

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

JUNE 5, 2025, 7:30 PM

BUSINESS ITEMS

Acceptance of minutes drafted from the 5-1-2025 & 5-19-2025 Planning Board meeting

Request for a 90-day extension of the Subdivision resolution of approval # SD 23-03 for the Kensico Preserve - 162 age-restricted multi-family town home development on the parcel previously approved for the Kensico Preserve residential subdivision (previously known as Baker) which lies between Columbus Avenue and West Lake Drive in Thornwood. SBL 112.16-1-1, Owner:Legions of Christ, Contract Vendee Toll Brothers, Inc.

Third request for a one-year extension of Site Plan resolution of approval # SP 22-02 for the construction of 10 faculty housing units with single-car driveways (Phase 2) at the EF Academy, 582 Columbus Ave, Thornwood, 112.12-1-1

CONTINUING APPLICATIONS

1. **Proposed: 95 Bradhurst, Blythedale Childrens Hospital, Three-phase improvement plan including expansion for long-term care, parking deck, and improvements to site utilities and infrastructure.**

Application: Site Plan SP - 25-02

Location: 95 Bradhurst Avenue, Valhalla

Section/Block/Lot: 117.17-1-2

Zone: R-20

Owner & Applicant: Blythedale Childrens Hospital

Engineer/Architect: Langan; Colliers; E4H Architecture

2. **Proposed: 45 Columbia Avenue Proposed demolition of the existing structure and the construction of a new eight-unit apartment building, with rooftop amenities**

Application: Site Plan # SP 24-5

Location: 45 Columbia Avenue, Thornwood

Section/Block/Lot: 106.8-1-29

Zone: TH - Thornwood Hamlet Zone

Owner: Ding & Dong Properties, LLC

Applicant/Architect: Adra Mounier, Lighthouse, LLC

Engineer: Gregory Caccioppoli, PE

NEW APPLICATIONS

3. **Proposed:** 17 Bruce Lane, Regrading of rear yard to create usable recreation space for the homeowner.

Application: Steep Slopes # SS 25-07

Location: 17 Bruce Lane, Valhalla

Section/Block/Lot: 112.18-3-10

Zone: R-10

Owner: Andre Nagomy

Applicant & Engineer: A&E Professional Engineers, P.C.

[MEET_FOOT2]