

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

DECEMBER 4, 2025, 7:30 PM

BUSINESS ITEMS

Acceptance of minutes drafted from the 11-17-2025 Planning Board meeting.

715 Sleepy Hollow Road - Accept as complete SEQR Final Environmental Impact Statement (FEIS) for the proposed subdivision of a 36.82 acre residential lot into 31 single-family residential lots roughly 1 acre in size. Cluster subdivision is proposed to conserve green space and reduce disturbance.

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

NEW PUBLIC HEARINGS

- 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

- 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

CONTINUING APPLICATIONS

- 3. Proposed: 273 Lakeview Avenue - Kensico Cemetery habitat restoration and the development of a recreational pathway for cemetery visitors within an approximate 5-acre portion of the Kensico Cemetery parcel.**

Application: Wetlands # W24-04

Location: 273 Lakeview Avenue, Valhalla - Kensico Cemetery

Section/Block/Lot: 117.18-1-1
Zone: R-20
Owner: Kensico Cemetery
Applicant: Mathew Parisi
Engineer: Wetlands Studies and Solutions, Inc.

4. **Proposed:** **145 Benic Place, Legalize cut and fill grading and the construction of concrete retaining wall in excess of 6ft at rear of portion of property.**

Application: Steep Slope #SS 25-03
Location: 145 Benic Place, Hawthorne
Section/Block/Lot: 111.12-1-11
Zone: R-10
Owner: Michael Stallone
Applicant & Engineer: Fnu Luqman, of Dia Grid Engineering

NEW APPLICATIONS

5. **Proposed:** **DEP KEC Contract 3, 0 Westlake Dr Kensico**
Specific work at the Kensico Campus as part of Contract #3 - KEC Buildings (KENS-EAST-3) includes construction of final post-construction stormwater management practices, modifications to the existing UEC, UEC Shaft, construction of the KEC Screen Chamber building, police booth and main entrance, construction of a new eight-foot perimeter security fence, completion of the underground stormwater drainage conveyance system, installation of chlorine and fluoride utilities, and final site grading, paving, and landscaping.

Application: Site Plan # PSP 25-11
Steep Slopes # SS 25-16
Wetlands # W 25-06
Location: Westlake Dr, Valhalla - Kensico Campus
Section/Block/Lot: 117.11-3-1
Zone: R-40
Owner & Applicant: NYC DEP
Engineer/Architect: Ove Arup & Partners, Hazen and Sawyer,