

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE ZONING BOARD OF APPEALS TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JUNE 12, 2025

Present	Chairman	Ron Prezner - ABSENT
	Board Member	Nick DeCicco
	Board Member	George Hlapatsos
	Board Member	Herb Doerr
	Board Member	Adrienne Novak
	Building Inspector	Joe Bregante
	Zoning Secretary	Cathy Grohowski

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Mark Perricelli (owner) of premises located at 24 Pine Road, 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 demolition of an existing deck and constructing a new deck to the rear of an existing single-family dwelling on a legal substandard parcel (16,495 SF.) in the R-20 Zone. **The following variance(s) are requested:**

Z-25-16 Mark Piccerelli (owner)/ 124 Pine Road, Valhalla, NY

Acting Chairman: Application is proposed for a demolition of an existing deck and construction a new deck on the rear of an existing single-family dwelling, on a legal substandard parcel in the R-20 Zoning District.

Board Member Mr. DeCicco: it says existing is 39 feet and your proposing 25 feet, is it the same footprint or are you adjusting?

Board Member Mr. Hlapatsos: the deck that you're constructing now to replace the, existing deck is smaller in effect than the one that existed previously? The variance, that you're seeking is 24.9 feet, which wouldn't be applicable if the deck was still, in the existing 39.36 feet from the rear yard. So I'm just trying to figure distance to the rear yard. Is it the same with the new deck as it was with the old deck?

Marc Piccerelli: it should be there in the drawings it's the same size. George replied usually when you say you're building on the same footprint, the existing

and the proposed on the schematic are typically the same. Do you understand what I'm saying? Where it says the existing setback is 39 and then it says the proposed setback is 25. That would indicate you're building a deck bigger by 14 feet.

Julia Piccerelli: So the existing deck is smaller than what we are here proposing. So the 14 feet is correct, we are proposing a larger deck. Mr. Hlapatsos replied; ok. thank you

Motion was made by George Hlapatsos to approve the application as submitted, seconded by Adrienne Novak. All remaining members voted in favor. Carried 4-0 AYE.

Peter Walsh (applicant) for the Estate of Charlotte Walsh (owner) of premises located at 94 Robert Place, Hawthorne, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.17-1-8.

Legalization of an existing deck on a legal standard parcel (23,310 SF.) in the R-20 Zone. **The following variance(s) are requested:**

Z-25-19 Peter Walsh (Applicant) for Estate of Charlotte Walsh/ 94 Robert Place, Hawthorne, NY.

Acting Chairman Mr. Doerr: So you legalizing an existing deck, with no changes. Are you selling the house? Or has it been sold already? Mr. Walsh replied; it's already been sold.

No questions or comments from the Board.

Motion to approve per plans submitted made by Adrienne Novak, seconded by Nick DeCicco. All remaining members voted in favor. Carried 4-0 AYE.

John Caro (Applicant) for Stephanie & Peter Sun (Owners) of premises located at 285 WARREN AVE, Hawthorne, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.10-3-23.

The application proposes the renovation and enlargement of the second floor of an existing single-family home, as well as the legalization of an existing 6-foot fence, on a legal substandard parcel (5,000 SF.) in the R-10 Zone. **The following variance(s) are requested:**

Z-25-22 John Caro (Applicant) for Stephanie & Peter Sun (Owners) / 285 Warren Ave, Hawthorne, NY.

Acting Chairman Mr. Doerr: application proposed the renovation and enlargement of the second floor to an existing single-family dwelling, as well as the legalization of an existing six-foot fence. So what are you looking to do?

John Caro: So we're basically trying to expand the Second Floor so that they have more room for their family, which they're working on. And basically, on the one side of the house, we have a very small side yard. It's less than the standard 10 feet. It's 9.2 feet. And we want to make an overhang on that side of the building as well as the other side so that we have two feet more because it's a very narrow building to begin with.

It's only 22 feet wide. And that's, basically going to get us to the 7.2 side yard setback, which is probably somewhere around 28% closer than it is now. The other variances, the one for the front yard, it's an existing front yard. And, unfortunately, it's a half a foot smaller than it ought to be. It's always been that way, so I don't know what else we can do about that. As far as the fence is concerned, when they bought the house, the fences were six feet. So as long as they've owned it, they've been sitting six feet.

Mr. Doerr: you looked at any other way to have expanded differently? Mr. Caro replied; There's really without going forward or backward, and there's a deck in the back, it just incurs more cost to do other sorts of additions. So if we, let's say, we wanted to go over the deck or something like that, it would be a much more involved project. So this seemed like a good way to gain some additional space without, making the building so big. It's actually because we're doing the roof a little bit differently. And, and, additionally, we're going to be adding some dormers on the front. But that it's just that really the one side yard which is the issue.

Mr. Doerr: Before I open the floor, we did get an emailed letter. I am writing in response to the public notice received regarding the proposed project of 285 Warren Avenue. We would like to confirm that we have no objections to the requested setback variances as the proposed side and front yard setbacks are not adjacent to our property. However, we do want to express one important concern, stormwater runoff. During the severe rain event in July of 2023, we experienced significant water overflow from our neighboring area, which caused water to breach our retaining wall and overflow into our pool. Given this, we respectfully request that any future construction at 285 Warren Avenue include appropriate measures to prevent additional runoff from affecting our property. We appreciate your attention to this matter and trust that the town will ensure any development complies with local stormwater management product. They've also attached a video of one of the events. Please feel to contact additional. Sincerely, William.

Motion to approve per plans submitted made by Adrienne Novak, seconded by Nick DeCicco. All remaining members voted in favor. Carried 4-0 AYE.

Ronald Beckley (owner) of premises located at 85 Kensico Avenue North, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.19-2-16.

The application is for a proposed two-story addition on a legal substandard parcel (5,000 SF.) in the R-10 Zone. **The following variance(s) are requested:**

Z-25-26 Steve Dimovski (Applicant) for Ronald Beckley/ 85 Kensico Avenue North, Valhalla, NY.

Acting Chairman Mr. Doerr: Application is for the proposed two-story addition with dormers on a legal substandard parcel in the R-10 Zone.

Steve Dimovski: Yes, sir. Thank you. So we're looking we're proposing to, extend the existing dormers on this house in the in the front and the back. It's a single it's an it's a two-story house. It has a, Second Floor on it, and just grabbing the corners of the existing, roof just to make them a little bit bigger. It's about seven feet to five inches on each dormer that's being extended, both in the front and the

back. We're not extending out beyond the existing First Floor house. So we're not expanding the footprint at all. So it's just up and giving you a little bit more breathing space. Yeah.

Adrienne Novak: Why is the existing going back from 17-feet to 24-feet? Steve replied; the front yard setback is existing 17-feet, as there is a covered porch there. So that covered porch extends out beyond the house about 5-feet. Thank you.

Motion to approve per plans submitted made by George Hlapatsos, seconded by Nick DeCicco. All remaining members voted in favor. Carried 4-0 AYE.

INSPECTION MEETING WILL BE HELD ON

[MIN_SIGNATURES]

June 12, 2025