

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JULY 21, 2025

BUSINESS ITEMS

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

Motion was made by John Piazza to adopt the minutes, seconded by Walter Hickey, all members present voted in favor.

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.

Motion was made by John Piazza to grant the extension, seconded by Jane Abbate, all members present voted in favor.

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

Motion was made by Jane Abbate to waive the reading of the public notice and open the public hearing, seconded by Walter Hickey, all members present voted in favor.

Annie Ferris, and Deborah Keisler, of the DEP appeared to present the application, the following

was discussed:

- Referencing comments from last meeting and engineering's comments there is no opportunity on site to restore the wetlands that will be disturbed for the restoration of the shoreline. The only place with an opportunity to restore/create a new wetland area would be on the Big Peninsula which is what they are proposing.
- There is a 1:1 tree removal/replacement where there is temporary tree removal and proposed future restoration. Some places we have proposed 2:1 replacement for areas where the tree replacement cannot be met at the same exact location as where they were removed.
- So far throughout the entire KEC application process we have received one noise complaint; it was for starting at 7:00 a.m. prior to the regulated start time. We have since then made the following change, the staff meets at 7:00 a.m. to discuss set up and daily activities and then when that ends, the equipment and the rest of the construction can start at 8:00 a.m. So there will be contractors on site at 7:00 a.m, but not working.
- Contract 4 is proposed to start mid-2026 and run through early 2031.

Board member comments:

- It is disappointing that 2.34 acres is proposed to be restored on the New Castle shoreline and not on our site. Reply, we walked the site with two members of the CAC and between the obstacles of ease of access, the steep slopes, and the stability of the shoreline all agreed that it was not possible to remediate on your site.
- What is the total area and total tree replacement for this site? Reply, it is unknown at this time, to be determined.

Comments from the Public:

- Ed Howard, Columbus Avenue - trucks constantly use their Jake brakes, there is no need for the jake brake system in a 30 mph zone.
 - I am home all day because I work the third shift and there are other residents who work from home during the day. The heavy duty pavers make a lot of noise throughout the day. Chairman Collins commented that he can call the Town Building Department when this happens. John Piazza added they can add water to eliminate a little bit of the noise. John Piazza also asked the DEP to notify their drivers to not use the jake brakes. Walter Hickey asked the DEP to talk to their contractors about taking off the vibratory rollers and try compacting without it.
- Steven Kavee, CAC, he agrees with the DEP's conclusion that the wetland mitigation on site is not practical.
 - Management of invasive species with a 2-year management period will most likely allow the area to go back to invasive.
 - Can you add the clarification that the impact to this wetlands area is for public purpose and to the better of the public good. So to set the differentiation of this

wetland application from others.

Motion was made by John Piazza to close the public hearing, seconded by Jane Abbate, all members present voted in favor.

Motion was made by John Piazza to have the consultant draft a resolution of approval, seconded by Walter Hickey, all members present voted in favor.

2. 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

Motion was made by Jane Abbate to waive the reading of the public notice and open the public hearing, seconded by John Piazza, all members present voted in favor.

Engineer Michael Jacobs appeared on behalf of the homeowner to present the application to the public, the following was discussed:

- A 2009 subdivision application had created and approved this lot with well and septic.
- The land is sloped and slightly wooded.
- The lot and setbacks for the proposed dwelling are all conforming and listed on the zoning table data table.
- There is a rock out cropping we will remove only if needed and repurposed to use on site.
- Eight trees are to be removed, one Japanese Maple specimen tree which we would like to save, but it looks like there may be no way. Seven others are invasive and should be removed, they are in the Princess Tree family.
- There is a proposed guard rail on a portion of the driveway with an extra steep sloped area.
- A pool was shown on the drawing just as an exercise to see the impact on the steep slopes and to see if it could fit for a potential later application. It is not part of this application.

Board Member Comments:

Do you know if any generator is proposed, and the size of that generator? Reply, there probably will be a generator, we don't have a location or size right now. Pat Cleary commented

the applicant should provide a footprint on the plan for a future proposed generator.

Public comments:

Chairman Collins read a letter sent in to the secretary from a resident who received the notice and was unable to attend the meeting this evening. They are requesting that the property be staked prior to any work being done. John Piazza commented you should get the two neighbors together and see how much staking should be done; it may not be required that you do the entire site.

Motion was made by John Piazza to close the public hearing, seconded by Walter Hickey, all remaining members voted in favor.

Motion was made by John Piazza to have the consultant draft a resolution of approval with no pool and to show a footprint of a generator, seconded by Walter Hickey, all members present voted in favor.

3. 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

Motion was made by Jane Abbate to waive the reading of the public notice and open the public hearing, seconded by John Piazza, all members present voted in favor.

Jake Stone of Marcy Engineering appeared to present the application to the public, the following was discussed:

- This application is to legalize a generator that was partially installed before ConEd cut the gas. The building inspector directed us to get site plan approval from this board.
- Following up from our last meeting, the closest house is a little more than 600 ft away.
- We have added the fence, the bollards, and the spill containment area to the plans.
- We have addressed all engineering's comments

No comments from the public

Motion was made by John Piazza to close the public hearing, seconded by Walter Hickey, all members present voted in favor.

Motion was made by John Piazza to have the consultant draft a resolution of approval, seconded by Jane Abbate, all members present voted in favor.

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

Rich Dandria, attorney Janet Garris and Engineer Dan Paisano appeared to present updates to the application, the following was discussed:

- We have read the traffic report review comments from the third-party traffic consulting company La Bella. We will revise our traffic study and use a 2028-2027 design year.
- We have included all other proposed development, crash patterns, detail speed study for site distance and will provide those written responses to all.
- The possibility of using Grasslands Road access was engaged with the DOT.
- We have begun meeting with the Building inspector to start a review of the Zoning Board Application process and required variances.

Board member comments:

- When cars travel in and out of the garage going down the ramps, do you know what the impacts will be to the closest neighbors to that garage? Reply, the lighting plan shows

that there is zero foot candles at the property line. There is also a 4 ft wall on the ramp that will block light from the parking deck to the neighbors. Patrick Cleary commented, can that one side of the parking garage be fully enclosed to also block the noise and the light to the neighbors on that side?

Application will continue. Awaiting on Engineering responses from most recent submission and additional information from the applicant as stated this evening.

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

Steve Dimovski of Dimovski Architecture appeared on behalf of the homeowner to present the application to the Board, the following was discussed:

- The house is a split-level ranch with the apartment in the walkout basement to the rear.
- The ceiling height for the basement requires a New York state variance. That application has already been submitted and the approval process begun with us receiving preliminary notification of approval. The final confirmation of approval will come from Albany.
- All other conditions of the code are conforming.

Motion was made by John Piazza to have the application progress to a Public Hearing, seconded by Jane Abbate, all members present voted in favor.

TOWN BOARD REFERRALS

[MIN_SIGNATURES]

July 21, 2025