

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD MARCH 6, 2025

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

Motion was made by Joan Lederman to grant the extension request, seconded by Jane Abbate, all remaining members voted in favor.

Kingsview Acres Subdivision - Request for a 180-Day Extension on Final Subdivision Approval of Kingsview Acres, three applications Subdivision # 14-03, Site Plan # 14-07, Steep Slope #14-07 for the 12-Lot single-family homes Cluster Subdivision. Linda Ave. and Florence Ave, Thornwood 106.19-1-44 & 46, DCS Home Builders; LLC

Motion was made by Joan Lederman to grant the extension request for the Site Plan, Steep Slopes and Subdivision approvals, seconded by Jane Abbate, all remaining members voted in favor

Acceptance of minutes drafted from the 2-6-2025 Planning Board meeting

Minutes were not ready, no motion was made.

Request for a one-year extension of resolution of approval of Site Plan Application # SP 21-01 at 871 Franklin Avenue / 871 Commerce Street, Thornwood, in accordance to §218.68 Residential in a Commercial Zoning District, C-NR. Interior renovations of first floor offices, Commerce Street side, to create two one-bedroom apartments. SBL 106.15-1-53, The Crecco Company

Motion was made by Joan Lederman to grant the extension request, seconded by Jane Abbate, all remaining members voted in favor.

NEW APPLICATIONS

- 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

Michael Picciarillo appeared to present the application to the Board the following was discussed:

- The one address of 790 Hardscrabble is comprised of two tax lots, the back one is essentially land locked. To access it a flag lot is proposed with a new curb cut and driveway.
- Flag lots in their nature tend to create variances, there would be a need to go to the Zoning Board of Appeals for two variances one on the new lot for minimum width at front yard setback and one for the existing home for the garage which would need a side yard variance.
- There was a note from Cleary Consulting about the proximity of the two driveways together, I think we can mitigate that with plantings and other things to establish the fact that there are two individual driveways.
- Tonight we are looking to be referred to the ZBA to hopefully get our variances and then return to you for the final review and approval.

Board Member Comments:

- Why not try a shared driveway? Right now, there's an existing detached garage for the existing single-family dwelling which is essentially in the way of having a shared driveway. The second issue is there's a negative connotation to sharing a driveway, the complications with maintenance, plowing, and other things. Our feeling is that by creating the second driveway, it gives this resident in the back a sense of, this is our driveway, this is our house, and we don't need to share anything. Mr. Patrick Cleary added, we typically don't like common driveways for all the reasons that you just heard explained to you. However, in this instance, when we have two driveways right next to each other across from an intersection, there's a lot going on there, so the notion of eliminating one of them might be a benefit. If we could learn a little bit more about how that area sort of works and how that functions, what the site distances are and so forth, it might, alleviate some of those concerns. The lot is existing, so you really could not prevent some form of access to get to that lot in one way or another. Referring this to zoning board is appropriate, but the question of whether or not this is the best method or is a common driveway more appropriate is an issue for you to discuss.
- Mr. Patrick Cleary commented the EAF mapper indicates that there is a pond and a wetland stream across the street. You may be farther than our regulated setback, but as you know, the DEC is now presumably establishing some control over local wetland permits. So, Michael, what you should do is go to the new DEC wetland link and find out if you need a regulatory determination. Michael Piccirillo confirmed this would only be for the driveway, Mr. Cleary replied, yes.

Chairman Collins commented there are other items relating to storm water that can get addressed later, the flag lot itself needs to go to the Zoning Board, the driveway shared or not, will not affect that.

Motion was made by Joan Lederman to send the application to the Zoning Board of Appeals without comment, seconded by Walter Hickey, all remaining members voted in favor.

[MIN_SIGNATURES]

