

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JULY 3, 2025

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

Motion was made by Eileen McClain to grant the extension request, seconded by JD Summa; all members present voted in favor.

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.

Motion was made by Eileen McClain to grant the extension request, seconded by JD Summa; all members present voted in favor.

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

Motion was made by JD Summa to accept the minutes from the 6-5-2025 meeting, seconded by Walter Hickey; all members present voted in favor.

Motion was made by JD Summa to accept the minutes from the 6-16-2025 meeting, seconded by Eileen McClain; all members present voted in favor.

CONTINUING APPLICATIONS

- 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

Homeowner Michael Stallone appeared to present the application to the Board, the following was discussed:

- Their engineer was delayed on a flight and could not make it back for this evening's meeting.
- All records of the tests on the wall, mortar, rebar and more have been submitted.
- The Town engineer has sent in his review memo of the tests reports saying we can proceed with the application process. Mr. Cleary added, the Town Engineer has signed off on the technical aspects of the wall.
- We are looking to be referred to the zoning board for the variance that we need for the height of the wall. We're hoping to have that decision from you tonight.

Chairman Collins commented New York state is the neighbor to the rear, we need to make sure they are notified as to what is going on.

Motion was made by Eileen McClain to refer this application to the Zoning Board of Appeals for a maximum wall height variance, seconded by Walter Hickey, all members present voted in favor.

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

Arnie Verit, Phil Simmons and Deborah Keizler of the DEP appeared to present the application, the following was discussed as new items since their last appearance:

- The soil stockpile will be smoothed out from Westlake Drive and Columbus Avenue. It will be moved back towards shaft 18.
- There is an additional culvert proposed along the Westlake Drive side which will proceed to the entrance of the upper affluent chamber by the shoreline, there is an increased disturbance in that area for this.
- Plans were shown and reviewed.

Board member comments.

- Can you please talk about the Landscaping on the hill? Reply, contract 3 which is the Final Phase will have the final landscaping features
- What is the timeframe for the entire project? Reply, it is due to be completed in 2034. Due to security we cannot really plant temporary landscaping, plus it will be hard to move around it during construction.
- Mr. Cleary commented DEP is committed to reducing the stockpiles the wetland mitigation is proposed on the Big Peninsula which is in North Castle not our property as we have asked them to do.
- Have you read the Town Engineers Comments? Reply, yes, we are aware of the conditions and we will be giving a reply.
- Chairman Collins commented, we really need more specifics on the landscaping plan and your remediation plan. Mr Phil Simmons replied the final plan is very difficult as we are in the mitigation process as we speak. There is really not too much Town of Mount Pleasant area in the shoreline that is able to be restored. Restoration of a wetland site outside of the Kensico reservoir parcel is against DEP regulations.
- Mr. Cleary commented they are going to be with us for many years, we can evolve with it. Chairman Collins replied we would like to have more conversation in good faith at a later date.

Mr Steven Kavee of the CAC made the following comments:

- The CAC reinforces all the comments made by the Board this evening
- There is a board member on the CAC that is a wetland soil scientist, we would like for him to get on board with seeing the site if DEP is okay with that. Phil Simmons agreed.
- Would like it to be on record that the impact to wildlife should be minimized. He has a good amount of confidence in DEP and their ways.

Motion was made by JD Summa to have the application proceed to a public hearing, seconded by Eileen McClain, all members present voted in favor.

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

Contractor Mr. Sven Armester appeared before the board to update them on the progress of the

application, the following was discussed:

- The architect is trying to build a house that works in with the land, so to have the least impact possible.
- The owners are not considering a pool or a recreation area, now or in the future.
- We have replied to the Town Engineer's comments and he stated he is satisfied to the point that we can move forward.

Board Member Comments:

- It appears you will be backing out onto the street from your driveway, is there an option for a k-turn? Mr. Patrick Cleary replied Leroy is a private road, that would need to be worked out with the other residents. All parcels share the road and the maintenance.
- Where will the construction vehicles park? Reply, there is enough room on the existing lawn for them to park there diagonally and be off the street.
- We asked at the last appearance the homeowner consider what their long-term use of the property may include, pool, generator, recreation etc as this is a sensitive sloped area. Reply, the septic system would not allow for extra space for this and in speaking to the homeowners they are not interested in a pool or other recreation items like tennis courts etc.
- Although this homeowner may say that, we need to consider the ones in the future and the possibility of them needing to use the property in a manner that best fits their family. Discussion was held on possible ways to consider restrictions on future development understanding there is known hardships with limiting conditions on the parcel. If not within the deed then on the resolution.

Motion was made by JD Summa to have the application proceed to a Public Hearing, seconded by Eileen McClain, all members present voted in favor.

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

Architect Mr Hildebrand and homeowner appeared to present the application to grade the rear of their parcel providing a walkout basement, more usable backyard and a green house, the following was discussed:

- A stormwater mitigation plan has been submitted
- A rainwater harvesting system is proposed.
- An earlier addition created erratic flow rates which they propose to better blend in with that section. The black paper from that previous addition is now deteriorating we would clean up the entire area.
- Ultimately a 10 ft x 20 ft greenhouse will be added, although there are no set plans at this time.
- The fill is balanced on this parcel so there is no need for any to be brought in.

Comments from Board Members

- The retaining wall proposed in the rear shows a loss of four trees which is disappointing. Two of those trees will, unfortunately, create a new exposure for your neighbor. Reply, we are proposing replacements that will actually increase that privacy level.
- Please indicate the specific species of plantings that you are proposing
- Which of your neighbors will be impacted by this? Reply, two and a half neighbors that border the parcel. Graham Hills Park neighbors will see a 6-ft wall.
- There are potentially other places to put a greenhouse that would avoid this impact.
- There is a lot going on plantings, walls, structures Etc. Reply, the homeowner has been mowing this plan for years, it's not just a haphazard decision they made one day, it's been well thought out.
- Steven Kavee, Conservation Advisory Council - Recommended if there is fill to be brought in it should be tested and the source verified for the protection of the current owner and , future owners of not only this parcel, but the one below as well.

Application is continued, need to consider this evening's comments and comments from the Town Engineer.

[MIN_SIGNATURES]

July 3, 2025