 100 FT. | N/A | 25 FT. | 75 FT. |
|--------------------------------|---------|-----|--------|--------|

- Z-25-13 Thomas Haynes (applicant) for Frank Cipollone (owner) of the premises located at 378 GRASSLANDS RD, Valhalla, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.17-1-34.  
The application is for a proposed addition, a 3-car garage and a new covered front porch to an existing single-family dwelling on a legal parcel (43,995 SF.) in the R-20 Zone. **The following variance(s) are requested:**

|    | VARIANCE           | REQUIRED | EXISTING | PROPOSING | VARIANCE REQUESTING |
|----|--------------------|----------|----------|-----------|---------------------|
| 1. | Front Yard Setback | 50 FT.   | 29.1 FT. | 24.7 FT.  | 25.3 FT.            |

- Z-25-16 Mark Perricelli owner of premises located at 24 PINE RD, Valhalla, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.20-3-29.  
The application is for the proposed demo of an existing deck and constructing a new deck to the rear of an existing single-family dwelling on a legal parcel (16,495 Square Feet) in the R-20 Zone. **The following variance(s) are requested:**

|    | VARIANCE          | REQUIRED | EXISTING  | PROPOSING | VARIANCE REQUESTING |
|----|-------------------|----------|-----------|-----------|---------------------|
| 1. | Rear Yard Setback | 50 FT.   | 39.36 FT. | 25.1 FT.  | 24.9 FT.            |

- Z-25-17 Jennifer & Bruce Demaree (owners) of premises located at 83 PARK ST, Pleasantville, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.13-2-52.  
The application is for the proposed installation of a 5-foot-high fence with an existing single-family dwelling on a legal parcel (11,774 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      | 5 FT.     | 1 FT.               |

- Z-25-18 590 COMMERCE, LLC. (Owner) of premises located at 590 COMMERCE STREET THORNWOOD NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.18-4-20.  
The application is for a Special Use Permit per Town Code §218-63.1, MASSAGE ESTABLISHMENT, on a legal standard parcel (0.26 Acres) in the TH Zone.

**INSPECTION MEETING WILL BE HELD ON**  
**DATE GOES HERE**  
**BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**

[MEET\_FOOT2]