

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE ZONING BOARD OF APPEALS TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD FEBRUARY 12, 2026

Present	Chairman	Ron Prezner - ABSENT
	Board Member	Nick DeCicco
	Board Member	George Hlapatsos - ACTING
	Board Member	CHAIRMAN
	Board Member	Herb Doerr
	Building Inspector	Adrienne Novak
	Zoning Secretary	Joe Bregante
		Cathy Grohowski

CONTINUING APPLICATIONS:

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".

Application No.: Z-25-28

Applicant: Linda Whitehead, Esq., on behalf of **Jewish Child Care Association (JCCA)**

Property Location: 1075 Broadway, Mount Pleasant, New York

Tax Map Designation: SBL 106.11-1-21

Zoning District: R-20

Proposal: Appeal of Building Inspector's Determination

Application Presentation:

Ms. Whitehead stated that the application is an appeal of the Building Inspector's determination that a proposed health center building constitutes a prohibited use within the zoning district. The appeal is brought pursuant to the Town Code.

She clarified that the denial letter asserted—without elaboration—that a "health center" is not permitted in the R-21 District. The letter did not cite specific code provisions or address the historic and existing uses on the property.

A correction was placed on the record that the applicable code section is the provision addressing charitable, religious, or similar uses, rather than the section cited at the prior

meeting. Counsel stated that this correction does not substantively change the analysis.

Ms. Whitehead asserted that:

- The use of the property is not changing.
- Medical, behavioral, and therapeutic services have historically and continuously been provided on the campus.
- The proposed building is not a stand-alone public health center, nor open to the general public.
- The building is intended solely to serve residents of the existing residential treatment center.
- The Building Inspector's determination incorrectly characterizes the proposed facility as a new or separate use.
- Ms. Whitehead further stated that zoning regulations are to be strictly construed in favor of the property owner where ambiguity exists, and that the Board must determine whether the Building Inspector's interpretation is supported by the facts and applicable law.

Description of Existing and Proposed Facilities:

Ms. Whitehead summarized the materials submitted since the prior meeting, including floor plans and written submissions:

- Proposed Building: Approximately 11,500 square feet, one-story, code-compliant structure.
 - Existing Facilities:
 - PCS Health Center: approximately 9,053 square feet
 - Portion of Edenwald Administration Building: approximately 1,675 square feet
 - Additional medical and behavioral health services are currently dispersed throughout cottages and administrative buildings on campus.
 - The applicant stated that the new building consolidates existing services into a single, safer, more efficient facility and that total treatment space is comparable to—or less than—the combined existing spaces.
 - A design summary letter from Love Architects describing the development of the proposed building.
 - A letter from Anne Marie Scalia, CEO of JCCA, outlining the operational need and
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community benefits of the project.

Anne Marie Scalia:

- The importance of centralizing medical and behavioral health services to improve supervision, safety, and treatment outcomes.
- The difficulty and trauma caused by moving children across campus for services.
- The fact that services are already provided daily on campus and that the proposal improves oversight rather than expanding use.
- The applicant's intent to be a good neighbor and improve campus management.
- That the proposal does not increase the scope or nature of services provided.
- Ms. Scalia stated that the enhancement relates to quality, safety, and compliance, not to a change in use.

Board Member Comments:

Board members questioned the applicant regarding:

- Square footage comparisons between existing and proposed facilities.
- The number and type of treatment rooms (medical, behavioral, sensory).
- Whether services would expand in scope or intensity.
- Whether staffing levels would increase.
- Whether new medical technologies or hospital-type services would be introduced.

The applicant responded that:

- The number of treatment providers would not increase as a result of the project.
- Services would remain limited to primary care, therapy, medication administration, and related treatment typical of a residential treatment center.
- No hospital-level services (e.g., MRI, X-ray) are proposed.
- Occasional overnight stays already occur and would not materially change.

Public Comments:

The following neighbors spoke in opposition, expressing concerns regarding:

1. Mrs. DeRentiis – Pleasantville, NY
2. Mrs. Kearns – Pleasantville, NY

- Noise, lighting, and safety impacts.
- Prior drainage and enforcement issues.

- Distrust regarding future use of existing buildings.

Motion:

To close the public hearing, only to allow the vote for the March agenda.

Moved by: George Hlapatsos

Seconded by: Nick DeCicco

Vote: The motion carried unanimously 4-0

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:**

NEW APPLICATIONS:

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:**

Application No.: Z-25-63

Applicant: John Anastasiou, on behalf of property owner Ahmad Faizal

Property Location: 109 Arts Chapel Lake Drive, Chappaqua

Tax Map Designation: SBL 99.15-1-1

Zoning District: R-40

Proposal: Demolition of an existing deck and construction of a new, larger deck in connection with an addition to an existing single-family dwelling

Applicant Presentation:

Mr. Anastasiou stated that he is representing the applicant. The applicant explained that the

variance request is prompted by an addition to the existing living room. The current living room has an irregular L-shaped configuration, and the proposal seeks to square off the space to better accommodate the growing needs of the family. As a result of this addition, the existing deck must be removed and reconstructed to align with the new rear façade.

The existing deck contains multiple angles that create limited and impractical usable space. The proposed deck is designed to be squared off, extending approximately 14 feet, to provide a more functional and usable outdoor area. A portion of the new deck—approximately one-third of its total length—will be covered, while the remainder will remain open. The deck will extend from the living room and connect to an existing door from the breakfast nook.

The rear lot line includes a chamfered angle, which results in the proposed rectangular deck encroaching into the rear yard setback by 10 feet at one corner.

The applicant testified that alternative designs were explored, including rounding or angling the offending corner of the deck to reduce or eliminate the variance. However, the homeowner intends to install a built-in counter and an exterior fireplace on the right side of the deck. Angling or rounding the deck would cause the fireplace to obstruct views from the living room and defeat the primary design objective of maintaining open rear views through a series of windows.

The fireplace is proposed as a framed enclosure, clad in stone veneer, and is not a structural masonry fireplace bearing directly on the deck.

Board Member Comments:

Board members confirmed that:

- The variance impact is limited to the right rear corner of the deck.
- The living room addition will be constructed on piers, with no new basement or foundation extension.
- The area beneath the addition will remain open, consistent with existing conditions.
- The deck will extend beyond the living room addition, and the covered portion will serve as a screened or enclosed area.
- A new door will be added from the living room to access the deck.
- Board members noted that the original deck design likely reflected architectural angles present elsewhere on the house, including the breakfast nook, but agreed that the proposed design improves functionality.

Motion:

To approve Application Z-25-63 as presented, based on the plans and testimony submitted into the record.

Moved by: Nick DeCicco

Seconded by: Herb Doerr

Vote: The motion carried unanimously 4-0

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:**

Application No.: Z-25-58

Applicant: Mrs. Alfano

Property Location: 15 Greenwood Lane, Valhalla

Tax Map Designation: SBL 112.16-1-52

Zoning District: R-20

Proposal: proposed six-foot fence

Application Presentation:

The application requests approval to install a **six-foot fence** at the rear and side yards of an existing single-family dwelling. The **zoning ordinance permits a maximum fence height of four feet** in the rear and side yards. Therefore, a **two-foot variance** was requested.

There is **no existing fence** on the property. The proposed fence is intended to address **privacy concerns**, particularly due to the **topography of the property**, which increases visibility from neighboring properties.

It was noted that **prior screening existed** in the form of **bushes**, which had functioned as visual screening similar to a fence.

Public Comment:

The Chair asked whether any members of the public wished to be heard.

No hands were raised and **no public comment was received.**

Motion:

To approve Application Z-25-58 as presented, based on the plans and testimony submitted into the record.

Moved by: Adrienne Novak

Seconded by: Nick DeCicco

Vote: The motion carried unanimously 4-0

INSPECTION MEETING WILL BE HELD ON