

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA DECEMBER 15, 2025, 7:30 PM BUSINESS ITEMS

Acceptance of minutes drafted from the 12-4-2025 Planning Board meeting.

Adoption of resolution of approval for Steep Slopes application # SS 25-08 for the installation of retaining walls to make rear yard more usable for recreation including the installation of a greenhouse, 15 Chestnut Place, Pleasantville, John Marzec

Adoption of resolution of approval for Accessory Apartment Application # PAA-25-2 for existing approved accessory apartment transfer to new owner, 18 Halsey Place, R-40 zoning district, Joseph Maselli

Request for a 90-day extension of the resolution of approval for Subdivision Application # SD 23-04, and Steep Slopes Application # SS-23-13 for the development of vacant parcels located at Bradhurst Avenue and Brighton Avenue in Hawthorne for the construction of an approximate 3,000 Sq.Ft. business office with storage barn. Additional improvements include driveway, parking area, storm water mitigation facilities, landscaping and screened areas. SBL 112.9-1-2&3, owner is Brighton Ave. Properties, LLC

CONTINUING PUBLIC HEARINGS

- 1. 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

NEW APPLICATIONS

- 2. Proposed: 174 Arthur Ave, Thornwood, Legalize Accessory Apartment on first floor of existing residence.**
Application: Accessory Apartment # PAA 25-03
Location: 174 Arthur Ave, Thornwood
Section/Block/Lot: 106.19-2-37
Zone: R-10

Owner& Applicant: Steven Thomas Herzberg

3. **Proposed:** 2 Broadway, Hawthorne, Conversion of single-story, commercial structure to a three-story mixed-use storage and residential structure.

Application: Site Plan # PSP 25-12

Location: 2 Broadway, Hawthorne

Section/Block/Lot: 112.9-3-10

Zone: HHC

Owner: 2 BROADWAY REALTY LLC

Applicant &Architect:: JonathanVillani & Associates