

TOWN OF MOUNT PLEASANT

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

BUSINESS ITEMS

6 Saw Mill River Road - Acceptance of resolution of approval for Site Plan application # SP-23-08, proposed addition and renovation to an existing restaurant so to accommodate a new restaurant with a special events space. Second-floor addition is proposed above the existing main building footprint for three offices, a storage room and half baths. New accessory structures for pergola/tiki bar, changing room with bathroom. SBL 116.7-1-15, Zoned C-GC, Lesetai Realty, LLC

Motion was made by JD Summa to adopt the resolution for the site plan, seconded by Eileen mclean, all members present voted in favor

Motion was made by JD Summa to adopt a SEQR negative declaration, seconded by John Piazza, all members present voted in favor.

NEW PUBLIC HEARINGS

- Proposed: 743 Bedford Road - Two lot subdivision from a 288.49 acre parcel. The first lot is to be approximately 281.64 acres and the second is a 6.86 acre parcel which will have a single-family dwelling constructed.**

Application: Subdivision #PSD 23-5

Location: 743 Bedford Road, Sleepy Hollow

Section/Block/Lot: 111.11-1-7

Zone: R-40

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

Applicant & Engineer: JMC Planning, Engineering PLLC

James Cordone of JMC Engineering appeared on behalf of the applicants to make the presentation to the public the following was discussed:

- New York State Parks approached owners of 743 Bedford Road to swap land.
- The transaction was carried out by deed rather than a subdivision by municipal process with filing to Westchester County Department of land records.
- This is really a legalization of a subdivision.

No comments were received from the public.

Motion was made by John Piazza to close the public hearing, second and by JD Summa, all members present voted in favor.

Motion was made by John Piazza to have the consultant draft a resolution of approval, seconded by Walter Hickey, all members present voted in favor

2. Proposed: 146 Broadway, Thornwood, Demolition of existing structure, construction of a mixed-use building - ground floor retail, 1st and 2nd Floor apartments (four units in total)

Application: Site Plan # PSP-23-001

Location: 146 Broadway, Hawthorne

Section/Block/Lot: 112.9-1-7

Zone: HH - Hawthorne Hamlet

Owner & Applicant: 146 Broadway, LLC

Engineer/Architect: Thomas Haynes Design Group

Motion was made by Eileen McClain to waive the reading of the public notice and open the public hearing, seconded by JD Summa, all members present voted in favor
Architect Thomas Haynes appeared on behalf of the property owner to present the application to the public; the following was discussed:

- This is one of the first site plan applications under the new Hawthorne Hamlet zoning district.
- The existing building will be demoed and a full buildout of a new mixed use building is proposed.
- We have received two necessary variances in 2023 from the Zoning Board of Appeals, those sole based on the size of the parcel.
- The first floor is a 600 ft office rental, then two floors of apartments, then rooftop outdoor space.
- Four Apartments are proposed, two of them are two bedroom, two are one bedroom.
- A rooftop terrace is proposed to meet the outdoor space requirements.
- Six parking spaces are proposed in the rear under the housing, meeting the zoning requirements which is one for each apartment and two for the retail space.

Board member comments:

How would you handle a couple that has two cars? Reply, the proposed plan is meeting the parking code requirements.

Comments from the public:

Jim Russell, Hawthorne - This does not fit into the characterization of the community which is an industrial area.

- Outdoor space requirement is not covered
- This is a busy area on Broadway.

- Have they complied to the SEQR process? Mr. Patrick Cleary replied if we went ahead with a negative declaration we would draft it to include that. JD Summa replied the recreation space was covered, it is on the rooftop.
- Have the impacts been measured to the potential new residents as to the impact from the surrounding noise, air pollution from the gas stations, sewer treatment area and traffic.? Chairman Collins replied we do not want to get into the position where it's an opinion of ours rather than the law that they are satisfying. Eileen McClain added this is their third time before us, they've made all the changes that we have asked them to make.
- Request that a written comment period be held for people who could not be here.

End of Public Comments.

Chairman Collins commented, I go to a business close to there and I have to park down the block and walk on Bradhurst which I feel is dangerous. I feel like this is going to be a similar situation, where will people Park and walk from to get to that business and the apartments?

Motion was made by John Piazza to close the public hearing and leave a 30-day written comment period, seconded by JD Summa, all members present voted in favor.

Motion was made by Eileen McClain to have the consultant draft a negative declaration and a resolution of approval, seconded by JD Summa, all members present voted in favor

- 3. Proposed: Brighton Ave and Bradhurst Ave., Development of vacant parcels to construct a +- 3,000 SF landscaping supply and equipment storage barn with an office on a mezzanine level. Improvements include 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& Applicant: Brighton Ave. Properties, LLC

Engineer & Architect: KSCJ Consulting

The applicant adjourned their appearance, application not heard.

CONTINUING APPLICATIONS

- 4. Proposed: NYC DEP KEC Contract #2 Eastview
Contract #2 Tunnel, Shafts and Kensico Excavation (KENS -**

EAST -1)

Contract #3 KEC Buildings (KENS - EAST - 3)

Application: Site Plan # PSP 24-02

Location: Walker Road, Valhalla

Section/Block/Lot: 116.16-1-2

Zone: OB-2

Owner & Applicant: New York City Department of Environmental Protection

Engineer/Architect: Ove Arup and Partners, Hazen and Sawyer

John Piazza recused himself from participation in this application.

Justin Rivolino, Kevin Ellenwood, and Lorraine Farrell of the DEP appeared to present the application, the following was discussed:

- An overall review of the entire KEC project was displayed and briefed.
- There is a federal decree to complete this contract in a timely basis. This phase is to start in late 2024.
- There will be a removal of the existing soil stockpiles.
- Regarding tree removal, 140 of the 3500 will be removed mostly for the proposed soil stockpile area.
- Regarding the wetlands they will not be monitored by DEC it will all be by the Army Corps Engineers. There is only temporary disturbance proposed.
- Rock blasting will be just for the shaft area and will be conducted in compliance of the Town code, there are three blasts proposed per day.
- A variance is needed for the 46ft tall building where 40 is the maximum permitted and the fence height of 8ft where 6ft is permitted. We will apply for that following a referral from this board.
- The design has received public design approval by NYC.
- Proposed landscaping is to bring things back to where they were.
- We have replied to the engineering comments that we have received. Some of those being that local emergency services will not be able to respond to the special operation we have special trained Personnel on site for this.
- We are not bringing anything from the Kensico site to the Eastview site.
- Truck trips of muck will bring items off site to a distant location. Muck is what is excavated from the blasting as we dig down for the shaft. Chairman Collins commented we would like to see the route for those trucks.
- Wetlands are to be restored at the end of the project.
- Noise monitoring will be conducted by the contractor.
- There will be an electrical substation on the Eastview site.

Board Member Comments:

- A temporary construction fence is proposed for 10 years which is the duration of this project, that seems more like permanent than temporary.
- Has the bid been advertised already? Reply. yes. How much was it for? Reply \$828 million.

- Please talk about the Wetland restoration details. Reply, replanting will be trees and pollinator pathways. Handouts were given and shown for public view.
- This site is a showcase site and it needs to be kept up that way.
- Mr Cleary commented they are restoring this parcel based on their rules and regulations we don't care as much about that as we do for what are we are getting?
- We still need a sign-off memo from Dave Smith.

Steven Kavee of the CAC was asked to speak and provided the below comments:

- Is it available to restore the wetlands off site? It was not available on contract one, can it happen with this contract?
- Fencing needs to be installed to allow for the transit of small reptiles, animals and small amphibians. There should be enough room to be able to go underneath the fence around the Wetland.
- Regarding the wetland disturbance, is this for the full duration of the proposed 10 years? If not then how many years?
- How long is the Wetland buffer, 100 ft or more? Kevin Ellenwood replied The full restoration of the wetland is not known just yet, it is part of a later contract.

Motion was made by JD Summa to schedule a public hearing with the conditions that they provide answers to the public comments heard tonight and Dave Smyth provides sign off to proceed, seconded by Walter Hickey, all members present voted in favor.

NEW APPLICATIONS

- 5. Proposed: 273 Lakeview Avenue - Kensico Cemetery habitat restoration and the development of a recreational pathway for cemetery visitors within an approximate 5-acre portion of the Kensico Cemetery parcel.**

Application: Wetlands # W24-04

Location: 273 Lakeview Avenue, Valhalla - Kensico Cemetery

Section/Block/Lot: 117.18-1-1

Zone: R-20

Owner: Kensico Cemetery

Applicant: Mathew Parisi

Engineer: Wetlands Studies and Solutions, Inc.

Damian Wilsky of Kensico Cemetery appeared To present the application to the board the following was discussed:

- This is a 5-acre wetland habitat that has been degraded with invasive species. We propose to restore it and are currently in process of an invasive species removal program.
- This parcel is by Lakeview Road where the new mausoleum is proposed.
- A stream runs north and south and resembles a valley.
- A 4ft wide wood chip path walkway with a boardwalk of 260 linear feet is proposed for an approximate 1,000 square foot of impact to the wetlands.

Board Member Comments:

- Is the area prohibited from grave site use? Reply, yes, no grave sites are proposed.
- Is there any displacement of a flood plain or impact to a flood plain?
- This is an example of a win-win for the public.

Steven Kavee of the CAC made the following comments:

- This is a very valuable improvement to a degraded area. The question of method and material is concerning, could we bring in a wetland consultant?
- I believe chipped wood around the site is okay, the bridge may be too much.
- First do no harm, should be the mantra.
- Habitat assessment was not included with their proposal. There is a need to avoid construction/disturbance during nesting and egg-laying season.

Motion was made by Eileen McLean to retain a wetland consultant, seconded by JD summa, all members present voted in favor.

[MIN_SIGNATURES]

July 15, 2024