

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD MAY 1, 2025

BUSINESS ITEMS

399 Old Sleepy Hollow Road, Pleasantville
Subdivision of one lot into two for the purposes of development of a single family dwelling.

Motion was made by John Piazza to adopt the SEQR Negative Declaration, seconded by Eileen McClain, all members present voted in favor.

Motion was made by John Piazza to adopt the resolution of approval for the subdivision application, seconded by Eileen McClain, all members present voted in favor.

Request for a 90-Day extension of subdivision approval # SD 20-6 for the development of a four-story, 170-unit, service-enriched senior housing residence, Brightview Senior Living.

Subdivision application # SD 20-6, Site Plan Application # SP 20-012, Steep Slopes Application # SS 20-15. 364 & 236 Grasslands Road, Valhalla, NY 117.17-1-28, Grasslands Estates - Owner, Brightview Senior Living Development - Contract Vendee.

Attorney David Cooper appeared for the application and made the following comments:
-We are asking for two two extensions, one is the extension of the subdivision approval because the requirement is that by mid May we provide the plat for the chairman's signature. The plat is still at the Department of Health in review. Our understanding is that the last item that they need is the details of the storm water with the off-site water improvements. Remember that this project also involves the Pleasant Ridge water District extension, which Brightview is going to build. The town engineering office is preparing those plans, and so the DOH needs to see those plans before they'll sign off on our plat.

- The second extension we're asking for is the site plan and steep slopes approval. That has a year from issuance before the applicant has to start construction. Although the applicant is moving forward with construction and design plans, we're not going to be able to start construction by June.

- We are requesting a ninety-day extension for the subdivision and a one-year extension on the site plan and steep slopes.

Motion was made by JD Summa to grant the requested extensions, seconded by John Piazza, all members present voted in favor.

CONTINUING PUBLIC HEARINGS

NEW APPLICATIONS

- 1. Proposed: 6 Saw Mill River Road, Hawthorne Amendment of previously approved site plan# PSP 24-01 Restaurant with venue space. The amendment includes additions to the existing building, 2 outdoor bars, accessory structure, patios and parking lot expansions. Some of these actions will partially take place within steep slope, very steep and excessively steep slope areas.**

Application: Site Plan #PSP 25-4, *Steep Slopes* # SS25-06

Location: 6 Saw Mill River Road, Hawthorne

Section/Block/Lot: 116.7-1-15

Zone: C-RB

Owner: Le Setai Realty, LLC

Applicant & Engineer: Ralph Alfonzetti

Engineer Ralph Alfonzetti, a landscape architect, and Business Manager Maria Valencia appeared before the board to present the application. The following was discussed:

1. In July of 2024 site plan approval was granted for the reuse of this parcel that was formally the Japanese restaurant Gasho of Japan to the now approved restaurant with venue hall, Le Setai. the approval included building renovations and an addition, exterior accessory structures including a bar, parking improvements and an area for refuse.
2. In the amended site plan application the additions and renovations remain the same. The changes are mainly to the exterior space and are designed to enhance the event space, so to offer outdoor ceremonies during the day and the afternoon. Those changes are:
 - The terrace area adjacent to the addition has been increased.
 - An additional terrace area was added to the rear of the main building.
 - The koi pond was extended, the bridge over the pond will be removed and replaced. Work in this area has merited the need for a Steep Slopes application
 - Landscaping includes fast-growing arborvitae evergreens to buffer from the street and parking lot to the terraced event areas, There are also ornamental trees and trees with extended bloom times, ornamental and flowering shrubs.
 - Relocated the bar from one place to another
 - Added retaining walls, added a smaller terrace area, added a gazebo.
 - The stormwater plan has increased.
 - The parking plan has changed.
 - The name will change from Le Setai to now Le Vaie

Board Member Comments:

1. Is the use just for venues, weddings and parties, Thursday, Friday and Saturday, it is not opened to the public? Ms. Valencia responded yes, mainly weddings but all social events.
2. From a zoning perspective, is it the same as the restaurant? Patrick Cleary replied it falls under the restaurant use, one thing to bear in mind the prior approval was for a restaurant during the week with events on the weekends. Could I go to dinner there on a Wednesday afternoon? Reply- Not sure the operator is sick and not here this evening
3. Will the outdoor area be covered at all? Reply - The patio will be halfway covered for cocktails with some tables and the space will flow into the outdoor area. Since this exterior area will be increased we are going to be asking the building inspector for increased occupancy to 325 or 350.
4. Currently there is no restriction in or out of that site, so it will be a wicked turn for this site. Reply - We are thinking of doing a right-turn only. Patrick Cleary added during the original review they engaged with DOT and DOT did not recommend the right turnout. So that's why it remained as a two-way intersection. Ms. Valencia added a lot of people travel together and come in threes and fours for weddings, people also take Ubers. There is a hotel down the street that we can do shuttles from as well as valet. We can also park some cars on the slope and where the garbage bin is. Pat Cleary replied the issue with respect to this is precisely that. The original approval had an occupancy, and that was based on how the site would be used, traffic generated, and parking and an option for the folks going to the facility could use outdoor space as well. So, ultimately you have to get a handle on that because that relates to the number of required parking spaces. There's needs to be clarification. We want to avoid cars ending up parking on the shoulder on 9A. Chairman Collins added, the building could sell eventually, and we want to make sure that the right parking and the right plan is in place for you or any future owner.
5. There is one house adjacent to this parcel, and now moving your venue space back more to the rear portion brings you closer to them and introducing a potential new problem, how do you anticipate noise mitigation? There is no music outside with the exception of a piano for the ceremony, the reception with the music is inside. Chairman Collins added that's what I'm hearing today, but what's going to happen... we have to make sure we manage that correctly. Pat Cleary added, The landscaping plan seems to be ornamental, but it doesn't seem that those develop to be a sound buffer necessarily. So now that you're hearing some of those concerns, maybe that's something you can amplify in the landscaping plan.
6. If you rent that outdoor space for a wedding venue, and the rooms on the inside are booked and it rains, what happens to those outdoor people? Reply - We usually put a tent outside. Chairman Collins added these are all substantive changes and, to me, they're not small, it's changing the nature of the application quite a bit. I think you're going to have people on the inside and people on the outside parking all over the place. Ms. Valencia replied - We only have one event

at a time. Usually after a cocktail everybody moves inside enjoying the event, and normally people are not outside. Patrick Cleary commented, it's an inviting space for people to use. So I think from your perspective, you can always condition approvals, but it's hard to enforce a lot of these conditions, so there should be built into the plan, sort of physical restrictions if that's where you want to go with this. You can't rely on just their assurance that we promise not to do that.

7. This project was approved earlier for a certain amount of people, certain amount of parking spaces and now it's grown bigger and it's going to need more parking. Whether you have valet or not doesn't matter. You're not parking the cars from this venue somewhere else, you're parking it on your property. You need to verify that you meet the parking requirements per the code. It looks beautiful, I'm excited for it, but if you're coming in off 9A and you have a venue for 350 people and that valet gets backed up there's going to be a line on 9A to get into the venue and these are the things we're concerned about. We just want to reiterate what everyone's saying is we truly believe that the overflow parking is going to be on 9 A on the shoulder. As people pull up, they're just going to park along the side. They're going to get out of their cars, and they're going to walk into the venue. People coming southbound looking to make a left into the place are going to be queued up on 9A because you're also going to have people coming from the South that are turning into the facility. So depending on how large the venue is it could be a very busy intersection or entrance at that time, and people coming north will not wait for a valet and park on the shoulder.
8. People are the factor that we're not accounting for here. For me, the difference between a restaurant and an event space is everybody's coming at once, everybody's leaving at once. And the volume, older people may need to take a break from the volume of music and step outside, others may need a smoke break.
9. Your landscaping plan includes aggressively fast-growing buffer trees, they may look good for five or so years, but they take over and get unmanageable. You have them right up against the parking lot. You're going to have a big problem with those green giant arborvitae just spreading out over time and taking over that parking lot.
10. We're trying to get 9A dressed up a little bit because of all the development. Please consider landscaping for the street view.

Additional comments from Pat Cleary:

- I'd ask the applicant to provide a valet management plan, which shows the expected volume of vehicles that would be valet if the facility were used to full capacity, where you'd park them and so forth. That's important because it eliminates the potential of parking on the shoulder on 9A. It's useful and it gives us some ability to enforce.
- There's site engineering issues, they've added a lot of impervious surface,

there's a whole bunch of new retaining walls, there's a new bridge over that koi pond, does that displace flood storage?

- Steve Kavee of the CAC should weigh in on this as well.

Chairman Collins closed with thank you for presenting. It's definitely an interesting idea, you just need to work on it.

[MIN_SIGNATURES]

May 1, 2025