

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD NOVEMBER 6, 2025

BUSINESS ITEMS

Acceptance of resolution of approval for Steep Slopes Application # SS-25-13 for the removal of an existing deteriorated wood railroad tie retaining wall with new UNILOK wall. 67 Edwin Street, Thornwood, 106.15-6-65, Anthony Saverio Orlando

Motion was made by Eileen McClain to adopt a resolution of approval, seconded by Walter Hickey, all remaining members present voted in favor.

Acceptance of minutes drafted from the 10-20-2025 Planning Board meeting.

Motion was made by Eileen McClain to adopt the minutes, seconded by Walter Hickey, Jane Abbate abstained as she was not present for that meeting, all remaining members present voted in favor.

NEW PUBLIC HEARINGS

1. 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

1215 Bedford Rd. motion was made by Jane Abbate to waive the reading of the public notice, second in by Eileen McLean, all members present voted in favor.

Steve Dimovski of Dimovski architecture, and homeowner Akbar Rizbi appeared to present the application, the following was discussed:

- The existing house has no garage, the homeowner was adding a detached garage. The contractor he selected had started building without getting any permits.
- During the review of the installation it was revealed that the shed was put over the

property line.

- The property runs 8 foot lower than the grade of the road. That and the location of the existing septic system had the most impact on the location of the garage
- The proposed lot lines have been adjusted in a way that each of the properties has the same square footage as existing conditions. No one will be noncompliant with any of the zoning regulations.
- Zoning Board of Appeals is required only for the location of the shed in the front yard.
- The location of the existing septic fields prevents the shed from going onto the other side of the house. The septic system is older and although it meets requirements for current regulations, future upgrades would have to comply with current Board of Health regulations which would increase the size of the septic area thus the entire area would be needed in the future for that upgrade.

Comments from board members:

- What does the neighbor have to say about this application? Reply, and owner's affidavit was received at the beginning of this application so he is aware of what's going on. Owner Akbar Rigby commented the neighbor would have been here tonight, but is overseas for a wedding. He is in full support of the application. Chairman Collins requested a letter from the neighbor stating his standing on the application.
- What is the status of the building permit? Reply, a stop work order has been issued.
- Does this have to go to the county? Mr. Cleary replied yes, they would look at it for the septic, if there are vehicles passing over it, and could it be upgraded if needed?

No comments were made from the public.

Steve Dimovski commented they would like to be referred to the ZBA to seek their variance prior to this board determining the action on the subdivision application. If the ZBA were to deny the variance then the subdivision application would most likely be withdrawn.

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

Motion was made by Eileen McClain to refer the application to the Zoning Board of Appeals, seconded by Jane Abbate, all members present voted in favor.

2. Proposed: 790 Hardscrabble Road Subdivision one lot into two for the development of a one-family dwelling.

Application: Subdivision #PSD 25-2

Location: 790 Hardscrabble Road, Chappaqua

Section/Block/Lot: 99.6-1-4

Zone: R-40

Owner: Tarun Gursahani
Applicant & Architect: Michael Piccirillo Architecture

Architect Michael Picirillo, and homeowner Turan Gurisani appeared to present the application, the following was discussed:

- This partial has two tax lots. The front has the house and the rear has no access to the street.
- We are creating a flag lot to make it buildable and have frontage on Hardscrabble Road.
- Each lot gave some square footage to make each of them compliant.
- The existing garage was removed so to avoid the need for a variance.
- All comments that we have received have been satisfied.

Comments from board members:

- Have you seen the comments that were sent in from neighbors? Reply, yes, the homeowner is offering to have the property staked out before any workers to commence. The town does not show a code for placement of a driveway so we can move it 5 feet from the property line.
- The lot lines that moved on the plans are not very clear. Can you please clarify? Reply the red line is the existing, the others are proposed.
- Aerial images show other flag lots in the area, but they all share a common driveway which is less impervious surface.
- Do these shared driveways all have easements?
- The house seems to shift in different plans. Do you know where it will end up? Reply, the stormwater plan, and septic will play a part in its final location.
- If the board wanted to pursue a different access via easement on the north side of the parcel, we will need public safety's input on this. The homeowner replied, we did explore the secondary access, however, the building inspector said they would deny access from that location.
- Is the location of the house still being decided? Homeowner replied, it will not change.

Motion was made by Jane Abbate 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:

- 806 Hardscrabble, adjoining Neighbor to the north - the largest impact will be the need for an easement on the south side of our property, there is already an easement on the north side. This is not desirable for us or any future homeowner.
 - There will be an increase in noise that will affect our privacy
 - There is a proposed removal of 20 live trees. This will have a negative impact on stormwater runoff not only are there fewer trees, but there is more pavement.
 - Is there a setback for an easement?
 - 790 Hardscrabble was recently purchased and is being used as a rental property.

The homeowner does not live there.

- Vincent Groppa, 793 Hardscrabble Rd. – I own 3 1/2 acres behind these lots I landscape homes for living and I've offered to buy this parcel with the intentions to keep it open and improved. This entire area was an apple orchard I would love to return it back to that and keep it forever wild.
 - There is a third lot that if used for access would eliminate the flag lot plan.
 - peregrine falcons frequency area and return every year to nest. They are an endangered species both on the state and federal level.
 - Placement of the retaining wall is on top of my property.
 - My well performs perfectly, I do not have to treat it at all can their well be moved away from my well as I believe it would have an impact on mine. The applicant/homeowner replied that the building inspector told him he needed frontage on hardscrabble and that he had to take the garage down to make that plan work.
- 763 hardscrabble, Willis Donner – BEST that the applicant sufficiently plant tall evergreens in a way to cover up his second story windows and also provide privacy for their pool.
 - My property is lower than this property. I am concerned about drainage as we have had flooding in the past especially with the marshlands adjacent to this property.
 - Want to make sure we are not sending a precedence for other subdivisions to full subject to this application. Chairman Collins asked if the CAC should be engaged, Mr. Cleary replied, not yet, as the applicant has manually filed the short EAF, he needs to use the DEC mapper and redo the EAF form with that database. If the neighbors marsh is state or town regulated or of no concern at all, the DEC mapper will identify that.
 - I had to replace my basement and do other repair work for the water damage from the runoff of Pleasantville Road. Board member asked if the applicant pursued the alternate easement access. Would there be trees impacted there? Applicant replied yes the amount would be determined the area of the proposed houses of flat at the pre-submission meeting it was said the other option for access being an easement is not a viable option. That is why we didn't pursue it.
 - Board member asked what is the height of the existing trees now Mr. Dan, our rep replied, maybe 50 to 60 feet tall
- 743 Hardscrabble Rd. Colleen Groppa- there are a lot of big mature trees that have a lot of returning nesting birds, deer, turkeys, etc. All these animals return to this area every season. Board member asked do we have a tree survey on this property? Mr. Cleary replied no, but chapter 201 is the tree replenishment ordinance Typically we ask for a survey of the trees in the area of disturbance. The existence of falcons requires DEC input. Again the EAF mapper will identify the environmental restraints of this area.

End of public comments

Applicant was asked to submit the EAF utilizing the online DEC mapper.

Motion was made by Jane Abbate to keep the public hearing open, seconded by JD Summa, all members present voted in favor.