

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD OCTOBER 20, 2025

BUSINESS ITEMS

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

Motion was made by John Piazza to accept the minutes, seconded by Eileen McClain, all members present voted in favor.

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 .

Motion was made by John Piazza to grant the extension, seconded by Walter Hickey, all members present voted in favor.

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

Attorney Janet Giris, Engineer Dan Paesano, Senior Vice President of Blythedale John Flanagan, and other design team members appeared to present the application. The following was discussed:

- Janet Giris gave an update on the application thus far and a little bit of the history of Blythedale Children's Hospital in the community.
- Currently, there are 118 beds in the hospital; 24 long-term care the remaining are for regular patients. There is a State demand for the type of particular care this children's hospital provides. We have been requested to increase the long-term care by 44 beds.

- This application requires variances, many of the conditions already exist.
- We have been going back-and-forth with the town engineer's comments and our replies. We plan to meet with Engineering to discuss it more specifically.
- Senior Vice President John Flanagan presented more of the history of the hospital, which has been in business since 1891 and in the Valhalla Hamlet since 1923. During this time, they have undergone renovations and expansions. They are the only children's specialty hospital in New York State.
- Dan Paesano gave an overview of the plan. Phase one is the parking deck, phase 2 the upgrade to the infrastructure of the site and phase 3 is the two-story long-term care addition.
 - Phase one will create 132 new parking spaces in a free-standing multi-story, parking garage. There will be gate access to the top deck level. The parking deck is constructed of precast concrete and will take approximately seven months to complete. There are four site lights on the top deck, which are hooded face-down units with no light pollution outside of the structure. The parking deck will provide parking for construction workers while we undergo phase 2.
 - Phase 2 will be the infrastructure, gas lines, water lines, etc., the up-sized generator, the connectivity road which will allow accessibility around the entire site.
 - Phase 3 is the long-term care, two-story addition which will consist of a two-story atrium providing a lot of daylight. A basement is added for all the mechanicals so to keep the entrance view pleasant, and the roof clear to provide opportunity for a green roof space accessed through both the existing building and the new addition. The building is designed to meet the minimum criteria for LEED certification. There will be a blending of the color schemes from the existing building to the new addition.
- Rich D'Andrea of Collier's Traffic made the following comment. They did a first traffic study in April 2024 projecting out to the 2028 buildout. Our calculations show there was not a significant traffic impact.
 - The restriction of the left turn lane is something that will help with safety.
 - A tree will be removed at the north driveway and a bus stop sign will be relocated to help with visuals and site distance.
 - New York State DOT commented on the proposed exit to Grasslands Road as not being acceptable due to its proximity to the corner and the entrance to the Sprain Brook Parkway.
 - They have sent us comments that we responded to on August 21, we are waiting for their response.

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

Comments from the public:

1- Meagan Chiappa, 5 Lisa Lane.

- How many feet is the buffer zone of the parking garage wall to my property? Reply, 44 feet.
- That close of a distance will be an imposition on my family.
- One of the traffic studies was done on July 11 when school and college was not in session. I believe the February study was done on President's Day vacation, also not a good indicator of the average traffic we see.

2- Sophia Savino, 1 Lisa Lane- We have lived here since 2001. The first week we moved in there was an application for the parking lot expansion. From that application, we have had issues on our property. We have had three floods since then, and finally someone came and looked at it and made it better. With this proposed garage what would we expect for drainage now.?

- People hang out in the parking lot now there is no access after hours yet people are there. There is no security. There's no one to call when car alarms go off. This entire project is too close for comfort.
- At the meetings for their last expansion they told us this was going to be the last one. This hospital has reached its capacity, the needs of the patient and the staff and the state have grown, but the property has not. JD Summa commented, if this application goes forward, the flooding may get better, codes have changed and there may be an opportunity for this to be handled better.

3- Michael Savino, 1 Lisa Lane- In the past 24 years I've lived here we have been in this room for their applications 4 to 5 times and Bythedale always wins. I'm asking the board to focus on just the application. Would you allow this application to be approved if it was a strip mall and not a hospital? Chairman Collins commented, our job is to look at the impact to the community.

- This facility has reached their limit for this site, much like our residential homes, our families expanded and we left, we moved out and went to a bigger home.
- There are six neighbors on Lisa Lane that's 12 acres between us, they can buy our houses and the land and do an expansion that way.

4- Paul Soredian(PH), Mount Pleasant resident, Trustee of Blythedale Children's Hospital and a member of the Planning Board of Pleasantville- This hospital is a staple of the community which benefits not just the children, but the families that are in need as well as the town.

- They employ many people at this site who in turn support local businesses.

5- Glenn Accocella, Bradhurst Avenue — Looking back 30 years, this facility was half the size.

- This is a lot of garage space for this property, the amount of traffic that comes out of this site is incredible.
- I had a long conversation with the NYS DOT. The right-hand turn lane could be done on

Grasslands Road, he didn't seem like it was so impossible. Chairman Collins asked if he would share that information with the board.

- A lot of pedestrians traverse that intersection, there are Blythedale workers pushing people in wheelchairs, workers crossing the street to get food for lunch, workers getting off the bus to start their shift, workers leaving their shifts going to the bus stop. I drive between 5:30 and 6 o'clock in the morning and see it. I almost hit someone myself. These are their own employees, why would they not want to make things better for them? Putting in a crosswalk should be part of this application.
 - With all the additions, can they take away something that already exists on their property like that house? Can they take that house down to make things less intrusive?
 - There is a lot of noise after 6 PM and on the weekends, including Sundays, most especially the noise of jet engines from leaf blowers and lawn mowers. When I questioned the landscape contractors as to why they can't do this some other time they say they are not permitted to work on the weekdays here.
 - They have forever trees that are dying from the bottom up, the fence is dilapidated, and their walls are collapsing. Can these things be maintained before they add to the site?
 - At the last public hearing Mr. Larry Levine from the hospital said we will not build anymore. When does this end?

6- Sean Quigley, Armand Place- I have seen their employees having to cross the streets as well. It is hard to believe that there are no crosswalks, even on the Town of Greenburgh side.

- I have never heard a traffic consultant ever say they have an impact on traffic. We are smothered in traffic from this hospital, Regeneron, 19 Bradhurst, the North 80. We live here, we know.
- They are proposing a 29% lot coverage, when the maximum is 15% by code. When does it end?
- Hospitals require a 200-foot buffer from the front-yard setback, they are requesting 44 foot. I have a right as a taxpayer to feel secure with that 200-foot buffer.
- They are proposing to plant 6 to 8 foot trees, those will take 20 years to mature.
- I am asking them to slim the project down considerably to be more compliant or would it be best to find another place that can give them the room they need?
- They say that DOT will not let them access the parcel from Grasslands Rd., the business across the street from them on Grassland Rd. has access and they have the same grades, so it is possible? Your own board member said engineers are supposed to find a way, can they find a way?
- I am asking the board to find a positive declaration for the SEQR.
- The attorney said that they have been working 2 1/2 years with the Town having discussions and we are just this year finding out about this.

7- Hal Salem, Armond Place -

- We can see lights from the existing facility all the way across the street into Armond Place, what will this new bigger facility lighting be like?
- Leaf blowers do sound like jet engines. Every weekend we hear leaf blowers and lawnmowers and they start early on Sundays.

8- Chris Norwood - Traffic is terrible from everything in this area. I always hated it until my kid got sick and had to go to this hospital. He couldn't walk and they helped them, they did a great job and now I don't mind sitting in the traffic knowing what they do here in this building.

9- Macy and Warren Arthur — We just moved to this area specifically to be closer to Blythedale Children's Hospital for our only child who was born with special needs from a rare genetic disease. There are too many families out there with too many children who have no beds. We were thankful to get one and thankful for this hospital.

— End of public comments —

Chairman Collins commented, the good work of the hospital is not part of our determination of the impact of the community.

JD Summa, the garage height is 11 feet with 20 foot pedestrian towers on both ends, could you put up more mature trees? The applicant replied, they can look into that.

The Chairman offered the applicant an opportunity to respond to some of the comments that were made by the public. The following was discussed:

- You do need to take into consideration the use of this property and the impact they have on the community.
- The current traffic situation is not due solely by the Blythedale Children's Hospital, there are many other contributing factors .
- It has been 18 years since the hospital has been before this board.
- This is a special use and we do need variances, but other structures with different uses could be put on this property as well. A school, for example, could be built here without screening and closer to the yard and setbacks.
- The public has been invited to hear this proposal prior to our submission, John Flanagan is reachable to talk to.
- There have been many comments sent in and submitted for your review. I urged the board to consider that quantity does not equal quality or accuracy. They are threatening an article 78 with disingenuous information. Chairman Collins commented if there is a disconnect, you can bridge that gap.

Chairman Collins instructed the applicant to please supply written responses to this evening's comments.

Motion was made by Walter Hickey to have the public hearing remain open, seconded by Eileen McClain, all members present voted in favor.

NEW APPLICATIONS

2. Proposed: Belleview 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 Belleview Ave Lot 79

Section/Block/Lot: 106.18-3-79

Zone: R-10

Owner & Applicant: Joseph Sciascia

Engineer: Hildebrand Engineering, PLLC

Engineer, Brian Hildebrand appeared on behalf of the owner to present the application, the following was discussed:

- Two similar applications were heard here before, those being the two lots next-door on both sides, lots 78 and 80. This lot lies between those two.
- There is a 15 ft easement at the back line of the property for the sewer.
- Working around that easement, we still have a fully compliant application for the development of a single-family home.

Comments from Board members:

- What is the distance from the house to the retaining wall? Reply 17 feet to the 4 to 5 foot high retaining wall.
- This may be a good place to ask for a higher wall so to balance the site with the two existing sites around it. It will also result in a better-sized backyard.
- Mr. Pat Cleary commented, this can correct a condition since this is the last undeveloped property and can bridge the gap between the two existing properties.
- We need to hear comments from the town engineer

Application continued.

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

Engineer Mr. Richard Riccardi appeared with the homeowners to present the application. The following was discussed:

- The rear wooden railroad tie retaining wall is significantly deteriorated. A portion of the wall collapsed earlier today.
- The height of the wall will remain the same as the current wall.
- Drainage at the wall will be added as currently there is none. We will also add a spreader.
- All Engineering comments have been addressed and satisfied.

Comments from board members:

- What is the total estimated time to complete the work? Reply 3 to 4 weeks.
- Because this is replacement in kind, we do not have to worry about the wall height? Mr. Cleary replied that is correct.
- Due to the property damage issue to this house, contained scope of work and sense of life safety I see no need to delay this with a public hearing.

Motion was made by John Piazza to waive the public hearing and have the consultant draft a resolution of approval, seconded by Eileen McClain, all members present voted in favor.

The board would be in favor of allowing the Building Inspector to approve work ahead of the resolution adoption if he felt all was in order to do so.

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

Applicant Steve Dimovski, Engineer Shalish and parcel owner appeared to present the application, the following was discussed:

- This parcel is next to the old Gordos restaurant. We are proposing a mixed-use building 16,500 ft.² with all parking in the rear and the building to go up front to the street.

- 17 parking spaces are required. We are proposing 18, but we may end up at 17.
- Six two-bedroom units, six one-bedroom units, two retail units and one office space is proposed. There will also be a lobby, mail room area and elevators.
- Building height is proposed at 40 feet where 39 foot is required.
- The form-based code requirements are met. The property slopes in the back so we had to raise the building height for sewer, stormwater, and other utilities, therefore creating the extra height.
- The roof level has outdoor amenity space to satisfy that condition.
- The bulkhead for the elevator is higher than the building, however, the parapit is not part of the calculated building height.
- The site is ADA compliant.
- The finishes are designed to blend with the surrounding area, and meet town requirements.
- We may try to dress up the front a bit more which may require pushing the building back, but then we would not be able to meet the parking requirement.
- Additional smaller landscaping will be added without blocking the building stores.
- The Coltec systems are designed for the 100-year storm. We will be in contact with Engineering to address his comments as well as comments from Cleary Consulting.

Board member comments:

- Will the sidewalk be kept? Reply, yes the existing sidewalk will remain.
- There is a typo in the apartments on the top detail. Mr. Dimovski replied, yes, we are aware and it will be fixed.
- You show the first floor as entirely retail with two units. Can this be combined into one or broken up further? Reply, we have two 400 Sq Ft units that can be combined if needed.
- Are the existing buildings currently vacant? Reply, no, we have tenants, currently there are five apartments between both buildings.
- Behind the building are baseball fields, Mr. Cleary commented that will help when the area floods, there is storage on the field.
- Mr. Cleary commented, this is a case of the new form-based code in action, this application complies in almost every way. You can start the SEQR process tonight by deciding to declare yourselves as lead agency.

Motion was made by Eileen McClain to declare the Planning Board's intent to serve as lead agency, second in by JD Summa, all members present voted in favor

TOWN BOARD REFERRALS