

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA

MARCH 12, 2026, 7:00 PM

CONTINUING APPLICATIONS:

Z-25-28 **ADJOURNED** **DECISION ONLY**

Linda Whitehead, Esq. (Applicant) for the Jewish Child Care Association (Owner) of premises at 1075 Broadway, Pleasantville, NY. 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 prohibited use within the R-20 zoning district, pursuant to Town Code §218-45 "Parochial and private elementary schools, and colleges".

NEW APPLICATIONS:

Z-25-62 Louis Campana (Applicant) for 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 112.16-1-39. The application is for a proposed two-story addition to an existing single-family dwelling on a legal substandard 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 (Front Porch)	60 FT.	N/A	52.7 FT.	7.3 FT.

Z-25-64 John Scarlato (Applicant) for Vijesh Titus (Owner) of premises located at 98 Eastview Drive, Valhalla, NY. Designated on the tax Assessment Maps of the Town of Mount Pleasant as 113.5-2-49. The application is for a proposed two-story addition to an existing single-family dwelling on a legal substandard parcel (.94 Acres) in the R-40 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback (Eastview)	60 FT.	70.13 FT.	50.12 FT.	9.88 FT.
2.	Front Yard Setback	60 FT.	50.86 FT.	50.88 FT.	9.12 FT.

(Wartburg)

- Z-26-1 Rocco DiLeo (Owner) of premises located at 33 Livingston Avenue, Valhalla, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 122.7-2-35. The application is for a proposed rear and covered front porch addition to an existing single-family dwelling, on a legal substandard parcel (9,998.24 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	30 FT.	31.91 FT.	27.5 FT.	2.5 FT.
2.	Maximum Lot Coverage	20%	14.77%	20.65%	.65%

- Z-26-2 Dimovski Architecture (Applicant) for John Pugni (Owner) of premises located at 108 Bradhurst Avenue, Valhalla, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.17-1-15. The application is for a proposed two-lot subdivision on a legal standard parcel (43,751. SF.) located in the R-20 Zone, which is currently seeking Planning Board approval. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Mean Depth (Lot #1)	150 FT.	N/A	112.89 FT.	37.11 FT.
2.	Rear Yard Setback	50 FT.	N/A	30.84 FT.	19.16 FT.
3.	Mean Depth (Lot #2)	150 FT.	N/A	106.48 FT.	43.52 FT.
4.	Rear Yard Setback	50 FT.	N/A	24.82 FT.	25.18 FT.

- Z-26-4 Keith Larsen (Applicant) for Brian & Brianna Larsen (Owners) of premises located at 7 Rosehill Road, Briarcliff Manor, NY.** Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 99.17-2-39. The application is for a proposed 1.5-story addition to an existing single-family dwelling, on a legal standard parcel (44,179 SF.) in the R-40 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	60 FT.	73.4 FT.	44.9 FT.	15.1 FT.

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