

# TOWN OF MOUNT PLEASANT

## ZONING BOARD OF APPEALS AGENDA JANUARY 8, 2026, 7:00 PM

### CONTINUING APPLICATIONS:

- 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, constructing a 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.   | 46.13 FT. | 39 FT.    | 11 FT.              |

### NEW APPLICATIONS:

- Z-25-28 Linda Whitehead, Esq. (Applicant) for the Jewish Child Care Association (Owner) of premises located at 1075 Broadway Pleasantville, NY 10570.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.11-1-21. This application is submitted for an appeal of the Building Inspector's determination that a Health Center is a prohibited use within the R-20 zoning district, pursuant to Town Code §218-45 "Parochial and private elementary schools, high schools, and colleges."

- Z-25-53 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 Square Feet) in the R-10 Zone. **The following variance(s) are requested:**

|    | VARIANCE                   | REQUIRED | EXISTING | PROPOSING | VARIANCE REQUESTING |
|----|----------------------------|----------|----------|-----------|---------------------|
| 1. | Street Frontage<br>(Lot#3) | 25 FT.   | N/A      | 18.05 FT. | 6.95 FT.            |

- Z-25-58 Charles Alfano, owner of premises located at 15 Greenwood Lane, Valhalla, NY.**

Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/112.16-1-52. The application is for the proposed five-foot fence to an existing single-family dwelling on a legal parcel (.75 Acres) in the Zone. **The following variance(s) are requested:**

|    | VARIANCE             | REQUIRED | EXISTING | PROPOSING | VARIANCE REQUESTING |
|----|----------------------|----------|----------|-----------|---------------------|
| 1. | Maximum Fence Height | 4 FT.    | N/A      | 5 FT.     | 1 FT.               |

**Z-25-60 210 Marble Avenue Associates (Owner) of premises located at 200 Marble Avenue, Pleasantville, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.10-6-44. The application is for a Special Use Permit, for a Massage Establishment per Town Code §218.63A. Massage Establishments, on a legal parcel (.25 Acres) in the C-NR Zone.

**Z-25-62 Nicholas Gizzo owner of premises located at 55 Greenwood Lane, Valhalla, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/112.16-1-39. The application is for the proposed two-story addition to an existing single-family dwelling on a legal parcel (23,093 SF.) in the R-40 Zone. **The following variance(s) are requested:**

|    | VARIANCE                   | REQUIRED | EXISTING | PROPOSING | VARIANCE REQUESTING |
|----|----------------------------|----------|----------|-----------|---------------------|
| 1. | Front Yard Setback         | 60 FT.   | 51.6 FT. | 51.6 FT.  | 8.4 FT.             |
| 2. | Side Yard Setback          | 25 FT.   | 24.4 FT. | 24.4 FT.  | 0.6 FT.             |
| 3. | Front Yard Setback (Porch) | 60 FT.   | N/A      | 52.7 FT.  | 7.3 FT.             |

**INSPECTION MEETING WILL BE HELD ON**  
**JANUARY 3, 2026**  
**BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.**