

# TOWN OF MOUNT PLEASANT

## MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD MARCH 18, 2024

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### **BUSINESS ITEMS**

6 Gatwick Court -Acceptance of resolution of approval for Steep Slopes Application #SS 23-19 for the construction of retaining walls to create usable backyard space at 6 Gatwick Court, Chappaqua, R-40 Zone, 107.6-1-3, Owner Alison Levene

Motion was made by Eileen McClain to adopt the resolution of approval, seconded by JD summa, all members present voted in favor.

871 Commerce Street, Acceptance of resolution of re approval for Site Plan Application # SP 21-01 in accordance to §218.68 Residential in a Commercial Zoning District. Interior renovations of first floor offices, Commerce Street side, to create two one-bedroom apartments 871 Commerce/Franklin Street Thornwood, C-NR Zone, 106.15-1-53, Owner: The Crecco Company

Motion was made by Eileen McClain to adopt a SEQR negative declaration, seconded by Jane Abbate, all members present voted in favor.

Motion was made by Eileen McClain to adopt the resolution of approval for the site plan, seconded by JD summa, all members present voted in favor.

115 Milton Street. Acceptance of resolution of approval for Steep Slopes Application # SS 23-17 for the construction of an in-ground pool with surrounding patios, pool house with steps, retaining walls and associated storm water management improvements.

115 Milton Drive, Thornwood, R-40 Zone, 106.16-1-20, Owner Stephen DiNapoli

Motion was made by Walter Hickey to adopt a resolution of approval, seconded by JD summa, all members present voted in favor

Kingsview Acres Subdivision - Request for a 180-Day Extension on Final Subdivision Approval of Kingsview Acres, 12-Lot single-family homes Cluster Subdivision.

Motion was made by Jane Abbate to grant the extension request, seconded by Eileen McClain all members present voted in favor.

### **NEW PUBLIC HEARINGS**

#### **1. Proposed:**

**DEP KEC CONTRACT #1 (KENS EAST-2)**

**Kensico Campus Site preparations Department of Conservation**

**Water Supply Use, construction of new water conveyance and supporting facilities.**

**Application:** Site Plan # PSP 23-4

**Location:** Westlake Drive, Valhalla

**Section/Block/Lot:** 117.11-3-1

**Zone:** R-40

**Owner & Applicant:** New York City Department of Environmental Protection

**Engineer/Architect:** NYC DEP Internal Engineer Sebastian Lopez, PE

Motion was made by Jane Abbate to waive the reading of the public notice and open the public hearing, seconded by Walter Hickey. All members present voted in favor.

Kevin Ellenwood, Lorraine Farrell, Dan Michaud, all of the DEP appeared to present to the public, the following was discussed:

- Half the population of New York state is supplied by DEP water. 90% of the water from this community goes to New York City and most parts of Westchester County.
- There is a need for a second tunnel to convey water from the Kensico Reservoir to the Cat-Del UV facility in Eastview.
- This new tunnel will include the town of Mount Pleasant having a new connection to service their local water needs
- This new tunnel will allow a bypass of the existing line if needed.
- An overview of the existing Kensico campus site was given with a comparison to the 10-year completion of the KEC project.
- Specific work for Contract 1 includes:
  - Stormwater plan, construction trailers
  - Relocation of West Lake Drive
  - Construction of a new 30-space, lighted parking lot for the high school
  - Excavating near the screen chamber
  - Temporary entrance on the south portion of the parcel near Lakeview Avenue.
  - Temporary fencing for a portion of the project then a more permanent fence later. Both serve to isolate the construction activity from the public.
  - Retaining wall by the Con Ed tower for their continued access
  - Rock blasting for the construction of the two shafts. This includes monitoring for noise and vibration, working closely with the building department, notifications as required.
  - Tree removal, only necessary ones with a replanting plan.
  - A replanting plan of meadow mix is used temporarily throughout the construction phase to stabilize the soil. When the work is done they can replant trees and shrubs

for permanent stability.

Comments from the Public:

- Will the shaft connect to a UV Cofferdam, because that is really noisy? Reply, no it will not be directly connecting to the shaft there are existing tunnels for that.
- You did a great job with the aerators application, however the tree replacement plan used very small trees, can these trees be larger for this application?
- Your plan shows the pipe bisecting Columbus Avenue between Sergio's and Lakeview Avenue, at what point in the project will you be there, and where exactly will the road be closed? Reply, There will be no closure across Columbus Avenue. We will cross under Columbus Avenue 400 ft down, deep into rock. We will be under people's basements within the 150-ft easements that we obtained.
- It has been a terrible time trying to read the renderings online, there is just no clarity. How will this be affecting Highclere Lane?
- Who will be paying for this development? Reply, New York City and Westchester County use this water, it's not a tax it's a rate payer. There may be a rate increase which will be determined by the Water Board of New York. Usually rates go up in May.
- You are proposing a temporary construction access across from Lakeview Drive, there is already a lot of traffic there from the soccer fields, the Methodist Church, Pepsi and the schools. DEP has a private road there so why can't they use that to mitigate the traffic?
- This is a result of a consent decree, a legal Federal case, what was the dispute about? Reply, The decree was to Cover EPA and Department of Justice regulations.
- A lot of emergency vehicles use this route of Westlake Drive to Columbus Ave to get around in town, there is a firehouse just up the block from them, will this be closed at all and if so for how long? Reply, There is no intention in closing the existing Westlake Drive until the other Westlake Drive is opened.
- Can the parking lot be poured concrete to avoid potholes?
- Regarding noise, you're going to be blasting, at what point will that occur and at what hours? A school is nearby how will this affect them? Reply, we will be blasting during work hours from 7:00am to 3:30pm. We will do test blasts to see that conditions are appropriate and adjust our practices accordingly.
- A lot of trees have already been cut down. Mr Patrick Cleary commented, trees were cut down pursuant to a permit granted to mitigate wildlife impact.
- Is there going to be a traffic light installed at some point? Reply, current studies show it is not warranted, we will do studies throughout the process to see if that changes.
- As a bus driver I am very aware of the traffic patterns in town and there have been a lot of changes. Can the road across the dam be used during this process/ Reply, No that road will not be opened to the public again.

- I would like to also see a traffic light go up to help mitigate the impact of traffic that backs up during school hours.
- Until all of these questions are answered, contract one should not be permitted to happen.
- Can the signs be updated to the new public hearing date
- Steven Kavee, Chair of the CAC, The scope of our review is limited to environmental impacts.
  - The DEP has been a good steward of their parcel and in working with the Town.
  - There is a good replanting plan.
  - Suggest that the fence provide a general gap for the transit of animals from different sites.
  - long-term management of invasive species and controlling them, there does not seem to be a specific plan. Three to five years mitigation is typical, can this be included in the resolution?

#### End of Public Comments

Chairman Collins commented these questions will all be addressed by the applicant. We will shoot tentatively for the April 4th meeting to continue the Public Hearing, if the applicant has responded in time to reappear.

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

### **NEW APPLICATIONS**

- 2. Proposed: Arnold Place, Vacant Parcel - Construction of a new Single-Family dwelling, development includes site excavation, regrading, retaining walls, driveway, and stormwater.**

**Application:** Steep Slopes # SS 24-3

**Location:** Arnold Place,

**Section/Block/Lot:** 106.20-1-12

**Zone:** R40

**Owner:** Arnold Place Realty, LLC C/O Anthony D'Agostino

**Applicant & Architect:** Thoms Haynes Architect

Thomas Haines from Haines Architecture presented the application for a new one-family house on a vacant flag lot parcel. We are proposing to extend up from the existing cul de sac street, a long driveway that goes down to the buildable section of the

property, which unfortunately is located in the middle. We tried to minimize the amount of disturbance and the amount of retaining walls necessary, we really don't have any other way around to access the property to create a buildable condition.

We did receive a review from Cleary Consulting, we had addressed those comments and emailed them over earlier today. I can run through some replies quickly

- We have a very narrow, flag lot condition, it's about 15 feet wide at the street and it's currently too steep from the street to where the buildable area of the parcel is, thus the Steep Slopes application.
- There is a continual grade from Arnold Place all the way down to where the driveway would level out at the rear, to the right side of the proposed house. Board asked how many yards of fill are you proposing to bring in? Reply, approximately 388 cubic yards, about 28 truckloads.
- A series of tiered walls is proposed, so there will be a 4ft high wall then 4ft setback then another wall.
- A permit has since been issued approximately a year ago, for the builder, Frank Morocco, to start doing some of the clearing and a few other things on this property.
- Reviewed the landscaping plan, where giant green arborvitae are proposed, Chairman Collins commented, Green Giant Arborvitae trees get very big very quickly, you may want to rethink using those in the driveway as it ultimately may make the driveway very small.
- The sewer main will be extended to this parcel and then will be a gravity system flowing to the rear to the paper street. We will have to get an easement to connect to that. JD Summa asked have you reached out to those property owners already? Reply, not yet we're waiting to see the final plans first in the event there are any changes.

Chairman Collins commented this application has a ways to go yet, we will wait to hear from engineering and see how you reply to all the comments.

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