

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD FEBRUARY 1, 2024

BUSINESS ITEMS

Acceptance of drafted minutes from the 10-16-2023, 11-2-2023 and 1-4-2024 meetings.

10-16-23 Motion was made by Joan Lederman to adopt the October 16th minutes, seconded by Jane Abbate, all members present voted in favor.

11-2-23 Motion was made by Joan Lederman to adopt the November 2nd minutes, seconded by Jane Abbate, all members present in favor.

1-4-24 Motion was made by Joan Lederman to adopt the January 4th minutes, seconded by Jane Abbate, all members present voted in favor.

Kensico Preserve - Legion of Christ, Inc. 23rd 90-day Extension request for previously approved 73-Lot Cluster Subdivision, plus 2 lots "Kensico Preserve" formerly known as Baker Residential (OB-1)

Motion was made by Joan Lederman to grant the extension, seconded by Eileen McClain, all members present voted in favor.

CONTINUING APPLICATIONS

- Proposed:** Redevelopment of vacant parcels to construct a +- 3,000 SF landscaping supply and equipment storage barn, a +- 200 SF detached temporary office building with driveway, parking area, stormwater mitigation facilities, landscape/screen areas.

Application: Site Plan# SP 23-07

Subdivision # SD 23-04

Steep Slopes # SS 23-13

Location: Vacant Parcel on Brighton and Bradhurst Ave, Hawthorne

Section/Block/Lot: 112.9-1-2&3

Zone: C-NR & R-10

Owner: Brighton Ave. Properties, LLC

Applicant: Brighton Avenue Properties, LLC

Engineer/Architect: KSCJ Consulting

Engineer David Sessions and property owner Mark Difabio appeared to present the updates of the application to the Board, the following was discussed:

- Since our last meeting you required us to get a New York State DOT curb-cut permit. New York State DOT documentation has come in and has recognized our suggestion as the most appropriate location for a curb cut.
- Due to limited site distance they are requiring a sign to mitigate this condition we have proposed "Hidden Driveway Ahead" this is in accordance with D O T protocol.
- Town engineer David Smith has reviewed all comments and has said they are satisfied.

Although this is not a public hearing the Chairman allowed comments from the public, the following were made:

- Now that Amazon is up and running this area will be a beehive of activity.
- There are two lots, one residential and one commercial. What is going to happen with the commercial lot? Reply, development of the residential lot is not proposed at this time. We have to show it on the plans to show that it is in compliance.
- The trucks for LawnGreen are 40 ft long and they propose to have their traffic coming out onto Bradhurst right near a light. That's going to jam up that intersection if they can even get all the way across the street. Reply, we have submitted a circulation plan for the site to engineering.
- There was an accident close to here recently because of the same Bradhurst light.
- Has the DOT actually been to the site or did they just look at the plans? Reply, they did both.
- Is there an actual traffic study and if there is, did the DOT review it? Reply, there is, not sure that the DOT reviewed it.

Board member comments:

- What type of variances do you need? Reply, a front yard variance for the primary building, which is not usually required for this Zone, but it is in this case because we are proposing parking in the front yard. And the minimum distance between an accessory building and a primary building, we should be at 15, but are in excess.

Motion was made by Joan Lederman to have the application appear before the Zoning Board of Appeals, seconded by Eileen McClain, all members present voted in favor.

2. Proposed: Kensico Preserve, Toll Bros - Proposed 162 age-restricted multi-family Townhome development on the parcel previously approved for the Kensico Preserve residential subdivision (previously known as Baker) which lies between Columbus Avenue and West Lake Drive in Thornwood.

Application: Town Board Referral #TBR 23-01

Subdivision # SD 23-03
Site Plan # SP 23-05
Steep Slopes # SS 23-12
Wetlands # W 23-03
Location: Vacant Parcel Columbus Ave, Thornwood
Section/Block/Lot: 112.16-1-1
Zone: OB-1
Owner: Legions of Christ, Inc.
Applicant: Toll Brothers, Inc
Engineer/Architect: JMC Engineering, ... PLLC
Attorney: Zarin & Steinmetz, LLP
Petitioner & Contract Vendee: Toll Brothers, Inc.

Attorney Brad Schwartz, engineer James Caris and Toll Brothers representative Kevney Moses appeared to present the updates to the board. The following was discussed:

- As a recap the SEQR process has been covered, the code amendment was adopted by the Town Board and the zoning has been changed to R-3A for the parcel
- The parcel will be divided up a portion will be sold to the DEP as Watershed property to be protected and undeveloped, a portion will be donated to the Town, 57 Acres will be marked as a conservation easement and the remaining will be developed into 162 townhomes with amenities.
- This is an age-restricted community that will be for 55 and older with no children aged 19 or under so to not impact the school district.
- units are proposed at two and a half to three stories averaging from 2400 square feet to 2,800 square feet. All units will have a down master bedroom
- The site plan remains essentially unchanged there are 45 buildings proposed in the scheme of four to three units per building.
- Applications for steep slopes and wetlands have been submitted as well as a full storm water plan built to the 100-year storm, all of which will be maintained by the HOA.
- There is an improvement to the Wetland Crossing plan by moving it to a more narrow area there is now zero square foot impact to the wetlands.
- The landscape plan proposes 550 trees to be replanted. Chairman Collins asked the applicant to give the CAC access to the Landscaping plan and the new wetland plan.
- Sidewalks were initially part of the approval for the Baker application however instead of Columbus Avenue it may be shifting to Westlake Drive. We are seeking direction from the board since there are no School Aged children in this community the Westlake Drive sidewalk to the school now makes no sense. Chairman Collins confirmed your current proposed plan does not include a sidewalk now; correct? Reply, correct. Mr. Patrick Cleary commented everyone wanted a sidewalk however the topo on Westlake Drive is narrow and Engineering said it may have to go on a right of way or private property. Mr. Kevney Moses replied they would like to get the Town Engineer's input as we are not opposed to contributing to a sidewalk, however if a study is required to determine the best place we would prefer to put the money into escrow and you can make your future decision on what location would be best for the Town.

Mr Steven Kavee, Chair of the CAC, made the following comments:

- The language of adaptive is not necessarily the same meaning as native. Reply, we selected adaptive plants as they do not require as much water.
- Cleary Comments refer to a wetland advisor who could take a look at the new wetland crossing plan, The CAC concurs with that and asks the board to consider that.

Motion was made by Joan Lederman to have a wetland consultant review the new wetland crossing plan, seconded by Jane Abbate, all members present voted in favor.

NEW APPLICATIONS

- 3. Proposed: North 80 Master Plan: Review and adoption of proposed North 80 Development Master Plan. North 80 Development consists of a mixed-use community that incorporates approximately three million square feet of bio-tech/research and development related uses including medical offices, a children's science and education center, neighborhood shopping (retail) and a hotel as part of a comprehensive Master Development Plan.**

Application:

Location: Vacant and occupied lots North of the Westchester Medical Center

Section/Block/Lot: 116.8-1-9, 116.8-1-3 through 8, 111.20-1-80

Zone:

Owner: Westchester County, 81 Holly Hill Lane, LLC

Applicant: LP/North80 LLC & Holly Hill Lane LLC

Engineer/Architect: Torti Gallas & Partners

Attorney: Blanchard & Wilson, LLP

Attorney Mark Blanchard appeared before the board, the following was discussed:

The main purpose tonight is to clean up an item, the statement of findings in May of 2020 already approved conceptual plan Alternate G as the preferred plan. The code specifically states an Integrated Master plan has to be adopted. We are asking for no comments to be received tonight. There will be no change to what was adopted in the 2022 Finding Statement. Mr Patrick Cleary clarified that the code directs a separate approval of an Integrated Master Plan and does not require a public hearing so hearing from the public now is a good idea.

The following comments were made by the public:

- Procedurally, what is the process? Reply, The SEQR process was completed, the FEIS was adopted and then the Finding Statement was issued. Now the applicant can pursue approvals for the individual site plans.
- Is the integrated master plan the Alternate G plan with the finding statement? What

exactly is the integrated part of a master plan?

- The applicant is now talking of sub-phasing the project, yet the FEIS does not discuss that.
- How are the notices going to be handled going forward? The new code allows the board to request a greater area of noticing for larger projects. Chairman Collins replied, notices will go to everyone that we think will be affected.
- For full transparency the application should be available to us at the library, not just during business hours at Town Hall.
- You are acting as if this project is signed, sealed and delivered.
- Who is the gatekeeper that allows the other site plans applications to come in? Reply, every site plan will be reviewed and compared to the Master Plan for conformance.
- This is the largest project in the county's history so we have to get it right. Everyone keeps referring to a plan called Alternate G, but we need to know what the integrated master plan is.

Motion was made by Joan Lederman to identify plan titled Alternate G as the Integrated Master Plan, seconded by Eileen McClain, all members present voted in favor.

4. Proposed: 6 Gatwick Court - Construction of retaining walls to create usable backyard space

Application: Steep Slopes # SS 23-19

Location: 6 Gatwick Court, Chappaqua

Section/Block/Lot: 107.6-1-3

Zone: R-40

Owner: Allsion Levene

Applicant: Epic Pools & Spa

Engineer/Architect: Paul Gdanski, P.E., PLLC

Applicant appeared and addressed the prior meetings concerns:

- There is no pool proposed for this project
- There will be grading for the 6 ft high retaining wall.

Board asked if there was any drastic drop offs between the properties, applicant replied, no.

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

5. Proposed: 6 Saw Mill River Road - Proposed addition and renovation to an existing restaurant so to accommodate new restaurant with a special events space. Second floor addition is proposed above existing main building footprint for three offices, storage room

and half baths. New accessory structures for pergola/tiki bar, changing room with bathroom.

Application: Site Plan # Sp-23-08

Location: 6 Saw Mill River Road, Hawthorne

Section/Block/Lot: 116.7-1-15

Zone: C-GC

Owner: Hida Realty Corp.

Applicant & Contract Vendee: Michael Pasqualini

Architect: Manuel Design Associates

Engineer: Alfonzetti Engineering, PC

Business owner Michael Pasqualini and Architect Manuel Philippe appeared to present the application to the board, the following was discussed:

- The proposal is for a complete renovation, and the addition of square footage for venue events.
- The architectural features of the building will be preserved, we are in a second floor will be added to the A-frame portion of the existing building only.
- The restaurant portion will remain a restaurant the addition will be the venue space.
- There will be a grand foyer Lobby, Bridal room, changing room, additional space for outdoor events,
- The fishpond will stay, the Building Inspector clarified it is an all man-made pond.
- A landscape buffer will be developed for the front and side yards.
- More lighting will be added to the parking lot.

Board member comments:

- What would be the expected capacity for special events? Reply, 200-250.
- Patrick Cleary commented the C-GC zoning is applicable to this parcel, we can double check the maximum capacity for these events. Zoning-wise everything is compliant it's more operational procedures.
- SEQR can be started tonight with a designation of lead agency.

Steven Kavee Chair of the CAC - If this is a man-made water body and not a true wetland it should be documented.

Motion was made by Joan Lederman to designate the planning board as lead agency, seconded by Eileen McClain, all members present voted in favor

6. Proposed: 871 Franklin / 871 Commerce Street, Request for re-approval of Site Plan Application # SP 21-01 in accordance to §218.68 Residential in a Commercial Zoning District. Interior renovations of first floor offices, Commerce Street side, to create two one-

bedroom apartments.

Application: Site Plan # SP 21-01

Location: 871 Franklin Ave., Thornwood

Section/Block/Lot: 106.15-1-53

Zone: C-NR

Owner&Applicant: The Crecco Company

Engineer/Architect: Federico Associates

Attorney Brian Sensabaugh appeared to present the application to the Board the following was discussed:

- Approval was granted in 2021 for the special use of residential units in a commercial Zone. During that process we received zoning board approval, site plan approval, and special use approval from the town board.
- It has now become apparent that there is a variance required from New York State for fire safety purposes as these are mixed units residential and commercial, there is a fire rating requirement for sprinklers in the residential portion of the units. This is a financial hardship for my applicant, so we are seeking the variance from New York state which is taking a bit of time. During this waiting time the previous Planning Board approval has expired and we are now reapplying to you.
- The plan has remained the same. There are no changes it's just simply the formality of reapplying since the original plan approval has expired.

Motion was made by Joan Lederman to declare themselves as lead agency and schedule a public hearing, seconded by Eileen McClain, all members present voted in favor.

7. Proposed: Construction of an in-ground pool with surrounding patios, pool house with steps, retaining walls and associated storm water management improvements

Application: Steep Slopes # SS 23-17

Location: 115 Milton Drive, Thornwood

Section/Block/Lot: 106.16-1-20

Zone: R-40

Owner& Applicant: Stephen DiNapoli

Engineer/Architect: Hudson Engineering and Consulting, P.C.

Engineer Dan Collins appeared to update the board that the town engineer has sent correspondence that his comments have been satisfied. We are seeking to go to a public hearing today unless the board has any further questions.

Board Comments:

There seems to be alot of stormwater, instead of ripping up the driveway and trees can you

move it to save that area? Reply, the stormwater is already there - existing.

Motion was made by Joan Lederman to have the application move to a public hearing, seconded by Jane Abbate, all members present voted in favor.

[MIN_SIGNATURES]

