

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA NOVEMBER 13, 2025, 7:00 PM

CONTINUING APPLICATIONS:

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 34x16 foot in-ground pool and deck to an existing single-family dwelling on a legal standard parcel (1.47 Acres) in the R-40 Zone. The following variance(s) are requested:

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Rear Yard Setback	50 FT.	N/A	25.58 FT.	24.42 FT.
2.	Minimum Distance to Main Structure	20 FT.	N/A	15 FT.	5 FT.

NEW APPLICATIONS:

Z-25-35 Michael Stallone (owner) of premises located at 145 Benic Place, Hawthorne, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 111.12-1-11.

The application is seeking the legalization of an existing 9.6-foot retaining wall in the rear yard, also legalizing an existing 6-foot fence in the side yards only with an existing single-family dwelling, on a legal substandard parcel (7,500 SF.) in the R-10 Zone. The following variance(s) are requested:

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Fence Height (Side Yards Only)	4 FT.	6 FT.	6 FT.	2 FT.
2.	Maximum Wall Height (Rear Yard Only)	6 FT.	9.6 FT.	9.6 FT.	3.6 FT.

Z-25-43 Marek Gazda (applicant) for Michael Hunter (owner) of premises located at 9 BYRAM MEADOWS RD, Chappaqua, N. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 107.6-1-7.

The application is for a proposed new in-ground swimming pool and spa with an existing single-family dwelling on a legal standard parcel (0.92 Acres) in the R-40 Zone. The following variance(s) are requested:

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Minimum Distance to Main	20 FT.	N/A	10 FT.	10 FT.

Structure

Z-25-44 Joseph Cifra Jr. owner of premises located at 45 Andrea Lane, Thornwood, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/106.20-4-50.

The application is for a proposed one-story addition, legalization of an existing shed with an existing single-family dwelling on a legal standard parcel (14,224.5 SF.) in the R-10 Zone. The following variance(s) are requested:

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Total Combined Side Yard	25 FT.	37.8 FT.	22.8 FT.	2.2 FT.
2.	Side Yard Setback	10 FT.	23.4 FT.	8.4 FT.	1.6 FT.

Z-25-45 Stacey Calta (Applicant) for DEP (Owner) of premises located at 2 Walker Road, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 116.16-1-2.

The application is for the proposed construction of a new chamber building as part of DEP's Kensico-Eastview Connection (KEC) Project, on a legal standard parcel (87 Acres) in the OB-2 Zone. The following variance(s) are requested:

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Building Height	40 FT.	N/A	46 FT.	6 FT.

Z-25-49 Jaclyn Tyler (applicant) for Thomas Meyer (owner) of premises located at 22 PINE RD, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/112.20-3-30.

The application is for a proposed two-story addition with a new front porch, and the legalization of an existing shed in the rear yard of an existing single-family dwelling, on a legal substandard parcel (16,900.50 SF.) in the R-20 Zone. The following variance(s) are requested:

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback (Addition)	50 FT.	40.4 FT.	40.91 FT.	9.09 FT.
2.	Rear Yard Setback (Shed)	10 FT.	1 FT.	1 FT.	9 FT.
3.	Side Yard Setback (Shed)	10 FT.	1.96 FT.	1.96 FT.	8.04 FT.

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