

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JUNE 17, 2024

BUSINESS ITEMS

Review of resolution of approvals, and consideration of adoption, for the proposed development of a four-story, 170-unit, service-enriched senior housing residence, Brightview Senior Living. Subdivision application # SD 20-6, Site Plan Application # SP 20-012, Steep Slopes Application # SS 20-15. 364 & 236 Grasslands Road, Valhalla, NY 117.17-1-28, Grasslands Estates - Owner, Brightview Senior Living Development - Contract Vendee.

Discussion was had regarding the resolution, the applicant made the following comments

- The bond and inspection fee to be made prior to the issuance of a building permit.
- Wording on condition number 6 should be "licensed practical nursing"
- Condition number 28 should read "non-emergencies"
- Condition number 43 add the words "until issued from New York State".

Board members made the following comments

- In phasing can you get the modification to the road completed prior to the construction

on site, attorney David Cooper replied that would be subject to DOT approval.

- Why would the timing of the fees need to be changed, it's in an order so that it benefits

the construction project, David Cooper replied it is simply the financing, it is a very significant amount of money that will sit until we are ready to start construction which is unlikely to be this year.

- Has the questions been addressed about the sidewalk? Patrick Clearly replied the sidewalk is a major item, it is nowhere we can put it on for later potential installation the bus stop is on the plans.

Motion was made by John Lederman to adopt the site plan resolution as amended, seconded

by Jane Abbate, all members present voted in favor.

Motion was made by Eileen McClain to adopt the steep slopes resolution, seconded by Joan

Lederman, all members present voted in favor.

Motion was made by Jane Abbate to adopt the subdivision resolution, seconded by Joan

Lederman, all members present voted in favor.

NEW PUBLIC HEARINGS

Application: Site Plan #SP-23-08

Location: 6 Saw Mill River Road, Hawthorne

Owner: Hida Realty Corp.

Applicant & Contract Vendee: Michael Pasqualini

Architect: Manuel Design Associates

Engineer: Alfonzetti Engineering, PC

Proposal: Proposed addition and renovation to an existing restaurant to accommodate a new

restaurant with special events space. Includes a second-floor addition above the existing main

building footprint for three offices, storage room, and half baths. New accessory structures

include a pergola/tiki bar and a changing room with bathroom.

Zoning: C-GC

Section/Block/Lot: 116.7-1-15

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.

Architect Philippe Manuel, traffic engineer Brian Dempsey, engineer Ralph Alfonsetti appeared

to present the application; the following was discussed:

- The restaurant area will remain the same, we are adding a newer section for venues.
- A second floor will be added over the middle section where the current bar is.
- We will preserve the A-frame structure of the original architecture.
- Renderings and elevation drawings were shown to the public and to the board.

Board Member Comments:

- What happens on the second floor over the venue room. reply, there are office
- What is the basement for, reply, storage.
- What is the capacity of the venue room, reply 256 occupants.
- There are some nice specimen trees in the rear of the parcel near the pond.
- Who are your neighbors to the rear, reply Con Edison and Peter Gisondi.
- What is going on with the firewood being sold in the front, reply, the building inspector wants it out we are getting rid of it now.

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 Eileen McClain, all members present voted in favor.

CONTINUING APPLICATIONS

Application: Subdivision #PSD 23-5

Location: 743 Bedford Road, Sleepy Hollow

Owner: People of the State of Parks Recreation and Historical Preservation

Applicant & Engineer: JMC Planning, Engineering PLLC

Proposal: Two-lot subdivision from a 288.49-acre parcel. Lot one approximately 281.64 acres;

lot two approximately 6.86 acres with a single-family dwelling to be constructed.

Zoning: R-40

Section/Block/Lot: 111.11-1-7

Engineer Rich Cordon of JMC Engineering appeared to present the application to the board; the

following was discussed:

- The applicant had a land swap some time ago with New York State who subdivided their land by deed not map via Town code.
- The home is already built, has a co and the Board of Health is completed.
- The Zoning Board of Appeals heard the application, the Building Inspector sent a letter that this lot will not require a variance.

Board Member Comments:

- This parcel has zero frontage, but access from a private road, is there not an easement? Reply, yes, there is an easement.
- What is the difference between a map and deed filing? Mr. Patrick Cleary replied there was no subdivision map filed to create the deeds.

A motion was made by Joan Lederman to schedule a public hearing for the application, seconded by Jane Abbate, all members present voted in favor.

NEW PUBLIC HEARINGS

CONTINUING APPLICATIONS

[MIN_SIGNATURES]

