

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD AUGUST 19, 2024

BUSINESS ITEMS

CONTINUING APPLICATIONS

1. **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 & Applicant: Brighton Ave. Properties, LLC

Engineer & Architect: KSCJ Consulting

Engineer David Sessions appeared with the property owner to present the revisions of the application to the Board and public. The applicant adjourned themselves from their upcoming scheduled Public Hearing as the changes proposed should be presented to the Board for their determination on how to proceed. The following was discussed:

1. The applicant will not be utilizing this location as the Headquarters of LawnGreen, they will be seeking business elsewhere.
2. The proposed application for an office building with storage barn will still be in effect with the following modifications:
 - The use of larger sized vehicles like dump trucks and large trailers will be prohibited.
 - The outside storage of construction or contractor supplies will be prohibited.
 - The Subdivision application will stand, that extra piece of land is needed to meet the setbacks for the proposed building.
 - There will be a deed restriction on the acquired R10 portion of the parcel prohibiting construction related activities.
 - All other items of the site plan will remain the same regarding storm water,

parking and structures.

Comments from Board Members:

Joan Lederman - What is the advantage of moving the lot line? The zoning district boundary line doesn't change so this one parcel will lie in two zones. David Sessions replied it helps with the setbacks and allows us to keep the building away from the street. It also helps with circulation, as far as emergency vehicles coming in, being able to turn around in the event of an emergency. It doesn't have as much to do with the business operation as it does with safety And just the configuration of the lot.

John Piazza - You are making Making some dramatic changes, which is what everybody was looking for.

Chairman Collins - So the physical configuration of the site, all of the improvements on the site, there's no change. One thing we have to be prepared to answer, if we go to a Public Hearing is the differences by comparison between one plan versus the other, meaning traffic comparison and some of the other differences some sort of analysis of A versus b.

David Sessions replied I can address it very briefly here, essentially lawn green is a landscape maintenance company this doesn't preclude another lawn maintenance landscape company from coming in and occupying the site. It does preclude that landscape company from coming in and utilizing dump trucks or trailers or storage of materials outside, which was basically part and parcel of what LawnGreen does. They can't operate without the dump trucks, without the trailers so Long Green is out.

Another company can come in, similar company, or maybe a contractor, maybe an electrical contractor. In fact, Vinny, who's part owner of the company, has a drywall contracting business, that could work nicely here. Same thing some box trucks, some vehicles that would utilize the property exactly the same, all storage inside, no big trailers, no dump trucks, no residual garbage or gravel or anything that might have been left over from a job that would be entering the site. So it's a cleaner operation, but it's essentially the same type of operation, with an obvious office component. They both need the office component, and that would be built in the mezzanine upstairs in the building.

Chairman Collins: It sounds like we are dotting the I's and acrossing the T's. So with that being said, I myself am enthusiastic to get this to the public so the public can comment, because I know they want to comment.

NEW APPLICATIONS

2. **Proposed: 67 Leroy Road - Mitigate the disturbance to the wetlands during construction of addition which was part of a previously approved steep slopes application.**

Application: Wetland Application # W 24-03
Location: 67 Leroy Road, Chappaqua
Section/Block/Lot: 99.6-2-18.1
Zone: R-40
Owner & Applicant: Kevin Orsini
Engineer/Architect: Alan Pilch

Alan Pilch of ALP Engineering appeared on behalf of the homeowners to present the Wetland application which is required due to disturbance of the wetland buffer where approximately 100 linear feet of silt fence was installed during the work with their previously approved Steep Slopes application for an addition to their house. Working with Engineering and the CAC the following has taken place thus far:

- The wetland buffer has been marked and delineated on the property
- The original silt fence in the wetland buffer remains in the wetland buffer
- The sediment the silt fence captured has been carefully removed by hand
- An additional silt fence was installed at the wetland buffer line, immediately adjacent to the garage and at the toll and along the wetland buffer line,.

Going forward restoration of the silt fence disturbance will be done by hand with extreme caution, no equipment is to be used.

Upon removal of the silt fence you sometimes have a little trench which remains, the trench is usually a few inches wide, placement of shredded hardwood bark mulch will be placed in that trench and it will eventually get covered with leaf litter because it's in a wooded area. Any additional silt fence that remains will be removed entirely. That means outside the wetland buffer, placed in an upland area, or removed from the site in its entirety.

And that's the procedure for removing the silt fence and that's what we're here for, the wetland permit is for the disturbance of the wetland buffer area from the installation of the silt fence.

Board Members Comments:

Chairman Collins: We're here to see if the i's are dotted and the t's are crossed. The violation has been done, the impact of violating the buffer has already occurred. our concern is that it would have been more impactful to remove the silt fence than leaving it where it is and now we are giving them permission to keep it where it is and they have added double the silt fence protection.

Walter Hickey- It appears that this occurred due to lack of proper construction supervision. What will be done to ensure that when the silt fence is removed, that it's done correctly? Are you relying solely on the contractor to do it, or will there be supervision provided to ensure that it's done correctly? Alan Pilch replied I'd be more than happy to be there as the project engineer, I would be the one to supervise it and inspect it at the time the silt fence is removed to ensure that it's done correctly.

Chairman Collins further commented this could have been handled through the building department probably, but this is being brought to you to make sure Alan and his client are fully aware of the process. plus the CAC has had the opportunity to review and comment on this.

TOWN BOARD REFERRALS

- 3. Proposed: 75 Kensico Avenue North - Extension of the Hamlet Zoning District (VH) to the 75 Kensico Avenue North Parcel which is currently zoned as R-10.**

Application: Town Board Referral TB # 24-01

Location: 75 Kensico Avenue North, Valhalla

Section/Block/Lot: 117.19-2-20

Zone: R-10

Owner: The Kensico, LLC

Applicant: Daniel Amicucci

Planning & Development Advisor: David B Smith

Application was adjourned by applicant prior to the meeting, application not called.

[MIN_SIGNATURES]

