

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD AUGUST 1, 2024

BUSINESS ITEMS

743 Bedford Road - Acceptance of resolution of approval for subdivision application # PSD 23-5, 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 has a single-family dwelling constructed as 747 Bedford Road, SBL 111.11-1-7, R-40 People of the State of Parks Recreation and Historical Preservation.

Chairman Collins noted that the resolution should include a comment requiring removal of the notice signs from the site.

A motion was made by **Ms. Joan Lederman** to adopt the resolution of approval with that amendment, seconded by **Ms. Eileen McClain**. All members present voted in favor.

CONTINUING APPLICATIONS

- 1. 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

Engineer Allen Pilch and contractor Michael Gonzaga appeared on behalf of the homeowner. They previously appeared regarding a steep slopes application. While constructing a garage, approximately 100 feet of silt fence was inadvertently installed within the wetland buffer. A wetland application has since been submitted to mitigate the impact and outline construction procedures. No trees were removed. This application is scheduled to be heard at the **August 19, 2024** meeting.

Discussion on the Generator Application:

- An 80 KW propane-fueled generator is proposed, exceeding the 45 KW

maximum allowed for residential areas per Town Code.

- Due to winter access limitations, a larger generator is deemed necessary.
- The unit will be powered by gas from a dedicated tank.
- Gas generators produce significantly less noise than diesel alternatives.
- Request made to hear the wetland and site plan applications together during the public hearing.

Board Comments:

- Why the necessity of such a large generator, a similar model was used for a 100,000 sq. ft. commercial building when this is a single-family dwelling?
- It was agreed that both applications could be heard at the same public hearing.

CAC Input:

Chairman Collins invited Mr. Steven Kavee of the CAC to comment. Mr. Kavee questioned whether the wetland violation was truly inadvertent and recommended a wetland consultant review the application.

A motion was made by **Ms. Joan Lederman** to schedule a public hearing for **August 5, 2024**, seconded by **Ms. Eileen McClain**. All members present voted in favor.

2. 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

Attorney Philip Grimaldi, architect Trevor Spearman, and partner Mark Bufamonte presented the application.

Key Points Discussed:

- After meeting with the Zoning Board, site drawings were reoriented.
- Lot 1 includes a section of Davidson Road to provide access to Lot 2, avoiding a landlocked situation.
- The existing historic house will remain on Lot 1.
- Lot 2 received a variance for lot width and front yard setback.
- A stormwater report was submitted; engineering comments are pending.
- Driveway grade is 8% or less, with a trench drain and K-turn.
- The site is 600 ft from the reservoir; an existing sewer easement will be utilized.
- Tree preservation includes six to seven mature trees.
- The DEP prefers access via Davidson Road.

Board Comments:

- Question raised about the need for a steep slopes application; Mr. Cleary responded that only a small driveway section may trigger it.
- Sewer line will pump to Davidson Drive, then to a backup and trigger Gate, and back to the house.
- Mr. Cleary noted that the Davidson lot resolves the landlocked issue.

A motion was made by **Ms. Joan Lederman** to schedule a public hearing pending engineering review approval, seconded by **Ms. Eileen McClain**. All members present voted in favor.

NEW APPLICATIONS

3. Proposed: 12 Reeback - Special Use approval for existing accessory apartment in lower level of home to be transferred to new owner

Application: Accessory Apartment # PAA 24-01

Location: 12 Reeback Drive, Valhalla

Section/Block/Lot: 113.5-2-32

Zone: R-40

Owner: Daniel and Allison Puccarrelli

Applicant and Attorney: Robert Forte

Attorney Robert Forte presented the application. The building inspector verified the unit is fully code compliant. No changes were made since the original approval.

Motion was made by **Ms. Joan Lederman** to schedule a public hearing, seconded by **Mr. Walter Hickey**. All members present voted in favor.

4. Proposed: 1130 Bedford Road - Amendment to existing Special Use Permit - Addition to existing guest cottage

Application: Site Plan # PSP 24-8
Location: 1130 Bedford Road, Pleasantville
Section/Block/Lot: 105.19-1-24
Zone: R-40
Owner: Wendy Cornell
Applicant: Vladimir Levin
Architect: Michael Piccirillo

Note: This application was withdrawn prior to the meeting and was not heard.

5. Proposed: DEP KEC Contract 2- Kensico - Development of subsurface duntake shaft and tunnel, rock excavation, and vent structure

Application: Site Plan # PSP 24-9
Location: Westlake Drive, Valhalla
Section/Block/Lot: 117.11-3-1
Zone: R-40
Owner & Applicant: New York City Department of Environmental Protection
Engineer: Ove Arup and Partners

NYC DEP representatives Jeff Robelino, Ken Ellenwood, and Lorraine Farrell appeared to present the application.

Discussion Highlights:

- An overview of the Kensico-Eastview Connection (KEC), a 2-mile underground water tunnel from Kensico Reservoir to the Eastview UV facility was given.
- This application focuses on the shaft and tunnel at the Kensico site.
- Blasting will occur at the screen chamber location and comply with Town Code.

Up to 3 blasts per day are anticipated.

- Residents and the Town will be notified prior to blasting.
- Blast covers will reduce noise by 40–90%.
- Vibration and cracking monitoring will be conducted, including near Valhalla High School.
- No tree removal is proposed.
- Construction noise will follow best management practices.
- Two shifts are planned for this contract.

Board Comments:

- Concerns raised about road impacts and requests for proposed benefits to the Town of Mount Pleasant.
- Landscape concerns, especially about the long-term use of a black canvas fence on Columbus Avenue. DEP representatives stated updates are coming.
- Mr. Cleary recommended a public hearing to hear community input and pending engineering review.

A motion was made by **Ms. Joan Lederman** to schedule a public hearing, subject to engineering comments, seconded by **Mr. Walter Hickey**. All members present voted in favor.

[MIN_SIGNATURES]

