

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE ZONING BOARD OF APPEALS TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD SEPTEMBER 11, 2025

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

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

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.

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-25-37 Nail Studio, Inc. (applicant) for Orlando Laverghetta (owner) / 925 Broadway, Thornwood, NY

Chairman Mr. Prezner: Please give your name for the record.

James Simmons: I am James Simmons; I am the attorney for Elvira Albin.

Chairman Mr. Prezner: the Special Use permit, under Town Code §218.63 for a Massage Establishment. This is in the CNR District. Now usually when we get involved with the size parties, there's usually a procedure that goes between the

building department, police department, and so on. My question to you is have these been checked?

Has the police department made that inspection yet on the property? James replied; I was unaware of the police inspection, not sure if it's been done yet. Mr. Chairman this is not a massage establishment this is a nail salon; they do hand massages and feet during pedicures. Mr. Prezner replied; it all falls under the same code.

Board member Mr. Hlapatsos: how many years have you been in business? James replied; it just opened a year ago.

Motion was made by George Hlapatsos to approve the application as submitted, seconded by Herb Doerr. All remaining members voted in favor of the application. Application carried 5-0.

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:**

Z-25-38 Ernest Calcagni (Owner) of / 20 Kensington Avenue, Thornwood NY.

Chairman Mr. Prezner: The proposed application is to increase the size of an existing rear deck on a legal substandard 5,000 square feet in the PRDT Zone. The following variance is required and its rear yard setback. You are asking for a variance of 13 feet. I want to make sure there is enough room for this setback since there is a shed there as well.

Ernest Calcagni: we pulled it back for that exact reason. We wanted to make sure we had enough room to get by the shed, get everything we needed to in the shed. The drop down was always an issue for us as we had kids and worried all the time.

Board Member Mr. DeCicco: just to clarify for the record, your property line you mentioned has two fences? So there is the fence that's closer

Board Member Mr. Doerr: If I am interpreting the plans right, you're reversing the way of the stairs. Ernest replied; yes. that is correct. The stairs are coming out from the door on the top of the deck, pretty much reversing the direction.

Board Member Mr. Hlapatsos: Just briefly, because you're increasing the variance that's required, initially your deck was non-compliant, by about four feet. It would be non-compliant by an additional nine feet. So just to justify the reasons why you're expanding the deck, further encroaching on that rear yard, setback, what's the purpose? Ernest replied; The purpose is to just have a bigger deck, have my grandchildren over, you know, have a nice barbecue with my family. Right now, it's just a deck that it's really just a walkway with a little area for a table. We just want to be able to have a little entertainment sometimes for the family. That's all about my wife back there, she always wants to entertain.

Mr. Hlapatsos; So it sounds like you made a wise, sound decision. Ernest; yes, I did.

Motion was made by Herb Doerr to approve the application as submitted, seconded by Adrienne Novak. All remaining members voted in favor of the application. Application carried 5-0.

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

[MIN_SIGNATURES]

