

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD NOVEMBER 7, 2024

BUSINESS ITEMS

Acceptance of minutes drafted from the 6-6-2024, 10-9-2024, 10-21-2024 Planning Board meeting

Motion was made by Eileen McClain to accept the minutes as drafted, seconded by Jane Abbate, all members present voted in favor.

Second one-year extension of resolution of approval for 40 Saw Mill River Road Site Plan #SP 22-03 parking lot expansion with landscaping and storm water, 116.7-1-4, Seventh Jam Development,

Motion was made by John Piazza to grant the extension request, seconded by Eileen McClain, all members present voted in favor.

CONTINUING PUBLIC HEARINGS

- Proposed: 1 Point Place, construct a series of MESA retaining walls, thereby creating a usable rear yard configuration, including a pool.**

Application: Steep Slopes # SS 24-05

Location: 1 Point Place, Chappaqua

Section/Block/Lot: 99.10-2-3.42

Zone: R-40

Owner &

Applicant: DoshiJay & Supriya - 50%

Doshi Vinay & Vasanti - 50%

Engineer: A.E. Professional Engineers, P.C.

Peter White of AE Professional Engineering appeared on behalf of the applicant to present the application and made the following comments:

- At the last meeting, we were asked to do some type of a rendering showing what the arborvitae screening would look like between the two properties. Showed a rendering with arborvitae planted at about 5 feet apart creating a screening system.
- Red Maples are 3 inch and will grow at a rate of about 2 feet per year. You don't want to put trees that shed leaves too close to a pool. It becomes a problem.

- White Oaks will grow 1 to 2 feet per year to a height of about 40 feet in a lifetime.
- The owner of the property has suggested also planting some fruit trees,
- This development proposed in this application does not affect any conservation area in the subdivision.
- A letter was forwarded to the Town from the Architectural Review Board of the Homeowner's Association stating that they are very much aware of this, have seen and reviewed the plans and did not see the need to appear.

Comments from Board Members:

Eileen McClain – Do we have any response from Dave that his answers were satisfactory? Pat Cleary replied, the engineer has signed off on the plans.

- According to the code we have to consider the question is there a reasonable alternative for that pool to go on that site? And from what I've read and what I'm hearing, there is; am I correct? Peter White replied I think if the question is about the pool, I think that the owner would probably opt to eliminate the pool altogether rather than try to put it in another location.

Chairman Collins – The Green Giant Arborvitaes, how close to those walls are the bushes going to be planted? Peter White replied about 5ft. Chairman Collins continued, those bushes I do know, they get enormous. So they may not be the right bushes. You really need to carefully look at that because it's going to be a problem in 10 years when they are 12-15ft wide and 40 – 60 feet tall. There is an emerald green arborvitae which is more columnar, but doesn't spread as wide, so you're not going to get the same rate of growth or the same spread, so you'd have to plant more trees. I also noticed a red maple which might not be a great species for there either, they like to be wet, but you'll have to just figure out what's the best plants for that, Peter White suggested he could move a wall back to allow for more room. Patrick Cleary commented, if the applicant's solution is to adjust the location of the wall, that needs to be shown on the plan. What I suggest is you can approve this plan and if it is just a matter of selection of species of landscaping then you can make that a condition of approval.

No Comments from the Public

Chairman Collins advised the applicant that there is a four-member board this evening and there must be a unanimous decision, every single person in this board has to agree that these walls are something that should be approved if there were to be a vote. We can continue the public hearing for 1 more meeting and hope that more planning board members attend, that will give you time to re think the landscaping and formalize a plan.

Eileen McClain added you may want to think about how you're going to maintain that area, what exactly is going to be in there, nobody is going to be able to mow that area.

Chairman Collins concluded let's get those 3 items, the landscape plan, the limitation of your selections, how to get a mower down there. If there's not grass then is there some

other kind of plant, pachysandra or some type of ground cover.

Motion was made by John Piazza to continue the Public Hearing, seconded by Jane Abbate all members present voted in favor.

TOWN BOARD REFERRALS

2. Proposed: 75 Kensico Avenue North - Extension of the Hamlet Zoning District (VH) to the adjoining parcel 75 Kensico Avenue North 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

Daniel Amicucci Sr, Daniel Amicucci Jr, Architect Andrew Collingham and Planning Advisor Dave Smith appeared before the board to present the application to have the Valhalla Zoning Hamlet district line extended to his parcel which is currently an R-10. David Smith made the following comments :

- Other professionals involved with this petition are John Kellard Civil Engineer and Brian Dempsey, who's our traffic engineer
- We submitted earlier in the year and made a presentation to the Town Board in August, it was favorable enough that they forwarded us on to your board for review and recommendation.
- The project site is just under an acre, approximately 0.89 acres,.
- This parcel was formerly a church and is now used as an insurance office and storage. There are several structures on the parcel, the church, the parsonage and a garage for storage.
- We are proposing a Multi Family use with 34 units, 17 are 1 bedroom and 17 are 2 bedrooms.
- This project is zoning compliant under the VH, Valhalla Hamlet, district.
- There are a number of concepts in the Comprehensive plan and in your Hamlet studies that talk about connectivity and fostering developments that are walkable
- Not just in Mount Pleasant, but all through Westchester County and the lower Hudson Valley people have been living in their homes for a number of years, they want to downsize, they don't want to take care of the lawn, they don't want to have to worry about the boiler, the roof, and yet they want to transition, but they don't want to move out of the community where they've established their ties, where they have, significant family, and relationships within the community.
- There's also an opportunity here for younger people who are looking for smaller units for starter homes.
- There is an existing staircase, which would be rehabbed, that provides pedestrian

access down to the commercial corridor.

- This site is well within a quarter mile walking distance to have access to Metro North, the Bee Line Bus System, the commercial district where they can walk and get goods and services

Andrew Collingham, project architect, made the following comments:

- The concept behind the building was to integrate the building with the grade. Kensico Avenue slopes up towards the right, so on the left side of the building, we have the parking level at grade so that we can bury the parking underground to be less conspicuous, and there are 3 floors of residential above.
- Because of the stepping there's one less level that's exposed.
- The 3rd level at the front of the building at the top is hidden by the roof line. It's almost like the apartments are within a dormer, so as to not create a building that's too tall or too imposing on the surrounding context.
- In terms of style, we're going for a tudor-esque building, like a contemporary Tudor, with lots of roof lines.
- A mixture of different various materials are proposed such as stone around the base, and then on the upper parts would be hardy plank or some sort of composite siding, but again, mixing elements such as lap siding, vertical board and batten siding.
- For the colors, we want to do something that's sort of muted and just understated, some neutral tones that blend in with everything.
- The building offers some very favorable amenities to the residents, there is a lounge recreation space on the roof and bicycle storage in the underground parking portion, all are part of the comprehensive plan, and comply with the Valhalla Hamlet District.
- There are plenty of parking spaces for not only the residents, but also guests,
- In terms of the circulation, there are two points of egress as is required by code, Kensico Avenue, that's the primary entrance you would enter and then immediately make a hard right. There's a drop off area inside, handicap spaces per code, and then we have the secondary, means of egress in the back side so that you can loop around and park on the exterior spots, and then come back out to Kensico.
- We consulted with the fire department to make sure we had a viable plan showing a safe circulation path for fire trucks and ladder trucks which show turnarounds and paths. We have received a positive letter of confirmation from them.
- Parking exceeds the code requirements and is built into the topography so as to not be so exposed. There is one parking space per unit with extra for visitors.
- Based on the cost of the project, we're anticipating it's going to generate approximately 70 construction jobs over the course of the construction process. Initial fiscal analysis show it's approximately a \$164,000 increase overall tax revenue with a minimal impact of up to 3 children added to the school district. Overall there is approximately \$10,000,000, to be invested in the Town.
- The rents are estimated at \$2,600 for a 1 bedroom, \$3,900 for a 2 bedroom, based on those income, streams, you have approximately \$1,400,000 in discretionary spending.

Board member comments:

Chairman Collins:

- Almost every new development like this includes or incorporates some EV charging. Architect Andre Collingham replied every new development is required to include this and we have
- Are there any storage needs provided? Architect Andre Collingham replied, yes, in the parking level dead corners that you can't park in will be carved out for storage and there is definitely bicycle storage.
- What I would ask, if we do anything, is to have the town board research 2 things: the parking restrictions on North Kensico Avenue, and there are restrictions there, especially the winter parking. And then the parking restrictions on that street which is behind it, it's either Cedar Street or Cleveland Street. Would we need parking restrictions back there or not? What I want to avoid is cars just landing all over the place because there is really no room.

Eileen McClain –

- Is there a reason you're excluding that little cutout with the two single-family dwellings? Why not have the zoning line go straight up? Dave Smith replied they're not part of our application, we don't own those properties. I don't know what their reaction would be to being included in the district or not.
- I think the project is unlike others in Valhalla, it's something that is needed and it sounds like one of the ones that might actually address a downsizing couple

Jane Abbate –

- How many guest spots are there? Architect Andre Collingham replied I believe there are 7, the requirement is 1 visitor parking space required per 7 apartments. the total amount of parking spaces is over what the requirement is. Jane Abbate continued my only concern is that if you have guests or people that are parking with 2 vehicles, I don't want it to impact the stores and other businesses below where they'd end up not having parking which has happened in other hamlets and really it's been to their demise. Architect Andre Collingham replied there is some flexibility on the site plan with a couple of retaining walls on the left side of this plan to extend that flat parking area. So if need be, there is some flexibility there to push the grade out a bit more.

John Piazza -

- The town is going to start enforcing parking on those streets near this site.
- On the top of this area there is the train station not far, I don't think there's any more permits for train parking. Jane Abbate added that the Town did the parking restrictions on those streets because people were not paying for their train passes and they were just parking there on the streets all day long. Chairman Collins added I think we need to understand the parking restrictions on the streets and in the Village, that needs to come before us when they return

Chairman Closed with tonight is not the approving of this application, tonight is talking about the zoning for that site and whether or not the planning board will or will not make

a recommendation to the town board on the property itself. They're going to have to come back before us at some point and review everything. Patrick Cleary added the town board would have a public hearing on the zoning, and they would handle that whole process.

Chairman Collins continued this is a fully conforming project to our brand new zoning in that area which reinforces the fact that, presumably, we got the zoning right and developers can comply with our zoning. In summation there are three areas we feel the Board needs to consider

- Make sure we understand the parking on all the streets surrounding it, Kensico and Cleveland and Lakeside and the Village
- Do we want to square off the zoning line and what is to happen with the two adjacent lots with single-family dwellings?
- then obviously the emergency services fire and all those, we need to make sure that they are in alignment with us

Motion was made by John Piazza to have the consultant draft a positive referral with the conditions discussed above, seconded by Eileen McClain, all members present voted in favor,

[MIN_SIGNATURES]

