

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE ZONING BOARD OF APPEALS TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JUNE 11, 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:

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:**

Applicant: Andy Chung (AC Engineering)

Property Owner: 168 Saw Mill River Road, LLC.

Property: 168 Saw Mill River Road, Hawthorne NY

Tax Map Designation: 111.2-1-10

Zoning: CR-B

Applicants Presentation:

- The applicant explained that portions of the existing retaining wall encroach approximately three (3) feet onto neighboring property. The wall is structurally unsound and will be removed and reconstructed entirely on the subject property. The new wall will utilize interlocking Ready Rock blocks.
 - The applicant submitted confirmation that the neighboring property owner
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provided written consent regarding the wall relocation.

Board Member Comments:

- Board members raised concerns regarding the proposed fence to be installed. Initially, the fence was proposed to be mounted directly atop the wall, potentially resulting in an aggregate height of approximately twelve (12) feet. Based on Board interpretation that fence height is aggregated with wall height, the applicant agreed to relocate the fence behind the wall, installed into the ground on the subject property, thereby limiting wall height to ten (10) feet and avoiding a twelve (12) foot aggregate height.

Motion:

A motion was made by Nick DeCicco to approve the application subject to the condition that the fence shall not be installed directly on top of the retaining wall but shall instead be installed at an appropriate offset behind the wall on the subject property. Seconded by Herb Doerr.

Vote:

Motion carried 5-0.

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:**

Applicant: John Anastasiou

Property Owner: Nicholas DiPaolo

Property: 140 Warren Avenue, Hawthorne

Tax Map Designation: 112.18-2-7

Zoning: R-10

Applicant Presentation:

- The applicant described the irregular triangular shape of the lot and pre-existing nonconforming setbacks. The proposal includes demolition of an open breezeway and garage, construction of a new garage, mudroom connection, and expansion of the existing kitchen.

Board Member Comments:

- Board members acknowledged substantial rear vegetation and screening.
- The Board questioned whether the additional 2.6-foot encroachment was necessary. The applicant stated the additional depth was required for interior layout, flow, and functional design of the kitchen and mudroom. The encroachment affects a corner of the structure due to the angled rear property line.

No public comments were received.

Motion:

Motion to approve the application per plans submitted by Mr. Doerr, seconded by Ms. Novak.

Vote:

Motion carried 5-0.

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:**

Application: Dimovski Architecture

Property Owner: Brandon Jacobi

Property: 4 Old Farm Road, Pleasantville

Tax Map Designation: 107.5-2-37

Zoning: R-40

Applicants Presentation:

- The pavilion placement is necessitated by the corner lot configuration and significant grade change. The pavilion location minimizes impact on neighbors and faces a densely vegetated roadway. Letters of support were submitted from adjacent neighbors.
- The slight lot coverage variance (0.7%) was attributed to the prefabricated pavilion size and existing coverage calculations.

No public opposition was presented.

Motion:

Motion to approve the application per plans submitted by Mr. Doerr, seconded by Mr. Hlapatsos.

Vote:

Motion carried 5-0.

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:**

Application: Michael Molinelli

Property Owner: Trevor Eisenman

Property: 500 Sherman Avenue, Hawthorne

Tax Map Designation: 112.6-4-37

Zoning: R-10

Applicants Presentation:

- Proposed one-story addition to existing single-family dwelling requiring:
- Side yard setback variance (12 feet required; 9.4 feet existing and proposed)
- Combined side yard variance (33 feet required; 30 feet proposed)
- The addition aligns with the existing 9.4-foot setback and extends rearward while maintaining rear yard compliance. The lot is pre-existing nonconforming (75 feet width), triggering stricter percentage requirements.

Board Member Comments:

- The Board acknowledged the practical constraints of substandard lots and noted no expansion of width into further setback areas.

No public comment.

Motion:

Motion to approve per plans submitted by Mr. Doerr, seconded by Ms. Novak.

Vote:

Motion carried 5-0.

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:**

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:**

Application: Jonathan Villani – Villani Design Consultants

Property Owner: 2 Broadway Realty, LLC.

Property: 2 Broadway, Hawthorne

Tax Map Designation: 112.9-3-10

Zoning: HH Zone

Applicants Presentation:

- Conversion of existing commercial structure to four-story mixed-use residential building requiring multiple bulk and design variances, including height and upper story considerations subject to Town Board density bonus approval.
- The applicant described prior Planning Board site plan approval and explained that many variances stem from pre-existing nonconformities and retention of the existing footprint. The proposed fourth story is subject to Town Board approval for a density bonus.

Board Member Comments:

- Board members expressed concern that certain requested variances are contingent upon Town Board approval and may be premature for ZBA consideration. Questions were raised regarding building height, upper story height, parking layout, and HH zoning design criteria.
 - After discussion, the Board determined that review should be adjourned
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pending Town Board action on the requested density bonus.

Determination:

Application adjourned pending Town Board review and clarification of applicable variances

Adjournment

Upon motion duly made and seconded, the meeting was adjourned.

INSPECTION MEETING WILL BE HELD ON