

# TOWN OF MOUNT PLEASANT

## MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JUNE 5, 2025

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### **BUSINESS ITEMS**

Acceptance of minutes drafted from the 5-1-2025 & 5-19-2025 Planning Board meeting

Board Members Present: Chairman James Collins, Walter Hickey, Jane Abbate, Eileen McClain, Joan Lederman

Absent: John Piazza, JD Summa

Motion was made by Joan Lederman to adopt the 5-1-2025 and the 5-19-2025 Minutes, seconded by Eileen McClain; All members present voted in favor.

Request for a 90-day extension of the Subdivision resolution of approval # SD 23-03 for the Kensico Preserve - 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, Inc.

Motion was made by Joan Lederman to grant the 90-day extension, seconded by Jane abbate, all members present vote in favor.

Third request for a one-year extension of Site Plan resolution of approval # SP 22-02 for the construction of 10 faculty housing units with single-car driveways (Phase 2) at the EF Academy, 582 Columbus Ave, Thornwood, 112.12-1-1

Allison Fosner of Cuddy and Fedder appeared and commented that the first phase was very successful but now due to the current market uncertainty visas with international students are not being promoted and this phase will take a little longer. The EF Academy is committed to maintaining this approval and performing the build out.

Motion was made by Eileen McClain to grant the one-year extension for the site plan, seconded by Joan Lederman, all members present voted in favor.

### **CONTINUING APPLICATIONS**

- 1. 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

Attorney Janet Garris appeared before the board to present the application which they first opened in April with their introduction presentation to the board they have since then received comments from Pat Cleary the consultant and they will be addressing those some of the items discussed were:

- Revised Landscaping plan that has been submitted.
- The parking structure plans and dimensions of spaces and aisles with or added they are 9x19, 9 ft by 18 ft is in the code, 9 by 20 foot is in the code as well we are waiting for the building inspectors interpretation.
- Stormwater pollution prevention plan has been presented we are desperately awaiting, from the town engineer.
- A new lighting plan and photometric plan have been submitted.
- Solar panels are not feasible at this time and were removed from the plan.
- Two rows of evergreens are added to the plans for screening. 85 additional trees and shrubs are proposed. The replenishment percentage required in the tree code is met.
- Site distance is not impaired on the south side of the property, we are in process of repairing a rendering for that new line.
- The stormwater pollution prevention plan has not been modified, we are meeting the storm rates with either the same rates as current or even less. We are proposing cultec systems, two independent ones for the parking structure and the addition.
- There is a one-level deck on the parking structure that is the existing parking surface and the second level.
- Dark sky lighting is proposed for the parking deck, it's four pole-mounted fixtures with cut off Shields approximately 20 ft above the base for appropriate cast onto the deck. For this we have a choice of height versus quantity of fixtures, the greater the height the less fixtures, the less the height the more fixtures. Four 20 ft poles is what we thought was best for the deck lighting.
- Jennifer Arbuckle spoke in relation to the standard sustainability of the structure there
  - Native varieties of landscaping have been incorporated.
  - The building exceeds the green and the minimum standard of New York State energy code with Windows and roof and other elements.
  - The interior is equal to the green initiative and stands up to the 24/7 operation with rubber floors LED lights, daylight usage occupancy sensors, green roof terrace which will reduce the Heat and cooling usage.
  - They have the opportunity to access outside without going downstairs.

- They are pursuing LEED qualifications, but not sure where they will end up possibly silver.

### **Board Member Comments**

- The neighbor's Parcels are not to be affected, please keep that in mind as in the winter it gets dark at 4:30, could these lights be on at 4:30 throughout the night?
- Does the top parking deck even need to be lit at night? Engineer Dan Paesano replied it is proposed to be a gate activated employee parking only. There should be little activity except for changing of the shifts. According to our plans and calculations the lighting proposed at the light levels proposed will not produce light at the property line.
- The total number of parking spaces Proposed are 487 yet you are only required to have 225 why is that? Rich Bandera replied there is high utilization right now that will continue as we grow.
- Will school and medical space be increased as well as the bed count and bed space? Reply: yes, there is therapeutic care that will be increased.
- Will the current generator handle the addition? Reply; it is proposed to be removed and updated; it is actually over 20-years old right now.
- Can you speak about traffic? Rich at Collier Engineers replied;
  - their calculations show the increase to be insignificant with 30 to 40 trips per hour.
  - Traffic studies were conducted in February on the 8th and the 10th when schools were in session.
  - it's been proposed to restrict left hand turns, and to install a "do not block the Box" marking on the street by the entrance.
  - We can't really change the traffic pattern, we can clean the shoulders of the road and relocate the bus stop.
  - Board asked; why not consider an entrance on the Grasslands Road side of the property? Rich responded it is a tight distance from the corners, the right of access may not be given to us by NYS DOT, and then you have the grade which is pretty significant.
  - Walter hickey continued, as an engineer you should take it as far as you can go The grading does not really look that significant. There are other places in town where it was able to happen with a similar grade. As an engineer you should find a way.
  - Chairman Collins suggested you should have some more conversations with DOT and get their point of view and also suggested an independent traffic consultant prepare a study at times when traffic is highest.

## **2. Proposed: 45 Columbia Avenue Proposed demolition of the existing structure and the construction of a new eight-unit apartment building, with rooftop amenities**

**Application:** Site Plan # SP 24-5  
**Location:** 45 Columbia Avenue, Thornwood  
**Section/Block/Lot:** 106.8-1-29  
**Zone:** TH - Thornwood Hamlet Zone  
**Owner:** Ding & Dong Properties, LLC  
**Applicant/Architect:** Adra Mounier, Lighthaus, LLC  
**Engineer:** Gregory Caccioppoli, PE

45 Columbia Attorney Aldo Vitagliano appeared with Adrian Monier of lightHaus Engineering and engineer Greg Caccioppoli to present the application, the following was discussed:

- Since their last appearance they have reviewed the comments from the town engineer and the consultant and they have considerably scaled down the proposed structure.
- One floor has been removed, the height has been scaled down, proposing ground parking and plantings in front.
- The current building is very run down and has a damaged retaining wall that is dangerous. The new structure will be the retaining wall itself and is a better design for the site and community. There will be heavy plantings as screening between the adjoining parcel.
- Apartments are still on the second and third floor with three apartments on each level.
- A lobby is proposed on the main level with the entrance from the rear.
- Will be requesting a variance to use the easement for pervious surface such as a pedestrian on-grade walkway outside of the parking locations.
- The building access is ADA compliant, trash is in the basement. There will be sufficient access for a private trash company to be able to come on site and remove the trash.
- There are Stairways and an elevator that will go from the basement to the proposed green roof top which will only be available for residents to use during the daytime. The rooftop will have a self-latching gate, there is no proposed lighting and no proposed nighttime use.
- Engineer Greg Caccioppoli spoke in reference to the parking maneuverability. We did reduce the number of spaces to increase the maneuverability on the site and eliminate encroachment off of the site, and to provide the required parking space size of 9ft x 20ft. There are six units and there will be six parking spaces in total which meets the code requirements.

#### Board member comments

- If tenants for a unit are a couple with two cars where does that second car park? reply the code calls for one parking space for one bedroom unit the requirement is met for parking. The Chairman asked them to think outside the code to what is logical
- These people cannot even have company come over. Applicant replied; suggested when screening tenants it could be a requirement that they only have one vehicle or less.
- We want to avoid people parking in the merchants parking spaces of the downtown

hamlet.

- What is the easement for? Reply; sanitary sewer, we understand that we cannot use the easement space for a structure, but possibly landscaping and sidewalk etc could be considered.
- Mr. Patrick Cleary asked them to update to CC drawings.
- This plan is a vast improvement than the first one, I see you are building to the property line and that the neighbors mature trees will help with screening. There is still more work to do.

Motion was made by Eileen McClain to start the SEQR Planning Board's intent to service as Lead agency, seconded by Joan Lederman, all members present voted in favor.

Aldo Vitagliano commented there is a need for variances, when would you think the timing is right to be referred to the ZBA? Board replied; you still have some work to do on this application and we would like to hear from the Town Engineer.

### **NEW APPLICATIONS**

#### **3. Proposed: 17 Bruce Lane, Regrading of rear yard to create usable recreation space for the homeowner.**

**Application:** Steep Slopes # SS 25-07

**Location:** 17 Bruce Lane, Valhalla

**Section/Block/Lot:** 112.18-3-10

**Zone:** R-10

**Owner:** Andre Nagomy

**Applicant & Engineer:** A&E Professional Engineers, P.C.

Peter White from ARQ Engineering appeared on behalf of the homeowner to present the application to the board. The following was discussed:

- This parcel is on the downhill side of Bruce Lane.
- The original contractor who developed this area used boulders to fill in the land which is not conducive to building a retaining wall. It does not give you a clean line moving across the property.
- There is a series of three retaining walls that are each less than 6 ft tall to cover an approximate 18 ft elevation in steep, very steep and excessively steep grades.
- Landscaping is proposed to cover the 6ft to 7ft distance between each wall which will include grass areas.
- There are some sidewalks proposed as well.

Board Member Comments:

- What will the owner below see in the winter and summer? Please provide renderings of that.
- Is fill required? Mr. White replied the masonry wall will have a lot of item four and

crushed stone that can be used to support the base of the wall, then topsoil will come in on top of that.

- Who owns the land behind the home? Mr. White replied it's a dedicated zone with about 50 ft of woods and vegetation that runs to the next street. The board commented we will need to know a little bit more about what that means and who owns that property.
- We need to receive comments from engineering, then you will need to reply to those comments as well as Mr. Cleary's comments

[MIN\_SIGNATURES]

