

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

JULY 21, 2025, 7:30 PM

BUSINESS ITEMS

Acceptance of minutes drafted from the 7-3-2025 Planning Board meeting

Fourth request for a 90-Day extension of subdivision approval # SD 20-6 for the development of a four-story, 170-unit, service-enriched senior housing residence, Brightview Senior Living. Subdivision application # SD 20-6, Site Plan Application # SP 20-012, Steep Slopes Application # SS 20-15. 364 & 236 Grasslands Road, Valhalla, NY 117.17-1-28, Grasslands Estates - Owner, Brightview Senior Living Development - Contract Vendee.

NEW PUBLIC HEARINGS

- 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

- 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

- Proposed:** Legalize installation of a 60KW Generator for River Valley Wine Cellars

Application: Site Plan # PSP 25-3
Location: 9 Skyline Drive, Suite 1, Hawthorne
Section/Block/Lot: 116.8-1-12.4
Zone: OB-6
Owner: M&S Storage, LLC
Applicant: Marcy Engineering

CONTINUING APPLICATIONS

4. **Proposed:** 6 Saw Mill River Road, Hawthorne Amendment of previously approved site plan# PSP 24-01 Restaurant with venue space. The amendment includes additions to the existing building, 2 outdoor bars, accessory structure, patios and parking lot expansions. Some of these actions will partially take place within steep slope, very steep and excessively steep slope areas.

Application: Site Plan #PSP 25-4, *Steep Slopes # SS25-06*

Location: 6 Saw Mill River Road, Hawthorne
Section/Block/Lot: 116.7-1-15
Zone: C-RB
Owner: Le Setai Realty, LLC
Applicant & Engineer: Ralph Alfonzetti

5. **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

NEW APPLICATIONS

6. **Proposed:** 145 Pythian Ave, Legalization of an existing accessory apartment in walkout basement.

Application: Accessory Apartment #AA25-01
Location: 145 Pythian Ave, Hawthorne
Section/Block/Lot: 111.20-1-21
Zone: R-20
Owner: Donna Carpentieri

Applicant: Dimovski Architecture

TOWN BOARD REFERRALS