

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA

OCTOBER 9, 2025, 7:00 PM

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Z-25-25 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 for a Nail Salon under Town Code §218-63A., Massage establishment, on a legal parcel (.15 Acres) in the HH Zone.

Z-25-39 John Scavelli (Applicant) for John & Jessica Mattoon (Owners) of premises located at 11 Wappinger Trail, Briarcliff Manor, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 98.16-2-11.
The application is for a proposed new 38' x 18' in-ground swimming pool, along with the construction of a new deck to an existing single-family residence, located on a legal standard parcel (1.47 acres) in the R-40 Zoning District. The following variance(s) are being requested:

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Rear Yard Setback	50 FT.	N/A	28.4 FT.	21.6 FT.
2.	Minimum Distance to Main Structure	20 FT.	N/A	12 FT.	8 FT.

Z-25-40 Liu Yuxia (Applicant) for Columbus Plaza (Owner) of premises located at 625 Columbus Ave., Thornwood, NY 10594. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/112.7-1-26.
The application is for a Special Use Permit for a Nail Salon under Town Code §218-63A., Massage establishment, on a legal parcel (58 Acres) in the CPS Zone.

Z-25-42 Claudio Zhinin (Applicant) for DV&F Services. LLC. (Owner) of premises located at 65 OVERLOOK DR, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 122.7-3-67.
The application is for a proposed two-story addition to an existing single-family dwelling on a legal substandard parcel (6,340 SF.) in the R-10 Zone. The following variance(s) are requested:

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Side Yard Setback	10 FT.	9.2 FT.	9.2 FT.	0.8 FT.
2.	Combined Side Yard Setback	20 FT.	13.8 FT.	13.8 FT.	6.2 FT.

INSPECTION MEETING WILL BE HELD ON
October 4, 2025
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.