

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

OCTOBER 20, 2025, 7:30 PM

BUSINESS ITEMS

Acceptance of minutes drafted from the 10-2-2025 Planning Board meeting.

Fifth request for a 90-Day extension of subdivision application approval # SD 20-6 for the development of a four-story, 170-unit, service-enriched senior housing residence, Brightview Senior Living. 364 & 236 Grasslands Road, Valhalla, NY 117.17-1-28, Grasslands Estates - Owner, Brightview Senior Living Development .

NEW PUBLIC HEARINGS

1. **Proposed:** 95 Bradhurst, Blythedale Childrens Hospital, Three-phase improvement plan including expansion for long-term care, parking deck, and improvements to site utilities and infrastructure.

Application: Site Plan SP - 25-02

Location: 95 Bradhurst Avenue, Valhalla

Section/Block/Lot: 117.17-1-2

Zone: R-20

Owner & Applicant: Blythedale Childrens Hospital

Engineer/Architect: Langan; Colliers; E4H Architecture

NEW APPLICATIONS

2. **Proposed:** Bellevue Ave Lot 79 - Development of a single-family dwelling with driveway, yard areas, water & sewer, drainage and retaining walls improvements

Application: Steep Slopes # SS 2-14

Location: Vacant Parcel Bellevue Ave Lot 79

Section/Block/Lot: 106.18-3-79

Zone: R-10

Owner & Applicant: Joseph Sciascia

Engineer: Hildebrand Engineering, PLLC

3. **Proposed:** 67 Edwin Removal of existing deteriorated wood railroad tie retaining wall with new UNILOK wall.

Application: Steep Slopes # SS 25-13

Location: 67 Edwin Street, Thornwood

Section/Block/Lot: 106.15-6-65
Zone: R-10
Owner & Applicant: Danica Curran
Engineer: Antony Saverio Orlando

4. **Proposed:** 423 & 429 Commerce Street, demo existing buildings, construct new multi-use building with 12 proposed dwelling units, 1 office space, 2 commercial/retail spaces and a rear parking lot with 18 parking spaces.

Application: Site Plan #PSP 25-9
Location: 423 & 429 Commerce Street, Hawthorne
Section/Block/Lot: 112.5-1-27&28,
Zone: Thornwood Hamlet
Owner: 423 COMMERCE ST LLC, 429 COMMERCE ST LLC
Applicant/Architect: Dimovski Architecture

TOWN BOARD REFERRALS