

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE ZONING BOARD OF APPEALS TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD NOVEMBER 13, 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 Naclerio

CONTINUING APPLICATIONS:

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:

Z-25-25-39 John Scavelli (Applicant) for John Mattoon (Property Owner)

Address: 11 Wappinger Trail, Briarcliff Manor

Tax Map: 98.16-2-11

Project: Proposed 34 ft. × 16 ft. in-ground pool and deck

Lot Size: 1.47 Acres

Zone: R-40

Discussion:

- Mr. Scavelli confirmed modifications since prior meeting:
 1. Pool moved 2 feet further back from the house.
 2. Pool dimensions reduced by 2 feet in width and depth.

Board Comments:

- Board members noted the applicant acted in good faith to address prior comments.
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- All members agreed there were no further concerns.

Motion:

- **Motion to approve** by Mr. Herb Doerr.
- **Second** by Ms. Novak.
- All remaining members voted in favor. **Application approved 5-0**

NEW APPLICATIONS:

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:

Z-25-25-35 Michael Stallone (Property Owner)

Address: 145 Benic Place, Hawthorne

Tax Map: 111.12-1-11

Project: Legalization of an existing retaining wall in the rear yard, legalization of an existing 6-foot fence in the side yards

Lot Size: 7,500 SF.

Zone: R-10

Discussion:

- Pete Stallone's father of the property owner appeared to represent the application
- Purpose of work: flatten steep rear yard slope to allow safe use for children.

Board Comments:

- Members acknowledged unique property conditions and safety concerns.
 - All agreed the wall height was appropriate given site constraints and slope.
 - It was clarified that any fence placed atop the wall would aggregate with wall height, and therefore must be installed at least 1-foot inside the property line and off the wall to avoid exceeding permitted height without any additional variances.
 - Board observed the steep drop and collapse of a portion of the prior wall.
 - Applicant is in Planning Board review due to steep slope requirements.
 - Clarification made by Board Member Mr. Hlapatsos:
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1. Any fence placed **on top of** the retaining wall would aggregate height and require additional variance.
2. Fence must be placed **at least 1 foot off the wall** on applicant's property to avoid height aggregation.

Motion:

- **Motion to approve** by Mr. Hlapatsos, with condition:
 1. Aggregate height of wall may not exceed **9.6 ft.**
 2. Fence must be installed off the wall per code requirements.
- **Second** by Mr. DeCicco.
- All remaining members voted in favor. **Application approved 5-0**

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:

ADJOURNED TILL DECEMBER

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:

Z-25-44 John Anastasiou (Applicant) for Joseph Cifra (Property Owner)

Address: 45 Andrea Lane, Thornwood

Tax Map: 89-106.20-4-50

Project: One-story addition and legalization of an existing shed

Lot Size: 14,000 SF.

Zone: R-10

Discussion:

- Addition placed on left side of house due to driveway and layout constraints.
 - Existing house is small; bedrooms modest in size.
 - Design selected to avoid disrupting existing patio and to maintain front façade symmetry.
 - New corridor also needed to create interior access to the basement
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(currently accessible only through the garage).

- Board members conducted site visit and confirmed existing shrubs provide buffering between properties.
- Board found design reasonable and minimally intrusive.

Motion:

- Motion to approve by Mr. Doerr.
- **Second** by Ms. Hlapatsos

All remaining members voted in favor. **Application approved 5-0**

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:

Z-25-45 Stacey Calta (Applicant) for DEP (Property Owner)

Address: 2 Walker Road, Valhalla

Tax Map: 116.16-1-2

Project: Construction of new chamber building as part of the Kensico–Eastview Connection project

Parcel Size: 87 Acres

Zone: OB-2

Discussion:

- DEP representative presented site overview and location of proposed chamber building.
- The proposed ECC building will be located within the DEP campus, south of the Disinfection Facility and east of the North Forebay facility.
- Elevation changes and existing steep slopes limit the ability to reduce height.
- The additional height is required for internal systems, including:
 1. Bridge crane
 2. Water quality equipment
 3. Electric equipment
 4. Gate actuators
 5. Equipment associated with tunnel access and unwatering operations
- Public Design Commission **final approval** has been obtained.
- Renderings were shown illustrating building location, height, and sight lines from Walker Road.

Board Comments:

- Questions raised regarding whether site grading could be altered to lower height; applicant stated this is constrained by tunnel shaft elevation and steep slopes.
- Solar panels on the roof will be low-profile; no rooftop HVAC equipment of significant height.
- Sight lines from Walker Road and adjacency to correctional facility indicate minimal visual impact.
- The building height was determined to be generally consistent with the North Forebay building and lower than surrounding institutional structures.

Motion:

- Motion to approve by Mr. Doerr.
- **Second** by Ms. Hlapatsos
- All remaining members voted in favor. **Application approved 5-0**

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:

Z-25-49 Jaclyn Tyler (Applicant) for Thomas Meyer (Property Owner)

Address: 22 Pine Road, Valhalla

Tax Map: 112.20-3-30

Project: two-story addition with a new front porch, and the legalization of an existing shed in the rear yard.

Parcel Size: 16,900 SF.

Zone: R-20

Discussion:

- Existing lot constraints and a drainage easement create the hardship.
 - Addition designed around an existing structural wall, requiring placement of stairs and rooms along the same line.
 - Purpose:
 1. Create a first-floor bedroom/bathroom for aging parents and future aging-in-place.
 - Footprint largely unchanged; new porch and second-floor projection remain aligned with existing garage setback.
 - Shed moved several years prior due to collapse of an old drainage pipe.
 - Owners did not realize a permit was required at the time.
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- Current placement near the rear and side property lines chosen to maximize yard use.
- Drainage improvements by DEP created embankments and limited suitable yard areas.

Board Comments:

- Board concerned that shed placement results in **significant noncompliance**, and questioned why it was located at the most nonconforming location after being moved.
- Board noted an alternative option: move shed to reduce side-yard encroachment and request fewer/lesser variances.
- Applicant open to relocating shed.
- Neighbor impact discussed; letters of support were submitted.

The Board agreed to modify the side-yard variance:

- Instead of the requested **8.04 ft variance**, the Board will allow a **5-foot variance**, requiring the applicant to move the shed to be at least **5-foot** from the side lot line.
- Rear yard setback variance approved as originally requested.
- Front yard setback for the house approved as submitted.

Public Comment:

- **Mark Perricelli (24 Pine Road)** spoke in favor of the application, stating the shed's location created no issues for him.

Motion:

- Motion to approve by Mr. Doerr.
- **Second** by Ms. Hlapatsos
- All remaining members voted in favor. **Application approved 5-0**

INSPECTION MEETING WILL BE HELD ON