

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

AUGUST 7, 2025, 7:30 PM

BUSINESS ITEMS

Request for a 180-day extension of resolution of approval for Subdivision application # SD 21-03, one lot with existing single-family residence to be subdivided into two lots for the purpose of constructing another single family dwelling. 25 Meadowbrook Road, Pleasantville, 106.12-2-32, James Earle

Adoption of resolution of approval for Site Plan application # PSP 25-01, Wetland Application # W25-01 and Steep Slopes Application # SS 25-01 for NYC DEP Kensico Eastview Connection (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.

Adoption of resolution of approval for Steep Slopes application # SS 25-05 for the development of a single-family dwelling, new driveway, well and on-site wastewater/septic system on vacant parcel on Leroy Road and Bristol Lane, Chappaqua known as 70 Leroy Road in the R-40 Zoning District 99.6-2-20.2, Sean Shephard owner.

Adoption of resolution of approval for Site Plan Application# PSP-25-3 for the legalization of the installation of a 60KW Generator for River Valley Wine Cellars, 9 Skyline Drive, Hawthorne, 116.8-1-12.4, OB-6 Zone, M&S Storage, LLC owners.

Acceptance of minutes drafted from the 7-21-2025 Planning Board meeting

NEW PUBLIC HEARINGS

- 1. 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

CONTINUING APPLICATIONS

- 2. Proposed: 790 Hardscrabble Road Subdivision one lot into two for the development of a one-family dwelling.**

Application: Subdivision #PSD 25-2
Location: 790 Hardscrabble Road, Chappaqua
Section/Block/Lot: 99.6-1-4
Zone: R-40
Owner: Tarun Gursahani
Applicant & Architect: Michael Piccirillo Architecture

3. **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

NEW APPLICATIONS

4. **Proposed:** 1161 Bedford Road, Pleasantville. Building an addition within the wetlands buffer.

Application: Wetlands #W-25-03
Location: 1161 Bedford Road, Pleasantville
Section/Block/Lot: 105.19-1-31
Zone: R-40
Owner: Cassandra Simmons
Applicant & Architect: : Sergio Martin Architecture & Design