

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA

APRIL 9, 2026, 7:00 PM

CONTINUING APPLICATIONS:

Z-25-28 DECISION ONLY

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."

NEW APPLICATIONS:

Z-26-7 Pleasant Spa (Applicant) for Thornwood, LDT., LLC. (Owner) of premises located at 53 Kensico Road, Thornwood, NY. The parcel is designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.15-1-39.

The application is for a Special Use permit for a Massage Establishment in accordance with Town Code §218- 63.1 Massage Establishments; "no massage establishment may open, operate or exist in the Town without first obtaining a Special Use permit with the Zoning Board of Appeals...." Premises is located at 53 Kensico Road, Thornwood, NY 10594, in the C-NR Zoning District.

Z-26-8 Daniel Sanchez (Applicant) for Jorge Guiracocha (Owner) of premises located at 681 Sherman Avenue, Thornwood, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 106.18-2-69. The application is for a proposed 2-story addition to an existing single-family dwelling, on a legal standard parcel (10,000 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	30 FT.	9.78 FT.	9.78 FT.	20.22 FT.

Z-26-9 John Santoro & Marni Mayer (Owners) of premises located at 19 Pine Road, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/112.20-3-27. The application is for the proposed demolition of the existing single-family dwelling and the reconstruction of a new single-family dwelling, on a legal substandard parcel (13,799 SF.) in the R-20 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	50 FT.	39.7 FT.	31.1 FT.	18.9 FT.

	(Pine Rd.)				
2.	Front Yard Setback	50 FT.	38.5 FT.	37.5 FT.	12.5 FT.
	(Beech Rd.)				
3.	Rear Yard Setback	50 FT.	29.5 FT.	24.3 FT.	25.7 FT.
4.	Maximum Lot Coverage	15%	11.7%	20.6%	5.6%

Z-26-13 Dimovski Architecture (Applicant) for David Cebel (Owner) of premises located at 423 & 429 Commerce Street, Hawthorne, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.5-1-28 & 112.5-1-27. The application is for a proposed new mixed-use building with 12 proposed dwelling units, one office space, and two commercial/retail spaces, along with a rear parking lot . The application is currently seeking Planning Board approval on legal standard parcels (16,469.7 SF.) in the HH Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Elevator Bulkhead	10 FT.	N/A	14 FT.	4 FT.

Z-26-6 Sid Schlomann (Applicant) for Carla Calvin (Owner) of premises located at 18 Hardscrabble Hill Road, Chappaqua, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 89/99.6-2-59. The application is for a proposed two-story addition to an existing single-family dwelling, on a legal substandard parcel (34,958 SF.) in the R-40 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback	60 FT.	45 FT.	45 FT.	15 FT.

INSPECTION MEETING WILL BE HELD ON
April 4, 2026
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.