

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA SEPTEMBER 4, 2025, 7:30 PM BUSINESS ITEMS

Acceptance of minutes drafted from the 8-18-2025 Planning Board meeting.

NEW PUBLIC HEARINGS

1. **Proposed:** 6 Saw Mill River Road, Hawthorne Amendment of previously approved site plan# PSP 24-01 Restaurant with venue space. The amendment includes additions to the existing building, 2 outdoor bars, accessory structure, patios and parking lot expansions. Some of these actions will partially take place within steep slope, very steep and excessively steep slope areas.

Application: Site Plan #PSP 25-4, *Steep Slopes* # SS25-06
Location: 6 Saw Mill River Road, Hawthorne
Section/Block/Lot: 116.7-1-15
Zone: C-RB
Owner: Le Setai Realty, LLC
Applicant & Engineer: Ralph Alfonzetti

CONTINUING APPLICATIONS

2. **Proposed:** 15 Chestnut Place, Pleasantville, installation of retaining walls to make rear yard more usable for recreation and installation of a greenhouse.

Application: Steep Slopes # SS 25-08
Location: 15 Chestnut Street
Section/Block/Lot: 106.13-3-80
Zone: R-10
Owner&Applicant: John Marzec
Engineer: Hildenbrand Engineering, PLLC

NEW APPLICATIONS

3. **Proposed:** 1215 Bedford Road Lot lone modification to accommodate construction of a new detached garage.

Application: Subdivision # PSD-25-3

Location: 1215 & 1235 Bedford Rd, Pleasantville

Section/Block/Lot: 105.19-1-27
Zone: R-40
Owner: Akbar Rizvi
Applicant&Architect: Dimovski Architecture

TOWN BOARD REFERRALS

4. **Proposed:** Consider proposed code amendment to §218-68.1 Hamlet Zoning Districts, Building Types Regulations, Valhalla Hamlet Zoning District. Establish a transition between the density of the Valhalla Hamlet Zoning District and the neighboring residential districts.
Application: TBR 25-1
Petitioner: Town of Mt. Pleasant
5. **Proposed:** Consider a proposed local law prohibiting Battery Energy Storage Systems in the Town of Mount Pleasant.
APPLICATION - TBR 25-2
Petitioner: Town of Mt Pleasant