

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD NOVEMBER 17, 2025

BUSINESS ITEMS

Acceptance of minutes drafted from the 11-06-2025 Planning Board meeting.

Motion was made by Jane Abbate to adopt the minutes, seconded by Walter Hickey, all members present voted in the favor.

CONTINUING APPLICATIONS

- 1. 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 appeared on behalf of the homeowner to present the application, the following was discussed.

- There are not many changes to the application from the last time we where here.
- We met with the Building Inspector to review the zoning variance required for the fence height. It was determined if we took the fence off of the retaining wall we could eliminate the need for the variance. The revised plan shows the fence moved six inches in front of the wall

Comments from Board Members:

1. The rear yard neighbors will be looking at the wall? Reply, yes, we have spoken with them, they are aware.
2. Is there any plans to screen the wall? Reply, no.
3. What is the wall made of? Reply, prefab unilok material.
4. Do you have a rendering of the view from the rear neighbor's perspective?

Reply, no, but I can prepare a cross-section drawing. Board replied that would be useful.

5. Patrick Cleary - There are rubble and stone sections of the wall as well, how do all of those tie in to this new section? Reply, There are three sections, the rear neighbor will see the manufactured unlock section.

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

NEW APPLICATIONS

2. Proposed: 18 Halsey Place - Accessory Apartment transfer to new owner

Application: PAA-25-2 Accessory Apartment

Location: 18 Halsey Place, Valhalla

Section/Block/Lot: 113.13-1-17

Zone: R-40

Owner: 18 Halsey, LLC

Applicant: Joseph Masselli

Engineer/Architect: Escaladas Associates

Homeowner Joseph Maselli appeared to present the application to the board, the following was discussed.

- The apartment has been in existence since it's the 1983 initial approval, I will be the second owner since then.
- There have been no changes to the original approval, other than the renovations I am making now.
- Cleary Consulting review comments memo confirms the apartment is fully compliant.
- The building inspector did a walk through and found nothing that sticks out as being non compliant with state regulations, he will be able to draft a formal report on Wednesday.

Board member comments:

1. Is a Public Hearing required for applications like this? Mr. Patrick Cleary replied, it is our standard procedure to hold public hearings, and is consistent with all the other accessory apartment applications that have been before you this year. The code does not require it, however you can determine if you want to revisit that for future applications, but for this one you should probably hold the Public Hearing.

Motion was made by Jane Abbate to schedule a Public Hearing, seconded by Eileen

McClain, all members present voted in favor.

3. Proposed: 16 Skyline Drive Change of Use, warehouse offices to Pickleball, Padel business.

Application: PSP-25-10

Location: 16 Skyline Drive, Hawthorne

Section/Block/Lot: 116.11-1-3.1

Zone: OB-6

Owner: RMD 14-16 SKYLINE DRIVE LLC

Applicant: Damian Finley

Engineer/Architect: AI Engineers Inc., Dolph Rotfeld Engineering Division

Attorney, Diana Kolev, and applicant Kevin Kay of Cross Court Pickleball and Padel appeared to present the application, the following was discussed:

- Previous site plan approval in 2023 was for two new warehouse buildings. Building 14 is completed and occupied, Building 16 is essentially completed as a shell and a poured foundation.
- 109 parking spaces are constructed and striped.
- There are no changes to the site for the exterior of the building.
- Proposed are six pickle ball courts and four Padel courts.
- The impacts are less with this use than with the warehouse use, meaning less truck, traffic and less sewer use.
- Clearly comments were received, we agree with the Type II SEQR action.
- Padel originated in Spain is an indoor and closed-glass, off-the-wall sport. The paddle is lighter and there is less action than a tennis ball. Currently, most of the courts are in New Jersey and Connecticut. We would be one of the first facilities in New York.

Comments from Board Members:

- Will this facility have any additional areas like locker rooms, food court or a medical office? Our Emergency services are all voluntary; we don't want to over stress that service to the community. Reply, no, there will be just restrooms. We have the mandatory AED defibrillator equipment at all locations and we have not had a need to use them. We have trips and falls treated with ice packs on site.
- How about a lounge area where people wait to play? Reply, there is a large area at the entrance. It is a social spot where people can chat before they play and when they get out. We are not anticipating any prepared foods.
- How is the sport played; one on one, are their teams? Reply, it can be one on one, but it is mostly two x two. Thirty to fifty people at peak time are expected.
- The original resolution required a traffic light on route 9A, to date it has not been installed. What is the status of that? Reply, the footings have been poured, we are

waiting for the concrete to cure to meet the strength that is required. It should be fulfilled in a couple of weeks. All of the items needed to be installed are on site.

- How will you use the loading docks? Reply, the loading docks will be used for maintenance and equipment in and out of the facility. It is very beneficial to keep those loading docks for our operation.
- What are your operating times? Reply, The facility will be open seven days a week from 7 AM to 10 PM. The courts are from 8 AM to 10 PM with the peak being midday, Padel is mainly played in the evenings and on the weekends.

Chairman commented, There are a few items to take care of:

- Document where you are with the traffic light
- Mitigate the impact to the EMS and let us know what your safety procedures are.
- Reply to the engineering comments memo.

Attorney Diana Kolev requested that a public hearing be scheduled, pending the response to engineering comments, and perhaps a resolution prepared to better work with scheduling and timing.

Motion was made by JD Summa to schedule a public hearing pending response to engineering comments, seconded by Walter Hickey, all members present voted in favor.