

TOWN OF MOUNT PLEASANT

MINUTES OF THE
MEETING OF THE PLANNING BOARD
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY, N.Y.
HELD MARCH 7, 2024

BUSINESS ITEMS

CONTINUING PUBLIC HEARINGS

NEW PUBLIC HEARINGS

1. 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

Motion was made by Jane abbate to wave the reading of the public notice and open the public hearing, seconded by Joan Lederman, all members present voted in favor

Homeowner John Levine with epic pool and spa representative appeared to present the application to the board the following was discussed:

- A retaining wall is proposed at the rear for a more workable backyard strictly for family enjoyment of outdoor space
- no pool is proposed just a retaining wall to grade the rear of the parcel.

There were no comments from the public.

Motion was made by Joan Lederman to close the public hearing, seconded by JD Summa, all members present voted in favor.

2. 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

Motion was made by Joan Lederman to wave the reading of the public notice and open the public hearing, seconded by Jane Abbate, all members present voted in favor

Attorney Corey Solomon appeared for the applicant the following was presented to the public:

- In 2022 this board granted approval for the site plan special use of residential and Commercial districts.
- The approval was for 1,700 Sq ft of vacant office space, apartments on the second floor, and 11 parking spaces.
- The Sony border for pills approved a three parking space variance.
- We appeared before New York State to seek relief of a fire code for sprinklers which took some time and put us here today because our original approval expired. We are simply here to reapply for the original approval.
- No changes have been made to the plan it is as was approved.

there were no comments from the public

Motion was made by Joan Lederman to close the public hearing, seconded by JD Summa, all members present voted in favor.

Motion was made by Joan Lederman to have the consultant draft a resolution of approval, seconded by Eileen McClain, all members present voted in favor

3. Proposed: 115 Milton Street. 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 present the application to the public, the following was

discussed:

- A new pool is proposed in the backyard that will be impacting the steep slopes.
- Nine culvert units will be added for a total of 32 units which is designed to meet the 25-year storm.
- Retaining walls are proposed in the back of the pool by the steps and the pool house.
- Currently the only work that was started was grading for the patio.

There were no comments from the public.

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

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

CONTINUING APPLICATIONS

4. Proposed:

**DEP KEC CONTRACT #1 (KENS EAST-2)
Kensico Campus Site preparations Department of Conservation
Water Supply Use, construction of new water conveyance and
supporting facilities.**

Application: Site Plan # PSP 23-4

Location: Westlake Drive, Valhalla

Section/Block/Lot: 117.11-3-1

Zone: R-40

Owner & Applicant: New York City Department of Environmental
Protection

Engineer/Architect: NYC DEP Internal Engineer Sebastian Lopez, PE

John Piazza recused himself from this application.

Kevin Ellenwood Lorraine Ferrell and Justin Rivolino of the DEP appeared to present the application, The following was discussed:

- Ultimately the KEC is a tunnel connection from the Kensico Reservoir site to the ultraviolet Treatment Center at the Eastview site both will have dewatering shifts to build and access those tunnels
- Contract one has a lot of work that will be more visible to the public including Earth's work, most of the tree removal, placement of construction trailers, dirt that will remain on

site, relocation of Westlake Drive to the Northern end, construction of a 30 spot parking lot for the high school to use.

- the goal with contract 1 is to secure a perimeter on the entire site
- stormwater management plan has been proposed and submitted.
- there will be a new electrical building for this site.
- we are working with engineering on the intersection and the proposal of a traffic light across from Highclere.
- This contract is key to start timely and get done on time so that all the other contracts behind it can begin on time.
- We are prepared to start work immediately this contractor is proposed to last for 2 years

Board member comments:

- Who will own the parking lot? Reply, it will be maintained by the school.
- Please get comments from the school district on how they will be maintaining it.
- Patrick Cleary commented this site is the staging area for this and the other side as well the overall project is 10 years long so a temporary fence is an actual 10-year temporary fence.

Motion was made by Joan Lederman to schedule a public hearing for contract one, seconded by Jane Abbate, all members present voted in favor

NEW APPLICATIONS

- 5. Proposed: NYC DEP KEC Contract #2 Eastview
Contract #2 Tunnel, Shafts and Kensico Excavation (KENS - EAST -1)
Contract #3 KEC Buildings (KENS - EAST - 3)**

Application:

Location:

Section/Block/Lot:

Zone:

Owner:

Applicant:

Engineer/Architect:

Attorney:

Petitioner:

Contract Vendee:

John Piazza recused himself from this application.

Kevin Ellenwood Lorraine Ferrell and Justin Rivolino of the DEP appeared to present the application, The following was discussed:

- The Shaft are 27 ft in diameter with a 30 ft deep shaft tunnel.
- The tunnel will travel two miles long at an average depth of 400 ft sometimes into Solid Rock at some points.
- 150 ft wide easements with homeowners are required in certain areas and have mostly been obtained.
- Due to a federal consent decree this work has to be filled by a certain date.
- This Eastview site has to remain up and running during this construction process.
- Conveyor belts will bring up the muck, dump it on site for trucks to remove
- Disturbance to the Wetland buffer will be restored afterwards and then later contract
- Blasting is proposed just for the shafts and the start of the tunnel, this will be at both the Kensico and Eastview site.
- All blasting will be performed in accordance to Town code requirements.
- We are proposing up to three blasts a day, the Town and neighbors will be noticed. Vibration monitoring will be in place.

Board Member Comments:

- Screening and Landscaping is very important to us to help mitigate the appearance of the work throughout the 10-year project.
- How many trucks will be used on a daily basis and what is the route? Reply, this was covered in SEQR I will get that information to you.
- Patrick Cleary there is a sore point with this site as there is still dirt mounds from the previous applications years ago can you clarify how this will look and be managed?
-

Steven Kavee, Chair of the CAC, was asked to speak he made the following comments:

- Generally the dep is a good Steward of the land they put together a summary report for the CAC specifically which was very helpful.
- A more specific timeline of tree removal and mitigation measures for them would be

helpful not just the beginning and the end

- How long will the removal of invasive species be monitored.
- The mitigation of the wetlands may not be 100% available on this site, will the DEP consider doing it off site yet still in the Town of Mount Pleasant Oppermans Pond is a place that comes to mind.

Chairman Collins commented, there is a lot we cannot control but the few things that we can we will. We look forward to your next appearance.

6. Proposed: 115 Wall Street - Proposed public utility 6,150 Sq Ft stand-alone energy storage system to supplement power to the local power grid at peak hours.

Application: Site Plan # PSP- 24-4

Location: 115 Wall Street, Valhalla

Section/Block/Lot: 117.6-1-40

Zone: M-1

Owner: DP 16 LLC

Applicant: DP 16 LLC

Engineer/Architect: Zachary Longo

Attorney: Robert Gaudio of Snyder & Snyder, LLP

Attorney Robert Gaudio appeared to present the application to the public the following was discussed:

- The system is designed to take energy from the ConEd grid during off peak hours and store it into six Tesla mega pack battery units.
- This approval also requires a special permit to be granted from the Zoning Board of Appeals
- 6000 ft of gravel base is proposed with a gravel driveway.
- Three concrete pads are proposed each pad will have two battery storage units
- An 8ft chain link fence is required around the entirety of the units.
- Variances are needed for the front yard setback and the 8ft fence height.
- There is no impact to the monitoring Wells which are nearby on site
- There is no impact to Wetlands that are nearby, which are not regulated wetlands.

Board member comments:

- How long is the lease? reply 25 years with a decommissioning to follow
- What is your fire protection plan? Reply, there are State Standards to comply with plus Tesla Mega packs on the only ones that are approved by New York state. each is

sealed to not spread.

- How is this going to be monitored and managed to avoid a fire and if there was a fire to be able to contain it? Reply, We will know immediately if there are any concerns. It is remotely monitored so information is communicated instantly. These fires you have to let burn out however we are dealing with the newest technology which is designed to not even be flammable.
- Is there maintenance required? Reply, it is designed as unmanned equipment, but I will check if there is any maintenance suggested.
- Are there cameras to monitor the situation? Reply these are monitored remotely and if something is detected a local presence can be at the location in 15 minutes.
- This is a fairly remote site. I would stress the need for cameras.
- Where is New Leaf located? Reply, they have locations all over the place they have facilities in Hawthorne, Ossining, Yorktown.
- The local fire department needs to be trained on how to deal with an emergency at this site.
- Is this parcel in the D E P watershed? Reply, it is outside.
- You may be outside of the Watershed, but you are still in a location that is between two Parkways and next to a brook and ravine that feed the Davis Brook.
- Is there security for the site? Reply, alarms are on site.
- What is the value of one of these units?
- There is a main water supply and pumping station in the vicinity of this area which is the primary feed to the town
- There are really no adjoining partial owners if this goes to a public hearing we will need to send notices out far enough to any neighboring communities such as Grand Boulevard, Wall Street, Commerce Street Etc.
- Did you provide elevation drawings, we will need to know the visibility of these units. Reply, the units are new and attractive looking if you have a specific site line of where you want us to do an elevation drawing from please let us know. Markings on a map would be best.
- Regarding the fence, slats and wood fences are usually the types kids cannot climb in as easily. Cameras are also the best for security.
- Is any special Insurance required? Reply, they are fully insured and can provide that if needed.

Chairman Collins - We will need to continue working on this.

Mr Cleary commented, tonight we can start the SEQR process and declare your intent to serve as lead agency.

Motion was made by Joan Lederman for the intent for the planning board to be lead agency, seconded by Jane Abbate, all members present voted in favor.

Chairman Collins asked Steven Kavee, chair of the CAC, to speak, he made the following comments:

- Regarding the fence a fence Gap under is proposed for wildlife transitioning.
- The site plan should show the wetlands and the wetlands buffer, if there is an encroachment we need to deal with it.
- I am new to this type of Technology we need to understand the impacts very well.

Mr Gaudioso replied the plans do show the Wetlands and the Wetland Buffer.

TOWN BOARD REFERRALS

[MIN_SIGNATURES]

