

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA FEBRUARY 12, 2026, 7:00 PM

CONTINUING 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 has been 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 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 standard 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.

NEW APPLICATIONS:

Z-25-63 John Anastasiou (applicant) for Ammad Faisal (owner) of premises located at 109 Hardscrabble Lake Drive, Chappaqua, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/99.5-1-11.

The application is for the proposed demolition of an existing deck and construct a new larger deck to an existing single-family dwelling on a legal standard parcel (67,760 SF.) in the R-40 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Rear Yard Setback	50 FT.	51.5 FT.	40 FT.	10 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 a proposed six-foot fence with an existing single-family dwelling, on a legal standard parcel (.75 Acres) in the R-20 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Fence Height (Rear & Side Yards Only)	4 FT.	N/A	6 FT.	2 FT.

INSPECTION MEETING WILL BE HELD ON
FEBRUARY 7, 2026
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.