

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA SEPTEMBER 11, 2025, 7:00 PM

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Z-25-25 ADJOURNED

Panda Associates (Owner) of premises located at 432 Commerce Street, Hawthorne, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.5-1-11. The application is for a Special Use Permit per Town Code §218-63.A. Massage Establishment, on a legal parcel (.15 Acres) in the HH Zone.

Z-25-37 Nail Studio, Inc. (Applicant) for Orlando Laverghetta (Owner) for premises located at 925 Broadway, Thornwood, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.15-1-18.2.

The application is for a Special Use Permit per Town Code §218.63.A. Massage Establishment, on a legal parcel in the C-NR Zoning District.

Z-25-38 Ernest Calcagni (Owner) of premises located at 20 Kensington Avenue, Thornwood, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.15-1-27.

The proposed application is to increase the size of an existing rear deck on a legal substandard parcel (5,000 SF.) in the PRDT-6 Zone. **The following variance(s) are required:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Rear Yard Setback	30 FT.	25.95 FT.	16.5 FT.	13.5 FT.

Z-25-40 ADJOURNED

Liu Yuxia (Applicant) for Columbus Plaza (Owner) of premises located at 625 Columbus Avenue, Thornwood, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.7-1-26. The application is for a Special Use Permit per Town Code §218-63.A, Massage Establishment, on a legal parcel (58 Acres) in the CPS Zone.

INSPECTION MEETING WILL BE HELD ON
September 6, 2025
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.