

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD DECEMBER 7, 2023

BUSINESS ITEMS

21st 90-day Extension request for previously approved 73-Lot Cluster Subdivision, plus 2 lots "Kensico Preserve" formerly known as Baker Residential (OB-1)

Motion was made by Jane Abbate to grant the extension, seconded by Joan Lederman, all members present voted in favor.

1 year extension request of resolution of approval for Site Plan #SP 22-03, 40 Saw Mill River Road, parking lot expansion with landscaping and storm water, 116.7-1-4, Seventh Jam Development,

Motion was made by John Lederman to Grant the resolution of approval for the site plan, seconded by Walter hickey, all members present voted in favor.

CONTINUING APPLICATIONS

- 1. Proposed:** North 80 Phase 1A of Master Plan development for a mixed-use biomedical community. Phase 1A consists of two buildings totaling approximately 180,000 Square feet with mixed uses consisting of retail, medical office and residential units.

Location: Vacant and occupied lots North of the Westchester Medical Center

Section/Block/Lot: 116.8-1-9, 116.8-1-3 through 8, 111.20-1-80

Owner: Westchester County, 81 Holly Hill Lane, LLC

Applicant: LP/North80 LLC & Holly Hill Lane LLC

Engineer/Architect: Torti Gallas & Partners

Attorney: Blanchard & Wilson, LLP

Attorney Kristen Wilson, Engineer Kevin Molnar and architect appeared on behalf of the applicant to present the application to the board, the following was discussed:

- They received Cleary Consulting comments today and will reply verbally tonight with more formal written responses to follow.
- More details have been added and reply to Cleary comments. new line parking is below

the building which is a temporary parking lot for now

- The turn radius in the parking garage was more detailed

- Loading areas and trash locations were detailed
- Photometric and lighting plan is now submitted
- A change was made to the character of the buildings to give variety of views
- One bedroom and studios apartments are proposed.
- They are working towards a public hearing

Board Member Comments:

- The generator and HVAC units are on the rooftop, yet your renderings don't show that.

Reply, there is a mechanical penthouse on the biotech building and the Residential Building they are set in so from a pedestrian perspective it will not be seen. All Mechanicals are proposed with a combination of screening and being set back.

- Why is the connector road not a part of the Phase 1A plan? Reply, the Army Corps of Engineer in May 2022 identified a stream near there that is Federally protected.

- Is it a possibility then that this road may be denied? Reply, it is possible, but we have no

indication that it will be denied. Phase 1A does not meet the need for this road. Joan Lederman replied it is vital to the framework and the progression of this entire project that

this road be built.

- Why break up Phase 1 into all these parts? Reply, big financial benefit. Board members

commented it was never revealed or presented this way.

Although this is not a public hearing the chairman permitted public input, the following comments

were made:

- Mr. Dominic Vita, 156 Pythian Avenue - we need more information, please share and Mr.

Cleary's comments.

- Having this information online for the public consumption would be great.

- Request a broader span of notification for the public hearing.

- Mr. Richard Wisniewski, 118 Philip Place – Please provide more depth of phase 1A and

specifically the residential buildings

- Is it North 60 or North 80 these days?

- Please provide more information on who the residential units are designated for, Hospital, public employees etc?

- Mr. Patrick Doherty, 104 Phillips Place - I am the first house after this project. Amazon traffic is already affecting us, and this is to come in the future, it's a lot.

End of Public Comments

Kristen Wilson commented they are looking to schedule the public hearing. We would like to be

on the January 4th meeting where we will have a reply to comments.

Mr. Patrick Cleary commented there is the procedural step of adopting the Master Plan,

there is
no need for interim updates unless you've addressed every comment.
Chairman Collins commented the public hearing, once it's opened, will not close until all comments are replied to.

NEW APPLICATIONS

2. Proposed: 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 on behalf of the homeowner to present the application to the
board the following was discussed:

- The proposal is for a one family dwelling the steep slope it will be between the house and the

rear yard there is a proposed patio to the rear that steps up to the pool

- 114 Milton has a similar setup if you have been to the site it would resemble that

Board Member Comments:

- This appears to be the easiest of the few lots together here, the others being 121 & 122.
- Engineering review comments have been submitted, you need to reply to those before any action can be motioned.

3. Proposed: Removal of existing dwelling and associated site improvements, construction of a new dwelling, patios, driveways, regrading and installation of stormwater management facilities.

Application: Steep Slopes # SS12-16

Location: 121 Milton Drive, Thornwood

Section/Block/Lot: 106.16-1-12

Zone: R-20

Owner& Applicant Cosmo Montemurro

Engineer/Architect: Hudson Engineering & Consulting, P.C.

Home owner Mr. Cosmo Montemurro appeared to make a presentation to the Board; the following was discussed:

- A building permit was submitted and approved and work commenced.
- During construction the client extended his rear yard for more usable space which ended up encroaching onto the steep slopes and onto this lot and the adjacent lot of 122.
- Fill was also brought in and trees were removed.

Board member comments:

- This should not have been done in the first place. The Town engineer submitted his comments, the fill needs to be tested and qualified with a manifest.
- This is a sticky situation, what if you came before us and we did not like the plan and denied you, but now it is already done.
- Just throwing down fill in the ground is a very dangerous situation, not just for now, but for future owners and neighbors. Patrick Cleary commented this could all be brought back to pre-existing conditions.

Cosmo Montemurro commented, I am going to be living in this house, my son will be in the house next to me at 121 Milton Drive. The fill is the dirt from the lot next to me which included a foundation. I tried to keep it local and not have it hauled away. We want the family together on the same block.

Chairman Collins commented there is work to be done before this goes any further. Patrick Cleary commented you may want to hear applications 121 and 122 Milton together.

TOWN BOARD REFERRALS

[MIN_SIGNATURES]

