

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD MAY 19, 2025

BUSINESS ITEMS

Acceptance of minutes drafted from the 4-21-2025 and 5-1-2025 Planning Board meeting

Motion was made by JD Summa to adopt the minutes from the May 1st 2025 meeting, seconded by Eileen McClain.

Motion was made by JD Summa to adopt the minutes from the April 21, 2025 meeting seconded by Eileen McClain.

CONTINUING PUBLIC HEARINGS

- 1. Proposed: 40 Saw Mill River Road, Amendment to recently approved site plan application # SP 22-03 to include further improved circulation and accessible access to the building. Previous approval granted an increase to a total of 340 spaces, amendment proposes an increase to a total of 330 spaces. Potential adoption of resolution of approval pending Town Engineering correspondence.**

Application: Site Plan # SP 24-10, Steep Slopes # 24-12

Location: 40 Saw Mill River Road, Thornwood

Section/Block/Lot: 116.7-1-4

Zone: C-RB

Owner & Applicant: Seventh Jam Development, LLC

Engineer: JMC Site Planning LLC

Architect: Tecton Architects

JMC engineer Rob Aiello appeared on behalf of the applicant to review the application. The following was discussed:

- Additional landscape was added, specifically six Eastern Redbud trees in the street front of the building.
- All Engineering comments have been replied to and satisfied.

*** No comments from the public ***

Board Member comments:

- Eileen McClain asked to verify the final count of parking spaces, Rob Aiello and Pat Cleary confirmed it was 341 total parking spots

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

Motion was made by John Piazza to revise the date of the landscape plan to April 4, 2025, seconded by Jane Abbate, all members present voted in favor.

Motion was made by JD Summa to adopt a SEQR Negative Declaration, seconded by Eileen McClain, all members present voted in favor.

Motion was made by Eileen McLean to adopt the steep slopes resolution of approval, seconded by JD Summa all remaining members voted in favor.

Motion was made by Eileen McLean to adopt the site plan resolution of approval, seconded by Jane Abbate, all remaining members present voted in favor.

NEW PUBLIC HEARINGS

- 2. Proposed: 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.**

Application: Wetlands #W 24-07

Location: 2 Walker Road, Valhalla

Section/Block/Lot: 116.16-1-1&2

Zone: OB-2

Owner& Applicant: NYC DEP- Bureau of Water Supply

Engineer: NYC DEP - Bureau of Water Supply

Mark DelBazo and Kevin O'Brien appeared on behalf of the DEP to present the wetlands application for the CRO-594 project for the proposed new access manhole on the Grasslands Road side of the parcel The following comments were made:

- The application has work proposed within the 50 ft local wetland buffer, To construct a 20 ft deep 6 ft by 6 ft interior manhole not far from the location of the existing manhole.
- The project will be constructed via construction sequencing
- They will access the parcel from Grasslands Road as the town engineer has proposed, a DOT access permit will be required.
- We spoke with the CAC on their time frame they have provided comments which are favorable

Board member comments:

- How much total disturbance will there be? Kevin O'Brien replied the entire gravel area is to be disturbed.
- Mr. Patrick Cleary commented the DEC will still need to make a jurisdictional determination, it is doubtful there will be any objection to a sister agency. A State permit as well as a local permit may be needed.
- Chairman Collins read a portion of the CAC comment letter into the record

Motion was made by Eileen McClain to close the public hearing, seconded by JD Summa, all remaining members voted in favor.

Motion was made by Eileen McClain to instruct the consultant to draft a resolution of approval with conditions that the DOT sign off on the road permit and DEC makes a jurisdictional determination, seconded by Jane Abbate, all remaining members voted in favor.

CONTINUING APPLICATIONS

[MIN_SIGNATURES]

