

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

JULY 3, 2025, 7:30 PM

BUSINESS ITEMS

Request for a 90-day extension of the resolution of approval for Subdiviion Application # SD 23-04 for the development of vacant parcels located at Bradhurst Avenue and Brighton Avenue in Hawthorne for the construction of an approximate 3,000 Sq.Ft. business office with storage barn. Additional improvements include driveway, parking area, storm water mitigation facilities, landscaping and screened areas. SBL 112.9-1-2&3, owner is Brighton Ave. Properties, LLC

Request a 6-month extension of the resolution of approval for Site Plan application# PSP-23-001for the proposed demolition of existing structure, construction of a mixed-use building - ground floor retail, 1st and 2nd Floor apartments (four units in total) at 146 Broadway, Hawthorne, HH Zone, owned by 146 Broadway, LLC.

Acceptance of minutes drafted from the 6-5-2025 & 6-16-2025 Planning Board meeting

CONTINUING APPLICATIONS

- 1. Proposed: 145 Benic Place, Legalize cut and fill grading and the construction of concrete retaining wall in excess of 6ft at rear of portion of property.**

Application: Steep Slope #SS 25-03
Location: 145 Benic Place, Hawthorne
Section/Block/Lot: 111.12-1-11
Zone: R-10
Owner: Michael Stallone
Applicant & Engineer: Fnu Luqman, of Dia Grid Engineering
- 2. Proposed: NYC DEP KEC Contract 4 Shoreline stabilization of the Kensico Reservoir to protect an additional 1,600 Linear feet from storm related turbidity near the reservoir intake (Upper Effluent Chamber) including the removal of accumulated sediments in support of the existing Water Supply Use, grading and tree removal within the 50ft wetland buffer.**

Application: Site Plan # PSP 25-01
Wetland # W25-01
Steep Slopes # SS 25-01
Location: 0 Westlake Drive, Valhalla
Section/Block/Lot: 117.11-3-1
Zone: R-40
Owner & Applicant: NYC DEP

Engineer/Architect: Darcy Rosenthal, P.E. of CDM Smith

3. **Proposed:** 70 Leroy Road Development of a single-family dwelling, new driveway, well and on-site wastewater/septic system.

Application: Steep Slope #SS 25-0

Location: Vacant Land on Leroy Road and Bristol Lane, Chappaqua

Section/Block/Lot: 99.6-2-20.2

Zone: R-40

Owner: Sean Shephard

Applicant: Jacobschang Architecture

Engineer/Architect: Mike Jacobs

NEW APPLICATIONS

4. **Proposed:** 15 Chestnut Place, Pleasantville, installation of retaining walls to make rear yard more usable for recreation and installation of a greenhouse.

Application: Steep Slopes # SS 25-08

Location: 15 Chestnut Street

Section/Block/Lot: 106.13-3-80

Zone: R-10

Owner&Applicant: John Marzec

Engineer: Hildenbrand Engineering, PLLC