

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD SEPTEMBER 4, 2025

BUSINESS ITEMS

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

Eileen McClain was not present at the previous meeting so she could not vote on the minutes, therefore leaving no quorum for this item. No motion was made, item will move to next agenda.

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

Motion was made by Jane Abbate, to waive the reading of the public notice and open the public hearing, seconded by Eileen McClain, all members present voted in favor.

Engineer Ralph Alfonzetti and Architect Philippe Manuel, appeared on behalf of the owner to present the application to the public, the following was discussed:

- At the last meeting, you asked us to airlock the vestibule on the north side of the atrium, we did that.
- The rest of the plans remain the same.
- All of Engineering comments have been addressed.
- We have made one change which was to add a handicap ramp to the atrium on the west parking lot side.

**** No comments from the public.****

Motion was made by Eileen McClain to close the public hearing, seconded by Jane Abbate, all members present voted in favor.

Motion was made by Eileen McClain to instruct the consultant to draft a resolution of approval, seconded by Jane Abbate, all members present voted in favor.

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

Engineer Brian Hildebrandt and the homeowners appeared to present the application. The following was discussed:

- Engineering's comments asked us to put a swale between the property line and the wall to capture the water. We are proposing to capture the water to a 7,000 gallon harvesting system and discharge to the stop ditch. This will keep it to where the water travels to now.

Board Members Comments:

Chairman Collins - Some kind of an agreement between our town engineer, and the shift in the infiltration system should occur. This needs to be addressed.

Eileen McClain - You show a 3 foot tall fence on the top of the wall, is that for fall protection?
Reply, yes.

Patrick Cleary - The fence height will have to be clarified if whether or not a variance would be required.

Motion was made by Jane Abbate to schedule a public hearing subject to Engineering comments being satisfied, seconded by Walter Hickey, all members present voted in favor.

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

Steve Dimovski of Dimovski Architecture appeared with the homeowners to present their application, the following was discussed:

- The homeowner had started construction of a detached garage which encroached onto the neighbors property. The foundation and walls were put up, a stop-work order was issued and the homeowner is now seeking to keep the garage in place and has approached the neighbor to adjust the lot line to accommodate the garage location.
- The lot is a three-sided irregular parcel, this lot line modification would create a four -sided lot more regular.
- The lot sizes are basically staying the same because of the way the line is drawn There's not much of a change in this square footage of either lot.
- This is a difficult site to work with, we considered an alternative plan to put the garage on the other side of the house however there is an existing 70 to 80 year old fully functional septic system. The septic system could be updated in a few years, however the upgrade that is required by the board of health would eliminate this side of the parcel altogether.
- Zoning Board of Appeals approval is required for the location of the garage

Board member comments:

- Does the existing house have a garage? Reply, no
- Are garages allowed in the front yard set back? Reply no, we will need a variance for that.
- This is really more like a one and a half car garage is that your intent? Reply it is, there is bit of extra space for storage of bicycles and toys.
- Driving by this weekend it is a decent-sized parcel just about an acre. It does not appear to create a visual obstruction for drivers. Reply, the lot is heavily treed and bushed, it will be hidden in the trees set back into the landscape.
- Any kind of approval should ensure that this structure remains a garage for future owners.
- What is the height of the proposed garage? Reply, below the 15 foot maximum requirement by the code.
- Mr. Pat Cleary commented the owner is taking a chance on the zoning board not permitting the variance. And we have no engineering comments yet. It would be appropriate to go directly to public hearing on this since that's what their

application is for and then they will take their chance on the Zoning Board.

Motion was made by Eileen McClain to schedule a public hearing subject to satisfaction of engineering comments, seconded by Walter Hickey, all members present voted in favor.

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

Mr Patrick Cleary gave an overview of the documentation sent from the Town Board proposing a transitional area within the Valhalla Hamlet Zone. The recommendations would further limit the FAR and offer greater restrictions since they bordered a residential area. This would also limit the current proposed development at 75 N Kensico.

Board Member Comments:

- The parcel that is proposing development, would this be in the proposed transitional area? Reply, yes.
- Is there any historical significance to that parcel? Mr. Patrick Cleary replied it is not on the federal historical registry.
- The proposed changes will make for a much smaller project. The adjoining town-home community is very close to their property lines, perhaps establishing a front yard set back would be a good idea so this area would not be so close to their front yards.
- Are there any changes proposed to the parking regulations? Reply, no that is not part of this proposal, that would stay as is.
- This would be the only transitional area in all of the Hamlets; is that correct? Reply, yes only Valhalla will have this transition area.

Motion was made by Eileen McClain to send a letter to the Town Board, if considering the proposal for a transitional area, a front yard set back should be considered recommending try to keep it consistent to the adjoining town home community, seconded by Jane Abbate, all members present voted in favor.

- 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

Mr. Patrick Cleary gave an overview of the documentation sent from the Town Board for a Local law which would propose to prohibit any development of a Battery Energy Storage System (BESS) having none in the town of Mount Pleasant, with the exception of the few parcels that already exist.

Comments from Board Members:

- Several of us attended the WMPF presentation for BESS, it was very compelling information.
- In event of damage/fire, can the two that exist be rebuilt? Mr. Cleary replied the 50% rebuild rule would be in effect.
- These units are here as part of a 25 to 30-year lease, we would like to see any safety-feature upgrades be implemented as they become available.
- We should encourage an annual review of safety technologies on the existing equipment. Mr. Cleary replied, our generator code and applications already include this, we can add it to the BESS legislation.
- Have other towns in Westchester County prohibited BESS? Reply, yes, at least nine moratoriums have been put in place and a few have prohibitions. There have been no challenges yet.

Motion was made by Jane Abbate to send a written referral to the Town Board, if they choose to adopt this legislation to please ensure all safety features and upgrades are considered on the already existing units, as well as all of the above comments, seconded by Eileen McClain, all members present voted in favor.

[MIN_SIGNATURES]

