

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD APRIL 4, 2024

BUSINESS ITEMS

Request for an amendment to SEQR Negative Declaration Resolution of approval for Subdivision application # SD 21-03, one lot with existing single-family residence to be subdivided into two lots for the purpose of constructing another single family dwelling. 25 Meadowbrook Road, Pleasantville, 106.12-2-32, James Earle

Applicant requested clarification on their SEQR resolution that these lots will be having onsite sanitary sewer systems and will not be tying into a municipal sewer.

Motion was made by Joan Lederman to accept the resolution Amendment, seconded by JD summa, all members present voted in favor

Request for a 180-day extension of resolution of approval for Subdivision application # SD 21-03, one lot with existing single-family residence to be subdivided into two lots for the purpose of constructing another single family dwelling. 25 Meadowbrook Road, Pleasantville, 106.12-2-32, James Earle

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

CONTINUING PUBLIC HEARINGS

1. Proposed: DEP Kensico Eastview Connection (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

Kevin Ellenwood, Justin Rivileno, Phil Simmons, and Lorraine Farrell, of the NYC D E P appeared to continue their presentation to the public the following was discussed:

- A Brief Review of contract one was given it will last 2 and 1/2 to 3 years there's a balanced on the site between what will get excavated and what will remain on the site they are striving to keeping Trucking to a minimum. currently only tree removal has taken place so to not impact the roosting bats. existing Westlake Drive can still be used as the new Westlake High School parking lot is under construction.
- Blasting is expected at a rate of at least one a day, but no more than two a day. we will comply to town regulations for blasting. some blessing is not for the shaft but it is for the Rock outcrops.
- A start time of 7:00 a.m. is being requested from the building department, we will comply with the noise ordinance.
- We met with the West Lake High School to educate kids and talk about taking on the parking lot.
- Construction noise will be heard, we can put controls on some areas to minimize that
- There are a total of four contracts that will be before you that will be ongoing for the entire project.

board member comments:

- When will it be determined if you will install a traffic light on West Lake Drive? Reply, the analysis we did does not show it is needed. Joan Lederman commented safety of pedestrians is a concern we may need that please revisit that
- Has there been consideration to open the top of the dam? It's hard to believe there's no impact to traffic contractors usually and workers use it now. Reply, the security risk is too high.
- Regarding replanting, will you be using large specimen trees just like you are taking down and not just throwing in a meadow mix? Reply, we will be able to replace a lot on the Kensico site. We plan to do invasive species removal as well as engage with the forest mitigator who can help us to replant.
- When will the replanting take place? Reply, it takes place over all the contracts, contract one there is some and all the contracts will have some replanting.
- How long is the construction fence going to be up? Reply, for the length of the project the full 10 years. Phase 1 or contract one will be a construction fence, for contract two and three we will look at something more permanent. The chairman commented that no one wants to see a construction site for 10 years and who knows what the fence will look like in 10 years.
- What type of vehicles will be used for the debris removal and what is its path, what towns will they be traveling through? Reply we do not have a specific answer I will clarify but there are prescribed routes we should be taking.

Comments from the Public:

- Betty of Highclere Lane - I am concerned about safety where the new entrance is related to that potential traffic light. Can anyone coming out of Westlake Drive make a right or a left? Will there be restrictions? with new high school drivers it is not going to be safe, it's a free-for-all. When is later for the further analysis on the traffic light?
- Joseph Reinter, Lorenz Drive-9.3 Acres of tree removal is a tremendous amount of trees. Can we get a specific number of trees and caliber that will be replaced? Is there

a liaison that we can speak to that we can contact door to door so to speak contact from the town. The wear and tear of the construction vehicles on Columbus area Avenue will be huge the road will be damaged. What is the egress entrance for the construction vehicles?

- Tony Onco, Lakeview Avenue - Lakeview Avenue is not a safe means of travel to Bradhurst. It is a very narrow street, it crosses a parkway and railroad tracks, there are blind turns how many cars and trucks a day are proposed to travel on these streets with this project? DEP projects take a lot longer they take years. DEP has done nothing to improve the conditions of this town, we should demand this traffic signal. as a fire commissioner we know a lot about this town and safety is first
- Ray Danaco, He did not sign the easement it was given to him, but he did not sign because the bank needs to clear some documentation. I spoke to Dave with the DEP who has since retired, new person is still working on it, they are taking some of my property.
- Jamie Wilson, 39 West High Street - I am next to this construction, day and night shifts 50 decibels 275 decibels from 3:30 p.m. to 11:30 p.m. that is not okay. If they are not opening the dam what are the security concerns? Even if they only opened it just for commercial vehicles it would help and I agree with the first speaker we should take under consideration that there are 16 year-old drivers that will be coming out of that parking lot on to Columbus across from Highclere.
- Thomas McCarthy - Lakeville Avenue is a town of Mount Pleasant Road, It is narrow with a lot of turns and may not have enough room for the trucks to turn. I agree with adding a light at the Highclere intersection. Will roads have fire hydrants? I have been asking that for a while now.
- Dennis of Columbus Avenue - d e p dumps on our town all the time, when they close the dam all the traffic is now in our town in 23 years there has been two lights installed. If we own Westlake Road why are we letting them change it? Kids walk to school, kids take the bus go ahead of Highclere Lane you have vision going north, but not so much going south. 7 to 8 is longer than the construction hours
- Jim Russell of Hawthorne - I suggest we all get a better understanding of all the contracts before voting on this, perhaps hold a public information session.
- John Colechio, 35 West Lynnwood Street - Is there a specific start and end time? Reply, there are severe penalties from the Department of Justice if deadlines are not met. We are required to check in and complete as fast as possible. We need to make milestones that are scheduled incentivizing a contractor is better than paying fines.
- When does the electrical build behind the school come in place? Can they give us a schedule and a scaled rendering like a model?

End of public comments.

Justin Rivolino of the DEP made some follow-up comments: the entire KEC schedule is a 10-year development project. We will talk to the landowner to obtain a public liaison as well as submit one from DEP who are available 24/7

There is no extra chlorine to be added to the water system. For contract two and contract three we will do a public information session. The traffic light will be seriously considered, chairman Collins commented this is vital, add in the school and inexperienced drivers plus the development of the Baker development.

Justin Rivolino requested that they close the public hearing and prepare a resolution of

approval.

John Piazza recused himself from any motions on this application.

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

Motion was made by Joan Lederman to draft the resolution of approval for review only; it will not be considered for adoption until all replies have been submitted.

CONTINUING APPLICATIONS

- 2. Proposed: 200 Lake Road** - Relocation of an existing maintenance yard and upgrading the Stafford lot to provide visitor parking. Installation for a connection path to the Breuer house, a sculpture park with seating area, pedestrian walkways for interconnection and modifications to the access driveway along the front of the Creative Arts Center.

Application: Site Plan Application # PSP 23-2

Location: 200 Lake Road, Pocantico Hills

Section/Block/Lot: 116.5-2-2,3,4,5,7

Zone: R-40

Owner & Applicant: National Trust Historic Preservation/Greenrock Corporation

Engineer/Architect: FX Collaborative Architects, LLP

Attorney: Cuddy & Feder, LLP

Attorney Alleigh Fausner appeared on behalf of the applicant to present the application, the following was discussed:

- This is an amendment to the 2019 approved application.
- Adding a pedestrian walkway from the parking lot to the sculpture gardens, eliminating the lathe house
- Less site disturbance keeping more trees
- Changes to the roadway entrance.
- Since our last appearance we have addressed the Town Engineer comments.

Motion was made by Joan Lederman to schedule a Public Hearing, seconded by JD Summa, all remaining members present voted in favor.

NEW APPLICATIONS

- 3. Proposed: 9 Skyline Drive** - Installation of two stand-alone commercial generators, 150 kw & 200 kw, to be run by subbase diesel fuel tank.

Application: Site Plan # SP 24-

Location: 9 Skyline Drive, Hawthorne

Section/Block/Lot: 116.8-1-12.3

Zone: OB-6

Owner: MWEF. Building 9 Condo Association
Applicant: Timothy Donovan

Applicant Timothy Donovan appeared on behalf of the property owner to present the application the following was discussed:

- Application is for two new generators for the portion of the building that is owned by Crown Trophy which is 75% of the building.
- Crown Trophy has one of the most extensive digital engraving equipment in the northeast. And this equipment is highly sensitive and the need for two large permanent generators is essential as they run cleaner than roll up generators.

- The Town Engineers comments are minimal but still need to be replied to
- A master plan for the entire partial owned by Crown Trophy will be submitted
- Once all comments are reply to the application can go to a public hearing

Motion was made by John Piazza to schedule a public hearing once all engineering and Cleary Consulting comments have been satisfied, seconded by JD Summa, all members present voted in favor

4. 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

Engineer: Gregory Caccioppoli, PE

**** ADJOURNED **** Application not heard

[MIN_SIGNATURES]

