

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD AUGUST 18, 2025

BUSINESS ITEMS

Acceptance of minutes drafted from the 7-21-2025 and 8-7-2025 Planning Board meeting.

Motion was made by Walter Hickey to adopt the 7-21-25 Minutes, seconded by JD Summa, all remaining members voted in favor.

Motion was made by JD Summa to adopt the 8-7-25 Minutes, seconded by Walter Hickey, all remaining members voted in favor.

Kingsview Acres Subdivision - Request for a 180-Day Extension on Final Subdivision Approval of Kingsview Acres, three applications Subdivision # 14-03, Site Plan # 14-07, Steep Slope #14-07 for the 12-Lot single-family homes Cluster Subdivision. Linda Ave. and Florence Ave, Thornwood 106.19-1-44 & 46, DCS Home Builders; LLC

Motion was made by Jane Abbate to grant the extension of the subdivision resolution of approval, seconded by JD Summa, remaining members voted in favor.

Acceptance of resolution of approval to legalize an existing accessory apartment in walkout basement. 145 Pythian Ave, Hawthorne, 111.20-1-21, Donna Carpentieri.

Motion was made by JD Summa to adopt the resolution of approval, seconded by Jane Abbate, remaining members present voted in favor.

CONTINUING APPLICATIONS

- 1. Proposed: 45 Columbia Avenue Proposed demolition of the existing structure and the construction of a new eight-unit apartment building, with rooftop amenities**

Application: Site Plan # SP 24-5

Location: 45 Columbia Avenue, Thornwood

Section/Block/Lot: 106.8-1-29

Zone: TH - Thornwood Hamlet Zone

Owner: Ding & Dong Properties, LLC

Applicant/Architect: Adra Mounier, Lighthaus, LLC

Engineer: Gregory Caccioppoli, PE

Applicant requested to adjourn, item not heard.

NEW APPLICATIONS

- 2. Proposed: 50 Deerfield Lane S, Installation of a 35ft x 24ft pool with patio in the rear yard. Adjacent patio intrudes into the wetland buffer of the drainage ways.**

Application: Wetland # W25-04

Location: 50 Deerfield Lane South, Pleasantville

Section/Block/Lot: 107.5-1-5

Zone: R-40

Owner: Gerard Selvaggio

Applicant&Engineer: Daniel Sherman

Homeowner Gerard Silvaggio and engineer Daniel Sherman appeared to present the application, the following was discussed:

- The Proposal meets all setbacks and lot coverage requirements.
- There is a ditch and water course on either side of the proposed pool.
- Native plants are proposed as part of the mitigation
- The existing patio does come into a corner of the Wetland buffer
- Mr. Dennis Corelli of the town's CAC visited the site with another member.
- The brook is dry 90 to 90% of the time on the right side.
- The Town of Mount Pleasant recently came in on Deerfield Lane and put in additional sewer grades on one side.

Board member comments:

- Mr. Cleary commented that these two water courses connect to Nanny Hagen Brook.
- We will need a functional assessment of the history of the house and patio and the progression of the development of this site.
- The DEC has a right to supersede our authority and make a determination of jurisdiction.
- Chairman Collins commented we can look at enhancements to the wetland and options to mitigate. The Town has a wetland consultant adopted as of August 12th 2025. What is the board's pleasure on having him consult on this project?

Motion was made by JD Summa to engage the Wetland consultant on this project, seconded by Jane Abbate, all members present voted in favor.

[MIN_SIGNATURES]

August 18, 2025