

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD SEPTEMBER 15, 2025

BUSINESS ITEMS

Acceptance of minutes drafted from the 8-18-2025 and 9-4-2025 Planning Board meetings.

Motion was made by Eileen McClain to accept the August 18th Minutes, seconded by Walter Hickey, all members present voted in favor.

Motion was made by Eileen McClain to accept the September 4th Minutes, seconded by Walter Hickey, all members present voted in favor.

6 Saw Mill River Road, Acceptance of resolution of approval for Site Plan Application # PSP 25-4 & Steep Slopes # SS25-06 for the amendment of previously approved site plan# PSP 24-01 Restaurant with venue space. The amendment includes the addition of an atrium with handicap ramp as an addition to the west side of the building, addition to the north side of the building, small addition to main entrance, outdoor terraces/patios, outdoor bar, parking lot expansions, propane tank, stormwater mitigation practices, generator, and relocation of refuse enclosure. Some of these actions will partially take place within steep slope, very steep and excessively steep slope areas.

Comments from board members:

- We received correspondence from the applicant requesting the change in condition #19 that we'll permit them to use the existing sprinkler system and replace/upgrade only if needed.
- Add the condition of the airlock at the north entrance of the atrium addition.
- Add the condition that no amplified music is to be played on the exterior.

Motion was made by Jane Abbate to adopt the site plan resolution of approval with the above conditions, seconded by Walter E. Hickey, all members present voted in favor.

Motion was made by Jane Abbate to adopt the steep slopes resolution of approval, seconded by Walter E. Hickey, all members present voted in favor.

NEW APPLICATIONS

1. Proposed: 24 Highclere Lane Subdivision of one lot into seven lots for the

purpose of single-family dwelling development.

Application: Subdivision # PSD 25-04

Location: 24 Highclere Lane, Valhalla

Section/Block/Lot:

Zone: R-20

Owner: Roy Thannikal

Applicant & Engineer: Alfonzetti Engineering

Engineer Ralph Alfonzetti appeared to present the application to the board the following was discussed:

- This is an existing 5 acre plus lot with an existing single-family dwelling, a pool.
- The access point of the existing house is Highclere Lane however the lot backs up to Galloway Lane a dead -end road.
- We propose an extension of Galloway Lane into a culdesac which would be the access for the six new lots, the existing home would remain untouched.
- Each of the six lots range about half an acre in size, give or take a bit.
- A sample conventional subdivision plot was shown with all 6 lots being developed off of the Galloway Lane Culdesac ext.
- The applicant showed a sample of a cluster or conservation plan which enlarged the dead end of Galloway to be the access point for all six proposed lots.
- The applicant displayed a comparison which showed that the conventional plan has far more impact to the total limits of disturbance, including tree removal and steep slopes impact.

Board Member Comments:

- Mr. Patrick Cleary commented that the wetlands are not on the property, but are nearby. In addition the NYC DEP has the KEC underground project proposed under this property. The DEP should be contacted to get their input on the option of the conventional plan to see if it could even be approved, there might just be too much site work disturbance between the infrastructure, grading and installation of retaining walls. A dead end road has a code that may require a second egress for emergency services this could potentially be by Claire Lane. The Architect pointed out that Galloway is already existing as a non-compliant road.
- Mr Cleary commented, the grade of the road and driveways should be confirmed with the Building Department they may be in excess of the maximum permitted.
- Eileen Mclean commented she strongly prefers the cluster However she would need to be convinced it can be built to code with no further owners coming to us afterwards proposing a 12foot retaining wall. She added that the storm water retention cultecs preferably not be in the steep slope area. Reply, currently the storm water runs from the Galloway dead end straight onto the homeowners

property. There is a pipe that runs into this area, but we do not know where it ends.

- Is there enough room for six driveways to fit on this Dennett road even with your proposed enlargement of it? Reply, yes, it fits at a 6% grade.
- What are your plans for green space? Will the unused portion of the parcels in the rear become a conservation area? Reply, That could be what happens or we could make that its own lot and do whatever the boy would like to do with it.
- In the Cluster plan is there a severe drop off past the houses? Once those houses are sold we wouldn't want a new owner coming in two years later asking for steep slope approval to build up the rear portion of their lot so that they can have a usable backyard.
- Mr. Cleary asked the applicant to submit a Full EAF, and to include full maximum-development site plan of each lot.

Chairman Collins stated this is ambitious and compelling, but there is alot more to do here. Please respond to Cleary Consulting comments and we will wait for the Town Engineer comments.

[MIN_SIGNATURES]

