

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD APRIL 15, 2024

CONTINUING APPLICATIONS

1. **Proposed:** 6 Saw Mill River Road - Proposed addition and renovation to an existing restaurant so to accommodate new restaurant with a special events space. Second floor addition is proposed above existing main building footprint for three offices, storage room and half baths. New accessory structures for pergola/tiki bar, changing room with bathroom.

Application: Site Plan # Sp-23-08

Location: 6 Saw Mill River Road, Hawthorne

Section/Block/Lot: 116.7-1-15

Zone: C-GC

Owner: Hida Realty Corp.

Applicant & Contract Vendee: Michael Pasqualini

Architect: Manuel Design Associates

Engineer: Alfonzetti Engineering, PC

Engineer Ralph Alfonzetti, , Traffic consultant Mr. Dempsey appeared to present the application to the board, the following was discussed:

- Traffic Analysis estimates 80 cars conservatively with carpooling and additional uber vehicles.
- Average of 2-4 people per car were used, but when 2.5 people were used there were some delays making a left turn out of the driveway.
- For events in excess of 200 people there Could be an added option to have a shuttle from a nearby Hotel.
- This facility with the few others nearby do not merit a signal.
- There are two other signals nearby one North and one South
- The parking requirements are met with 101 spaces.
- Valet parking will be an option on site.
- Regarding site distance there is a 200 ft shoulder from the southbound side, looking to the North there is a good distance
- The parking requirement for the restaurant is different and much less than for the special events

Board Member comments:

- Did your traffic study include current traffic conditions with the Amazon facility now open? Reply, not really but their hours are staggered we added a 5% increase for that.
- Everything on 9A is high intensity as related to traffic, we want to see all of this data before you go to a public hearing.

Motion was made by JD Summa to schedule a public hearing subject to satisfaction of engineering comments, seconded by Eileen McClain; All members present voted in favor.

- 2. Proposed:** Development of a four-story, 170-unit, service-enriched senior housing residence, Brightview Senior Living. The proposed action consists of (1)- adopting amendments to the Town of Mt. pleasant Zoning Code to create a "service Enriched Senior Housing Floating Zone" (2) rezoning the subject parcel to the new floating Zone; and 3 - issuing Subdivision, Site Plan, Steep Slopes, Wetland and other related approvals in furtherance of the proposed development.

Application: Site Plan #SP 20-05

Location: 236 & 364 Grasslands Road, Valhalla

Section/Block/Lot: 117.17-1-28&29.2

Zone:R-20

Owner: Grasslands Estates, Inc.

Applicant: Brightview Senior Living Development, LLC

Engineer/Architect: JMC Site Development Consultants, LLC

Attorney & Pettitioner: Zarin & Steinmetz

Contract Vendee: Brightview Senior Living Development, LLC

Attorney David cooper, engineer Diego villaras, and Maria Miller of Brightview appeared to present the application The following was discussed:

- The facility will consist of three units serving Independent Living, Assisted living and Memory Care
- We were last before the board in August, since then we have replied to Cleary Consulting comments and engineering comments.
- The Brightview facility will add improvements to the water structure in the area hooking up 67 homes to the new Pleasant Ridge water district. The referendum was passed in December of 2023.
- The facility will be four stories on the one parcel which is just a little over 8 Acres.
- The driveway access is just opposite the Westchester County community college entrance.
- 122 parking spaces are provided. Full access around the building is available for emergency service vehicles.
- open space is a little greater than 50% on the property with landscape buffers proposed. In addition there are outdoor landscaped walking areas each related to the types of use.
- Currently the site is highly disturbed, we will restore that during development.
- A traffic light is proposed as well as a widening of the street which will create a turn lane

into the Brightview parcel as well as to the college.

Board member comments:

- What is the width of the driveway at the turn? Reply. 24 ft wide but only one way driveway a turning of maneuver plant was added with a last submission it was kept wide for drop offs pickups and deliveries. Mr Cleary added this is a tight radius, if someone is sloppy or misjudging it could end up in a mishap, can this be stretched out a little bit? Reply, there is an opportunity we can look into stretching it out
- Patrick Cleary commented, a sidewalk is a request from the county. Reply, there is a possibility that the DOT would do a taking so we would have to be prepared for that in the future.
- Have you thought about a one-way circulation on the site? Reply, yes we did but we wanted to meet the parking requirements and offer EV charge stations.

Motion was made by JD Summa to move the application to a public hearing, seconded by Jane Abbate, all members present voted in favor.

NEW APPLICATIONS

3. Proposed: 67 Leroy - Installation of an 80KW residential generator, to be fueled by propane

Application: Site Plan # SP- 24-7

Location: 67 Leroy Road, Chappaqua

Section/Block/Lot: 99.6-2-18.1

Zone: R-40

Owner: Kevin Orsini

Applicant: Michael Gonzaga

Architect: Granoff Architects

Contractor Ken Anderson Appeared to present the application to the board the following was discussed:

- We were here last year and received sight plan approval steep slopes approval for an addition with a detached garage. during the construction the AC system was upgraded to an all electric pump which required a bigger generator than we had proposed. that bigger generator put us into the need to seek planning board approval.
- Also during the construction of the garage a silt fence was installed on into the Wetland bucket of the property that was brought to our attention and also needs to be addressed with a wetland application that will be coming before you as well.

Board member comments:

- Has the first generator been removed? Reply, yes this one is liquid cooled so it's a quicker-acting generator.

- It will be tested once a month and can be scheduled for two times if required.
- Patrick Cleary commented, please submit more information on the generator specs

Motion was made by Walter Hickey to schedule a public hearing contingent upon the additional information being submitted, seconded by Jane Abbate, 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: Adra Mounier

Engineer/Architect: Gregory Caccioppoli, PE

Architect Adria Monier and engineer Greg Ketchapeli appeared for the applicant to present the application to the board the following was discussed:

- The application is for a four-story multifamily residential building with eight, two-bedroom, ADA-compliant apartments.
- Parking is at ground level with a total of eight parking spaces. We tried to get ten, but two were very tough and had no turnaround so we ended up with eight.
- The second floor is indoor amenities such as a multi-purpose Gathering Room
- Amenities are on the rooftop and consists of outdoor Gathering space with a lawn and solar panels
- An elevator will be provided that is stretcher compliant.
- Each floor plan is 3,690 ft with a 1,200 ft lobby area.

Board Member Comments:

- This is a highly aggressive application it does not seem like it will work.
- You are asking for six variances, that's quite a lot. Reply, there is not a lot of ground space to meet some of these requirements especially the outdoor amenity.
- The outdoor Amenity space is like another story to the structure. Reply, we had to add the Parapit roof as it is required by the code. It is purely decorative and may give the appearance of another story, but it's just decorative.
- All your parking is right near the street, can you consider having it moved towards the back? This is a tricky location
- Where is your sanitation located? Reply, We are proposing a chair shoot at the lower level of the building. someone will bring it out when the trash truck comes.
- This is a very aggressive application. We will need all the review comments and your replies to them.

[MIN_SIGNATURES]

