

TOWN OF MOUNT PLEASANT

ZONING BOARD OF APPEALS AGENDA

JUNE 11, 2026, 7:00 PM

CONTINUING APPLICATIONS:

NEW APPLICATIONS:

Z-25-9

Andy Cheung (Applicant) for 168 Saw Mill River Rd. LLC. (Owner) of premises located at 168 Saw Mill River Road, Hawthorne, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 111.20-1-10.

The proposed application is to remove and replace an existing retaining wall with an existing office building on a legal standard parcel (1.272 Acres) in the CR-B Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Maximum Fence/Wall Height	6 FT.	6 FT.	10 FT.	4 FT.

Z-26-15

John Anastasiou (Applicant) for Nicholas Dipaolo (Owner) of premises located at 140 Warren Avenue, Hawthorne, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.18-2-7.

The application is for a proposed one-story addition, new garage to an existing single-family dwelling on a legal parcel (17,987 SF.) in the R-10 Zone. **The following variance(s) are requested:**

VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1. Rear Yard Setback	30 FT.	9.9 FT.	7.33 FT.	22.67 FT.

Z-26-16

Dimovski Architecture (Applicant) for Brandon Jacobi (Owner) of premises located at 4 Old Farm Road South, Pleasantville, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 107.5-2-37.

The application is for a proposed new 20'x45' in-ground pool, 15'x22' single-story pavilion to an existing single-family dwelling on a legal parcel (41,036 SF.) in the R-40 Zone. **The**

following variance(s) are requested:

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Maximum Lot Coverage Percentage	10%	9.8%	10.7%	0.7%
2.	Front Yard Setback	60 FT.	N/A	35.7 FT.	24.3 FT.

Z-26-17 Michael Molinelli (Applicant) for Trevor Eisenman (Owner) of premises located at 500 Sherman Avenue, Hawthorne, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.6-4-37. The application is for a proposed one-story addition to an existing single-family dwelling, on a legal parcel (7,500 SF.) in the R-10 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Side Yard Setback	12 FT.	9.4 FT.	9.4 FT.	2.6 FT.
2.	Total Combined Side Yards	33 FT	41.25 FT.	30 FT.	3 FT.

Z-26-19 Dimovski Architecture (Applicant) for David Pond (Owner) of premises located at 246 West Lake Drive, Valhalla, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.12-1-14.

The application is for a proposed one-story addition, new deck and covered porch to an existing single-family dwelling on a legal parcel (41,374 SF.) in the R-40 Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Front Yard Setback (Roberta Court)	60 FT.	30.3 FT.	38.9 FT.	21.2 FT.

Z-26-20 Jonathon Villani (Applicant) for 2 Broadway Realty, LLC. (Owner) of premises located at 2 Broadway, Hawthorne, NY. Designated on the Tax Assessment Maps of the Town of Mount Pleasant as 112.9-3-10.

The application is seeking approval for the conversion of a single-story, commercial structure to a four-story mixed-use storage and residential structure which is currently seeking Planning Board approval, on a legal substandard parcel (3,925.65 SF.) in the HH Zone. **The following variance(s) are requested:**

	VARIANCE	REQUIRED	EXISTING	PROPOSING	VARIANCE REQUESTING
1.	Lot Area	5,000 SF.	3,925.6 SF.	3,925.6 SF.	1,074.4 SF.
2.	Side Yard Setback	5 FT.	1 FT.	1 FT.	4 FT.
3.	Rear Yard Setback	30 FT.	1.1 FT.	1.1 FT.	28.9 FT.
4.	Building to Line - Primary Street	75%	N/A	0%	75%
5.	Parking Setback - Primary Street	30 FT.	3 FT.	3 FT.	27 FT.
6.	Parking Location	Behind Bldg.	Behind & Side of Bldg.	Behind & Side of Bldg.	Behind & Side of Bldg.
7.	Impervious Coverage	90%	100%	95%	5%
8.	Upper Floor offset depth (min)	4 FT.	N/A	0 FT.	4 FT.
9.	Maximum Length of wall w/o offset	20 FT.	15.3 FT.	15.3 FT.	4.7 FT.
10.	Upper floor offset length (min)	6 FT.	N/A	0 FT.	6 FT.
11.	Upper Story Height	9 FT.	N/A	9 FT.	9 FT.

INSPECTION MEETING WILL BE HELD ON
JUNE 6, 2026
BOARD MEMBERS TO MEET AT TOWN HALL AT 8:30 A.M.