

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA DECEMBER 11, 2025, 7:00 PM

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Z-25-43 Marek Gazda(Applicant) for Michael Hunter (Owner) of premises located at 9 Byram Meadows Road, Chappaqua, NY. 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 Structure	20 FT.	N/A	10 FT.	10 FT.

Z-25-53 ADJOURNED

Phil Grimaldi (applicant) for Edward Mancuso (owner) of premises located at 9 Lakeview Avenue, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.7-1-23. This application previously appeared on the Zoning Board of Appeals 2021 agenda as Zoning Application 21-36, which included approvals for Lot Width for Lot #3 and Mean Lot Width for Lot #2. The application is for the proposed reconfiguration of two (2) lots into three (3) lots, keeping the existing home on a legal parcel (39,441.65 SF.) in the R-10 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Street Frontage (Lot #3)	25 FT.	N/A	18/05 FT.	6.95 FT.

Z-25-54 Jon Keck (Owner) of premises located at 18 Mountain Trail, Pleasantville, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/99.15-4-22. The application is for the proposed one-story addition to the east side of an existing single-family dwelling, legalization of an existing fence and pavilion on a legal parcel (7,500 SF.) in the R-10 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE
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				REQUESTING
1.	Side Yard Setback	14 FT.	N/A	12 FT.
2.	Minimum Distance to Main Structure	12 FT.	9 FT.	9 FT.
3.	Maximum Fence Height	4 FT.	6 FT.	6 FT.
4.	Rear Yard Setback	30 FT.	27 FT.	27 FT.
				2 FT.
				3 FT.
				2 FT.
				3 FT.

Z-25-55 Maria Pedone (Owner) of premises located at 11 Clover Road, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/112.20-3-8. The application is for the proposed two-story addition on a legal parcel (0.287 Acres) in the R-20 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Rear Yard Setback	50 FT.	44.68 FT.	13.32 FT.	36.68 FT.
2.	Maximum Lot Coverage	15%	15%	16.70%	1.70%

Z-25-56 Enza Materia (Owner) of premises located at 385 Columbus Avenue, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/112.19-1-32. The application is for the proposed demolition of an existing deck, construct new deck to the rear of an existing single-family dwelling. on a legal parcel (20,437 SF.) in the R-20 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Rear Yard Setback	50 FT.	36.4 FT.	36.67 FT.	13.33 FT.

Z-25-57 Jessica & Conner Downey (Owners) of premises located at 753 Warren Avenue, Thornwood, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/106.18-3-31. The application is for the proposed two-story addition on a legal parcel (6,500 SF.) in the R1-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	30 FT.	31.29 FT.	29.29 FT.	0.71 FT.
2.	Rear Yard Setback	30 FT.	29 FT.	17 FT.	13 FT.
3.	Maximum Lot Coverage	20%	22%	24.5%	2.5%

INSPECTION MEETING WILL BE HELD ON
DECEMBER 6, 2025
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.