

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JUNE 16, 2025

BUSINESS ITEMS

Request for 90-day extension of resolution of approval for Subdivision application # SD23-03 for the Kensico Preserve - Proposed 162 age-restricted multi-family town home 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. SBL 112.16-1-1, Owner:Legions of Christ, Contract Vendee Toll Brothers.

Patrick Cleary commented there are many conditions the applicant is working on so the extra Simeon something like this is merited.

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

Adoption of drafted resolution of approval for Wetlands application # W24-07 for the NYC DEP CRO-594 Installation of new access manhole #2 for isolation of the underdrain line. Work will occur in the 50ft buffer north of Grasslands Road.2 Walker Road, Valhalla, Section/Block/Lot: 116.16-1-1&2, Zone OB-2, Owner& Applicant: NYC DEP- Bureau of Water Supply

John Piazza recused himself from this application

Motion was made by Eileen McClain to adopt the resolution of approval, seconded by Joan Lederman, all remaining members present voted in favor

CONTINUING APPLICATIONS

1. 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

Mike Letizia and Jake of Marcy Engineering appeared to present the updates to the application. Comments from Cleary Consulting have been replied to, and a grief

overview was given to the Board. the following was discussed:

- The application is zoning compliant
- Fencing around the unit and noise attenuation structures have been added to the plans in accordance to the Town Code requirements
- Generator complies with other regulation codes - Patrick Ckeary comments as the codes change the site shall be maintained so to meet those new codes
- A generator exercise schedule will be submitted which will include weekday daytime hours
- No parking spaces have been replaced with the installation of this unit.
- Bollards have been added and are shown on the recently submitted plans
- A master plan does not apply as this generator is for this one independently owned unit, the remaining building is owned by another party and they have their own generators. We can not include someone else's property on our plan.
- A spill protection pad has been added to the plans as requested by the Town Engineer.
- We have identified that the gas is natural gas provided by Con Ed hook up.

Motion was made by Joan Lederman to schedule a Public Hearing, seconded by Jane Abbate, all remaining members voted in favor.

NEW APPLICATIONS

2. Proposed: Identify storm water issues and provide remedial steps to correct.

Application: Steep Slopes # SS24-07

Location: 9A Wappinger Trail, Briarcliff Manor

Section/Block/Lot: 98.16-2-10.1

Zone: R-40

Owner: Ryan Marcus

Engineer/Architect: ARQ Architecture P.C.

[MIN_SIGNATURES]

