

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD MAY 2, 2024

BUSINESS ITEMS

Resolution of Approval - review specifics of conditions and consideration of adoption - 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.

Motion was made by Joan Lederman to accept the site plan resolution of approval, seconded by Walter Hickey, all members present voted in favor

Motion was made by Joan Lederman to adopt the steep slopes resolution of approval, seconded by Eileen McClain, all members present voted in favor

NEW PUBLIC HEARINGS

- 1. Proposed: 200 Lake Road** - Creative Arts Center - relocation of an existing maintenance yard and upgrading the Stafford lot to provide visitor parking, installation of a connection path to the Breuer house, a sculpture park and pedestrian walkways for interconnection.

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

Motion was made by Jane Abbate to waive the reading of the public notice and open the public hearing, seconded by Eileen McClain, all members present voted in favor

Attorney Tony Geoffrey, architect Brandon Masonry, and the historical preservation personnel

appeared to present the application, the following was discussed:

- They are proud to present this type of art culture to the local community people do not have to travel to the city for this quality of Art and performances.
- The venue is open to the public 3 days a week. May 18th there is a community day planned.
- This facility is designed as a lead Platinum facility. It is a 600 square foot building with stone walls, restrooms and open space for gallery and performances.
- Improvements with this application include a sculpture walk, a new walkway between the building and the parking lot which includes bollards and lighting with plantings and sculptures throughout.
- The pathways are a chipped asphalt.
- The roof is metal with a zinc base

Chairman Collins commented, as a member of the public how do we find out about attending the functions of your facility? Reply, one can go to our website which is pocantico.org, you can submit your email and get mailings of happenings at our facility.

No comments from the public.

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

Motion was made by Joan Lederman to have the consultant draft a resolution of approval, seconded by Jane Abbate, all members present voted in favor

2. 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: MWEP. Building 9 Condo Association

Applicant: Timothy Donovan

Motion was made by Jane Abbate to waive the reading of the public notice and open the public

hearing, seconded by Joan Lederman, all members present voted in favor.

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

- This is one of the largest sites for engraving in the state, therefore two industrial grade generators are proposed.
- In the recent past that had been a conehead emergency which cut the power to the building for a period of time and severely affected the business of the applicant to these are required.
- the vibrations are minimal and are well over a 150 feet from the property line and a bunny Neighbors. if ran together at the same time there may be a higher level of vibrations but they are on a gravel patch which is designed to absorb that.
- Tests will be done weekly with no load.
- Both units run on diesel fuel. The 250 KW unit has a 500 gallon tank the 200 KW unit has a 600 gallon tank they are filled at 80% capacity only. Alarms are designed to go off if it is filled over the 80% Capacity

Board member comments:

- How do you handle leaks and Spills? Reply, they are handled differently. Spills are handled via a containment curb around the units, A leak means that a double hulled tank has lost its integrity, there is a formal response plan for leaks.
- The code requires a master plan, is this the plan for the entire site and nothing else is proposed to be installed?. Reply, this is the master plan for the Crown Trophy company who owns and runs the majority of the building.

No comments from the public

Motion was made by Joan Lederman to close the public hearing, seconded by Eileen McClain, all members present voted in favor.

Motion was made by JD Summa to have the consultant draft a resolution of approval, seconded by Joan Lederman, all members present voted in favor

CONTINUING APPLICATIONS

- 3. Proposed: Brighton Ave and Bradhurst Ave development of vacant parcels to construct a +- 3,000 SF landscaping supply and equipment storage barn, a +- 200 SF detached office building with driveway, parking area, stormwater mitigation facilities, landscape/screen areas.**

Application: Site Plan# SP 23-07
Subdivision # SD 23-04
Steep Slopes # SS 23-13
Location: Vacant Parcel on Brighton and Bradhurst Ave, Hawthorne
Section/Block/Lot: 112.9-1-2&3
Zone: C-NR & R-10
Owner: Brighton Ave. Properties, LLC
Applicant: Brighton Avenue Properties, LLC
Engineer/Architect: KSCJ Consulting

Engineer David sessions and property owner Mark DiFabio appeared to present updates of the application to the board, the following was discussed:

- And appearing before the zoning board they denied one of our variances which was minimum distance between the accessory structure and the primary building. they felt the office should be inside the building and the accessory building should be totally eliminated. The plan was reworked and we did just what they asked. so now there is only one structure with the office as a mezzanine level on the interior.
- The plan Remains the Same to have long green occupied the premises our trucks will park in the outside the barn unit will be used for maintenance and daily servicing of equipment and tools
- No storage of products is proposed, such as fertilizer, grass, salt etc. We buy on a daily basis what is needed for that day's work schedule. By the end of the day it is used up and trucks come back to the facility empty.

Board Member comments:

- Most of your development is occurring on or in the lot as it exists now do you really need to move the line? Reply, yes the building has setback requirements so the lot line is moved mainly for that.
- You are not recommending a Zoning Amendment just a lot line adjustment, correct? Reply. Correct.
- How many trucks will go in and out of this property? Reply, six contractor pickups and landscape trailers and dump trucks.
- Has this use been verified as a permitted use? Patrick Cleary replied the building inspector concluded it was.
- The drainage from the upper property will be flowing towards you is your soil stabilized? Reply, the drainage as it occurs now will remain the same. We do have a diversion proposed which is a swale designed for the 100-year storm via best management practices. Three culvert systems are also on site. This was reviewed by the town

engineer who has signed off via SPEDES and the submitted stormwater plan.

- This business is a 12-month operation including plowing in the winter, will you be warming the trucks and letting them run idle in the parking lot? Reply, The trucks run on diesel fuel so they can start right up and go.
- What is your typical schedule of operation? Reply, typically we run a 6-day work week, in a snow plow event we could run on a Sunday and other odd hours as needed.
- What are your anticipated movements for the vehicles onto and off of the property? Reply, the town engineering department and the dot reviewed the traffic plan for our vehicles entering and exiting the property there are wide spots and a U- turn area on the property so trucks can maneuver and pull head out onto the street.
- Was a traffic study performed for the activity at this intersection? Reply, dot will typically require studies if warranted, they came out and did not warrant a study they are very familiar with this site. currently there is a 70 to 100 foot line of sight which is very poor we are increasing that to 200 ft. DOT analyzed this site and its proposed use they are very familiar with this site and have identified this as the best spot for the access. DOT has also requested us to install signage which we will be doing.
- A letter was submitted with 80 signatures on it from people who are very concerned about the running of this business in this location which is their backyards. Is it fair to ask the owner to put up a performance bond for operational issues such as violating conditions? Reply, property owner Mark DiFabio commented he has been in business for 37 years he's also a resident of the town and he wants this business to look the best to represent himself. They are proud members of the community.
- The highest concern is of traffic and the access in and out of the property. there is a reason this property has not been developed. I would like to see a traffic analysis showing different times, we are not certain that DOT was actually on the site. Reply, this has been identified by dot as the safest entrance once the trucks go out of the lot in the morning the lot is empty all day long. other businesses by right can go there that are far more concentrated than what we are proposing.
- We have a responsibility to make an informed decision. we need more information on traffic what specific times and days were studied and the impact of all the traffic to the Surrounding community.
- Mr. Patrick Cleary commented ordinarily you should give the applicant an opportunity to provide that to you if you're unsatisfied and ask them to repackage that for you as a new submission.

Application will continue.

- 4. Proposed: Kensico Preserve, Toll Bros - Proposed 162 age-restricted multi-family Townhome development on the parcel previously approved for the Kensico Preserve residential subdivision (previously known as Baker) which lies between Columbus Avenue and West Lake Drive in Thornwood.**

Application: Town Board Referral #TBR 23-01
Subdivision # SD 23-03
Site Plan # SP 23-05
Steep Slopes # SS 23-12
Wetlands # W 23-03
Location: Vacant Parcel Columbus Ave, Thornwood
Section/Block/Lot: 112.16-1-1
Zone: OB-1
Owner: Legions of Christ, Inc.
Applicant: Toll Brothers, Inc
Engineer/Architect: JMC Engineering, ... PLLC
Attorney: Zarin & Steinmetz, LLP
Petitioner & Contract Vendee: Toll Brothers, Inc.

Attorney Brad Schwartz and applicant Kevney Moses appeared to present the application to the board the following was discussed:

- A new Wetland report was submitted on the revised Wetland Crossing plan.
- Engineering comments have been resolved there is still one item that the town attorney will weigh in on
- We feel the application is ready to move to a public hearing.

Board member comments:

- You are well aware of the sidewalks that were approved as part of the baker subdivision application they went from Westlake Drive and we're also on Columbus Avenue. the county built the Columbus Avenue one so you are still required to provide the sidewalks on Westlake Drive. Reply, we spoke with the town engineer on the sidewalks whether it would be best to be on Westlake or on Loza Drive he thought it best to be on a wet Lake as well I am kind of upset that Pepsi did not do this as they recently had a site plan of approval that could have been the perfect opportunity to install sidewalks on their portion of the property on Westlake.
- Perhaps the decision on the sidewalks is best made as a discussion not just a decision by a single man, the town engineer. this is a beautiful Corridor in town perhaps a Meandering sidewalk is even a possibility. Mr Patrick Cleary commented a good portion of the parcel that borders Westlake Drive will be long to the dep and it is usually their opinion that their partial is protected from any public access. Appli cant replied, we are not shirking the responsibility of providing a sidewalk and we are willing to fund it, the town just needs to decide where it is best placed.

Chairman Collins asked Steven Kavee, Chair of the CAC, to provide comments, the following were made: The CAC was not notified of the third party Woodland consultant visit they usually like to go out with third parties to prepare their comments plus the CAC usually gets 30 days to

review all applications and prepare correspondence.

- Has the applicant considered using heat pumps and houses which are a very clean energy option.
- the new comprehensive plan has a walking trail in town I would like to see how this can be incorporated with this development
- is there a potential for a community garden on this site?

Motion was made by John Piazza to schedule a public hearing, seconded by JD Summa, all members present voted in favor.

5. 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: 106.20-1-10

Zone: R40

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

Applicant & Architect: Thoms Haynes Architect

Architect Thomas Haynes appeared to present the application to the board, the following was discussed:

- There was an original variance from the 70's which allowed for this partial to be a building lot and also approved the development of it.
- There is a large rock out cropping at the front of the lot by the street, this will be chipped away to allow access to the site.
- A long driveway is proposed to access the main part of the lot.
- The sewer main will be extended to include this property
- All engineering comments have been addressed and satisfied we are hoping to proceed to a public hearing.

Board member comments:

- How long do you propose the rock chipping will take? Reply, it is unknown because in addition to chipping the rock for access we also have to chip to put utilities 42 inches

below grade

- Please provide us with a time frame for the chipping

Motion was made by John Piazza to schedule a public hearing, seconded by JD Summa, all members present voted in favor

NEW APPLICATIONS

- 6. Proposed: 420 Nannyhagen Road - Proposed one lot into two lot subdivision for the purpose of developing a new single-family dwelling.**

Application: Subdivision # PSD 24-1

Location: 420 Nannyhagen Road, Thornwood

Section/Block/Lot: 107.17-2-16

Zone: R-40

Owner& Applicant: Nannyhagen 420; LLC

Architect: Spearman Architectural Design, PC

Attorney: Philip Grimaldi

*** ADJOURNED **

Adjournment was called prior to meeting

[MIN_SIGNATURES]

