

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE ZONING BOARD OF APPEALS TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD OCTOBER 9, 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 - ABSENT
	Zoning Secretary	Cathy Grohowski

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

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-25-25 Panda Associates (owner)/ 432 Commerce Street, Hawthorne, NY

Chairman Mr. Prezner: Application is proposed for Special Use Permit for a Nail Salon under Town Code §218-63A. for Massage Establishment in the HH Zone. What kind of massages are you doing?

Wendy: just chair, and feet when we do pedicures. Chairman replied; everything else is in code, you know as far as the town is concerned, the building department and so on? Wendy replied; yes.

Mr. Greco: replied, no changes have been made to the property.

Mr. DeCicco: to Mr. Greco are you familiar with the business? What is your relation to the applicant? Mr. Greco replied; we are friends and yes, I am familiar with the business, I am here to help her.

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

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:

Z-25-39 John Scavelli (Applicant) John & Jessica Mattoon (Owners) / 11 Wappinger Trail, Briarcliff Manor, NY.

Chairman Mr. Prezner: Application is proposed for an in-ground 38'x18' pool. Please state your name and address for the Board.

John Scavelli: My name is John Scavelli and I am located at 2875 Route 35. I am a professional engineer. Given the existing principal structure and the location of the septic fields, this is really the tone spot on the property that that could, have a pool be set in place. Due to the location, there are these two variances, the rear yard variants that that we're asking for approval on and then the distance, to the principal, structure. the proposed pool is gunite which would be a pool that has bluestone coping. Then the deck around it too would be masonry, decking around the entire pool.

Chairman Mr. Prezner: when we were out there on Saturday, we took a look at where the location was for the pool. One concern I had was that you have a lot of rock. Mr. Scavelli replied; yes. You're going to have blast a lot. Mr. Scavelli replied; its typically chipping is the method to retain the depth. Now I don't have an objection to what you're trying to do. My only objection was if we could move it to 15 feet for the separation, I think we would be in good shape.

John Scavelli: on that point though, and I generally would agree with what your saying, if we move it and pull it back 3-feet we would still be just under 50% variance, which would be good.

Board Member Mr. DeCicco: I think I would be more comfortable with 15 feet that supposed to come from the house. Mr. Scavelli replied; The issue is it would be to be re-noticed because were increasing the variance request for the back. Mr. DeCicco replied; I just want to be clear that this is not something we could vote on tonight.

Board Member Mr. Doerr: I think we can reduce some of the what you're requesting on the setbacks and stuff if we shrink slightly the size of the pool. I mean, 18' x 38' is a pretty decent sized pool. I mean, 38 ft. round that off to 40 feet, you're 10 feet less than the town pool in length from our lap lane and stuff like that. If you shrink that down, that could take both in, alright, from that standpoint. I mean, 38 feet is really not going to affect the full scheme of things other than for maybe for you because that area is historically known for rock underneath there. I mean, we've had several houses, and if you drive that neighborhood, it's all up on rocks and all over. So if you shrink in a little bit, that's taken the rear setback, which I think is going to enhance and benefit saving the trees.

Board Member Mr. Hlapatsos: So, again, we've indicated that we would be amenable to the idea of you still requiring a variance from the space of the pool to

the house as long as it's not as great as it is now. A 5-foot variance is something that I think we've agreed would be, acceptable. The only way to achieve that without minimizing the width of the pool is to push further toward the back of the property. So you could do it today without increasing the encroachment upon the rear yard setback. If you cut the pool by five feet in width, it would be 13 feet wide instead of 18. You don't have to do it that way, you can simply move the pool itself further toward the rear of the property, decreasing the decreasing the I understand that.

Application is adjourned and will be heard on the November 13, 2025 agenda.

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-25-40 Liu Yuxia (Applicant) for Columbus Plaza (Owner) / 625 Columbus Avenue, Thornwood, NY.

Chairman Mr. Prezner: application is for a Special Use renewal for a Massage Establishment. We have, I am sorry I cannot pronounce your name.

Ching Fung Lee: my name is Ching Fung Lee but my American name is Jerry.

Chairman Mr. Prezner: I have been here, the place is very clean, pretty. Now where are you going to do be doing the massage work? Jerry replied; we do not have a room; we do not supply massage work. It is only for hands and feet; we also have a massage chair.

Motion to approve per plans submitted made by Adrienne Novak, seconded by Herb Doerr. All remaining members voted in favor. Carried 5-0 AYE.

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:

Z-25-42 Claudio Zhinin (Applicant) for DV&F Services, LLC./ 65 Overlook Drive, Valhalla, NY.

Chairman Mr. Prezner: Application is for the proposed two-story addition to an existing single-family dwelling. So what you are telling me is that you are not expanding the building. The foundation is going to stay. John replied; yes, that is correct. The addition is proposed to just go directly back and not have any sort of encroachment to the left side. The side yards are already existing as non-conforming.

So the addition there were some outcroppings on the building that are coming

down? John replied; Yeah, so at the rear side, I don't know if you walked it, there's kind of this cantilever section, and there's actually some structural cracking that's happening on the backside, and that's kind of driving where this addition would go. So where that cantilever is on that that one, that back left corner, we're proposing to square off the house to that cantilever, but now there'd be a new foundation below that, so it's not like a freestanding cantilever. So it would expand the kitchen slightly and expand the bedroom slightly, and just to square off the house and basically, you know, all those the structural issues, those can come out then and then be reframed proper, with the new addition.

Motion to approve per plans submitted made by Herb Doerr, seconded by George Hlapatsos. All remaining members voted in favor. Carried 5-0 AYE.

INSPECTION MEETING WILL BE HELD ON