

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE ZONING BOARD OF APPEALS TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD MAY 14, 2026

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

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Dimovski Architecture (Applicant) for Akbar Rizvi (Owner) of premises located at 1215 Bedford Road, Pleasantville, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 105.19-1-27. The application is seeking approval for a partially constructed detached garage located within the front yard of a single-family home in the R-40 Zone. This application is also currently seeking Planning Board approval for a Lot Line Modification. **The following variance(s) are requested:**

Application No.: Z-25-59

Property: 1215 Bedford Road, Pleasantville

Owner: Akbar Rizvi

Tax Map No.: 105.19-1-27

Zone: R-20

Description of the Application:

- Mr. Dimovski explained that the application involved a partially constructed detached garage situated within the front yard setback area. The application was being reviewed concurrently by the Planning Board in connection with a proposed lot line adjustment.
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- Mr. Dimovski stated the unusual configuration of the property and the proposed lot line adjustment intended to bring the garage into greater compliance with side yard setback requirements.
- Mr. Dimovski stated that the Planning Board had requested that the applicant first seek guidance from the Zoning Board of Appeals prior to finalizing the lot line adjustment.
- Mr. Rizvi addressed the Board and submitted a statement.

Board Member Comments:

- The legality of acting on a contingent variance;
- The partially constructed garage encroaching over an existing property line;
- Structural concerns involving exposed rock within the foundation area;
- The self-created nature of the hardship; and
- Whether an alternative garage location may exist on the property.
- The Board questioned whether it could legally act upon a variance application dependent upon a lot line adjustment that had not yet been approved or recorded. Members expressed concern regarding issuing a contingent variance based upon a theoretical property configuration.
- The Board acknowledged receipt of letters of support from neighboring property owners.
- The Board determined that action on the application would be premature until the Planning Board completed its review and finalized the proposed lot line adjustment.

Action:

Upon consensus of the Board and at the request of the applicant, the application was adjourned to a date to be determined pending Planning Board action and completion of the lot line adjustment process. No formal vote was taken.

Bradley Swick (Owner) of premises located at 80 MADISON AVE, VALHALLA, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 117.15-3-25. The application is for the proposed replacement of an existing fence with a new 6-foot-high fence, to an existing single-family dwelling on a legal standard parcel (10,297 SF.) in the R-10 Zone. **The following variance(s) are requested:**

Application No.: Z-26-10

Property: 80 Madison Avenue, Valhalla

Owner: Bradley Swick

Tax Map No.: 117.15-3-25

Zone: R-10

Board member Adrienne Novak recused herself from the application due to a professional relationship with the applicant.

Description of the Application:

- Mr. Swick explained that the application sought approval to replace an existing six-foot fence with a new fence of identical height and appearance.
- Mr. Swick supplied photographs of the existing fence were submitted.
- The applicant confirmed that the replacement fence would consist of a five-foot solid section topped by one foot of lattice, consistent with the existing condition.

Board Member Comments:

- The location of the fence adjacent to a retaining wall and grade change
- Confirmation that the lattice top would remain a required condition of approval.

Motion:

Mr. DeCicco moved to approve Application Z-26-10 as submitted, seconded by Mrs. Hlapatsos

Result: Motion carried, 4-0.

John Anastasiou (Applicant) for John Battista (Owner) of premises located at 30 Greenwood Lane, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 113.13-1-25. The application is for a proposed one-story addition, and replacement of an existing deck to an existing single-family dwelling on a legal standard parcel (.481 Acres) in the R-20 Zone. **The following variance(s) are requested:**

Application No.: Z-26-12

Property: 30 Greenwood Lane, Valhalla

Owner: John Battista

Tax Map No.: 113.13-1-25

Zone: R-20

Description of Application:

- The applicant explained that the proposed addition was intended to accommodate an elderly parent requiring medical care. Due to the split-level configuration of the home, the proposed location provided the most practical and accessible layout while minimizing interior alterations.

Board Member Comments:

- The Board stated the modest nature of the requested variances and characterized them as de minimis.

- The Board also discussed accessibility features incorporated into the design, including a roll-in shower.
- The Board acknowledged receipt of letters from neighboring property owners in favor of the project at:
 - 31 Greenwood Lane
 - 32 Greenwood Lane
 - 28 Greenwood Lane

Motion:

Mr. Doerr moved to approve Application Z-26-12 as submitted, seconded by Mr. Hlapatsos

Result: Motion carried, 5-0.

Tracy Xu (Owner) of premises located at 11 Tamarack Way, Pleasantville, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 107.5-2-15. The application is for the legalization of an existing shed in the rear yard of an existing single-family dwelling, on a legal standard parcel (0.9256 Acres) in the R-40 Zone. **The following variance(s) are requested:**

Application No.: Z-26-14

Property Address: 11 Tamarack Way, Pleasantville

Owner: Tracy Xu

Tax Map Designation: 107.5-2-15

Zoning District: R-40

Description of Application:

- The applicant stated that the shed had existed since approximately 2016 or 2017 and was situated on a concrete base. The required rear yard setback was 20 feet, while the existing setback was 17 feet, requiring a three-foot variance.

Board Member Comments:

- Board members discussed the shed's location relative to neighboring properties and noted that no objections had been raised by adjacent property owners.

Motion:

Mr. DeCicco moved to approve Application Z-26-14 as submitted, seconded by Mrs. Novak

Result: Motion carried, 5-0.

INSPECTION MEETING WILL BE HELD ON

May 14, 2026