

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD AUGUST 7, 2025

BUSINESS ITEMS

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 Eileen McClain to grant the extension seconded by Walter Hickey, all members present voted in favor.

Adoption of resolution of approval for Site Plan application # PSP 25-01, Wetland Application # W25-01 and Steep Slopes Application # SS 25-01 for NYC DEP Kensico Eastview Connection (KEC) Contract 4 Shoreline stabilization of the Kensico Reservoir to protect an additional 1,600 Linear feet from storm related turbidity near the reservoir intake (Upper Effluent Chamber) including the removal of accumulated sediments in support of the existing Water Supply Use, grading and tree removal within the 50ft wetland buffer.

Applicant sent in correspondence to have three conditions 12,15, and 31 revised with slight editing. Planning Board Consultant Patrick Cleary confirmed it was appropriate.

Motion was made by Jane Abbate to adopt a resolution of approval for the site plan, seconded by Walter Hickey, all members present voted in favor

Motion was made by Jane Abbate to adopt the wetlands resolution, seconded by Eileen McClain, all members present voted in favor

Motion was made by Jane Abbate to adopt the steep slopes resolution, seconded by Eileen McClain, all members present voted in favor

Adoption of resolution of approval for Steep Slopes application # SS 25-05 for the development of a single-family dwelling, new driveway, well and on-site wastewater/septic system on vacant parcel on Leroy Road and Bristol Lane, Chappaqua known as 70 Leroy Road in the R-40 Zoning District 99.6-2-20.2, Sean Shephard owner.

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

Adoption of resolution of approval for Site Plan Application# PSP-25-3 for the legalization of the installation of a 60KW Generator for River Valley Wine Cellars, 9 Skyline Drive, Hawthorne, 116.8-1-12.4, OB-6 Zone, M&S Storage, LLC owners.

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

Acceptance of minutes drafted from the 7-21-2025 Planning Board meeting

Eileen McClain abstained from this vote as she was not present at the July 21st meeting. A quorum was not left to motion the adoption of the minutes. This will be moved to the next agenda.

NEW PUBLIC HEARINGS

1. Proposed: 145 Pythian Ave, Legalization of an existing accessory apartment in walkout basement.

Application: Accessory Apartment #AA25-01

Location: 145 Pythian Ave, Hawthorne

Section/Block/Lot: 111.20-1-21

Zone: R-20

Owner: Donna Carpentieri

Applicant: Dimovski Architecture

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

Steve Dimovsky of Dimovsky Architecture appeared to present the application to the public, the following was discussed:

- This application is fully conforming to all the code requirements of the accessory apartment regulations.
- The house is an existing two-story, single-family dwelling; the apartment exists in the basement and is 694 Sqft. total living space.
- The planning board has the ability to offer us a 94 square foot waiver as the code maximum is 600 square feet, we are formally requesting that..
- The apartment is one bedroom with a dining room, living room and full bathroom.
- The occupants are currently family members, the homeowners live on site and it is expected to be continued to be used in this manner.
- New York State residential code basement height is non-compliant. We have applied for the State variance and just received correspondence that it was approved, we will submit that to the building department.

No comments from the public.

Board members commented it is nice when an application is fully compliant like this one.

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

Motion was made by Eileen McClain to direct the preparation of a resolution of approval, with a 94 square foot waiver, seconded by Jane Abbate, all members present voted in favor.

CONTINUING APPLICATIONS

2. Proposed: 790 Hardscrabble Road Subdivision one lot into two for the development of a one-family dwelling.

Application: Subdivision #PSD 25-2

Location: 790 Hardscrabble Road, Chappaqua

Section/Block/Lot: 99.6-1-4

Zone: R-40

Owner: Tarun Gursahani

Applicant & Architect: Michael Piccirillo Architecture

Architect Mike Picciareello and homeowners appeared to present the application to the board, the following was the discussed:

- Since their last appearance they have removed the detached garage from Lot 1 to eliminate the variance on that item
- The building inspector has sent in correspondence saying the other variance for width at the front yard setback was also not a requirement.
- Final result was no variances were required.
- Engineering comments referenced a well on the property of Lot 1, I can confirm that that well is not a functioning well and will note that in our reply.

The remaining engineering comments we will reply to are minor, we are hoping to go to a public hearing.

Board Member Comments:

The remaining engineering comments do look substantive if we were to go to a public hearing it would be subject to engineering's confirmation of your replies.

Motion was made by Walter Hickey to schedule a public hearing pending satisfaction of engineering comments, seconded by Eileen McClain, all members present voted in favor.

3. **Proposed:** 6 Saw Mill River Road, Hawthorne Amendment of previously approved site plan# PSP 24-01 Restaurant with venue space. The amendment includes additions to the existing building, 2 outdoor bars, accessory structure, patios and parking lot expansions. Some of these actions will partially take place within steep slope, very steep and excessively steep slope areas.

Application: Site Plan #PSP 25-4, *Steep Slopes* # SS25-06

Location: 6 Saw Mill River Road, Hawthorne

Section/Block/Lot: 116.7-1-15

Zone: C-RB

Owner: Le Setai Realty, LLC

Applicant & Engineer: Ralph Alfonzetti

Architect Philippe Manuelle, landscape designer Edward Fiora, and owner Michael Pasqualini appeared to present the application, the following was discussed:

- Our new plans show the adjacent residential structure at 57 ft from the edge of the house to our property line.
- The landscaping plan submitted is more detailed, as was requested.
- Regarding engineering comments, he states that one of the retaining walls appears to be greater than 6 ft, this is not the case there is a land shift that makes it look so. we can update our drawings to represent that more clearly.
- Three flowering dogwood trees have been added on the 9A street front as was requested by the chairman at our last meeting.

Board member comments:

- The new glass structure is the venue space and it is nearest to the neighboring residential lot. Will the doors open in the vicinity to the house next door? Reply, the glass is fixed, it is sand insulated so the noise will be minimal, but there are windows.
- Those windows should remain closed during an event. If there is an egress towards that residential lot perhaps an airlock could be added to prevent noise from exiting.
- Can you extend the blue spruce evergreen line up to the residential neighbor's site? Reply, yes we can.
- The board asked the consultant if this was ready for a public hearing, Mr. Cleary replied if the grading is changed the other two items are not too substantial you could potentially schedule it subject to comments being satisfied.

Motion was made by Eileen McClain to schedule a public hearing subject to satisfaction of engineering comments, seconded by Jane Abbate, all members present voted in

favor.

NEW APPLICATIONS

4. Proposed: 1161 Bedford Road, Pleasantville. Building an addition within the wetlands buffer.

Application: Wetlands #W-25-03

Location: 1161 Bedford Road, Pleasantville

Section/Block/Lot: 105.19-1-31

Zone: R-40

Owner: Cassandra Simmons

Applicant & Architect: : Sergio Martin Architecture & Design

Architect Sergio Marin appeared on behalf of the owner to present the application to the board, the following was discussed:

- This house already exists with a rear deck in the Wetland buffer. Part of this application is to extend that deck adding an additional 78 square feet.
- The existing front porch is proposed to be covered and enclosed to add curb appeal.
- 1/3 of the home already exists in the wetland buffer.
- A stream runs through the property and is contained by a retaining wall. Because the stream is contained and enclosed there is not really a wetland buffer.

Board Member Comments:

- Does the stream overflow the banks of the retaining walls, have they experienced any flooding on their property or in their basement? Reply, to his knowledge it does not flood.
- Is the retaining wall a block wall? Reply, Yes.
- Do you know who put up the wall and retained the stream and why? Reply, I do not know.
- Patrick Cleary commented the DEC has required jurisdiction of determination on this parcel.
- What happens to this parcel on a good rainy day? Reply, it gets muddy.
- We will need to know if it is more than just mud.
- Does engineering have a previous wetland permit on this parcel?

Steven Kavee, CAC Chair -

- The home is already 1/3 into the Wetland buffer, and the property has a channelized stream, both are contrary to the Wetland code and wetlands

protection.

- Because we already have these lots that exist like this we are just going to let them keep going?
- What are the impacts? Have alternatives been looked at? Have they tried to avoid more disturbance.
- The CAC does not endorse this type of application. There is no reason why an applicant should capitalize on existing contrary contradictions. Ingress and Egress is sometimes okay to encroach on a wetland buffer, but just to build on a wetland buffer because they are already there, is not.
- If the board were to consider permitting this, then mitigation is required, such as dechannelizing the stream and reverting it to its natural form.
- These small streams are vital to the larger water bodies.
- The applicant says that no further stormwater is required; however a deck that is to be an enclosed porch is a change.

The board further commented that this type of application diminishes the value of the Wetland code, we would like to engage a wetland consultant to address this application and specifically the channel.

Motion was made by Eileen McClain to engage a wetland consultant, seconded by Jane Abbate, all members present voted in favor.

Chairman Collins asked the architect to make the homeowner aware that there are grave concerns to protect the Wetland.

[MIN_SIGNATURES]

