

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD DECEMBER 4, 2025

BUSINESS ITEMS

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

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

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.

Jane Abbate recused herself and left the room.

Chairman Collins asked if the applicant was present in the room and to please step up. James and Brian Zappi appeared, the following was discussed by Chairman Collins:

- It has been brought to our attention that you have posted in the Environmental Notice Bulletin that the Town has accepted the FEIS as complete, this is not true. How did this happen? Reply, the information sent to the ENB was notification that this was going to be on an agenda to be considered for completeness, not that it was complete. Mr. Patrick Cleary commented the document for the ENB is a form by the DEC whereby you check boxes, there is no option to just write a description. You check a box that is titled accepted as complete.
- This document needs to be retracted off of the ENB website. There will be no action this evening at all, and probably not for the month of December.
- A lot of people came out this evening for this item. There will be no action.
- Since there are so many people present, a few may be heard. Chairman Collins allowed a few people from the public to speak, the following comments were made:
 - Can the FEIS be released prior to your acceptance to avoid a supplemental EIS?
 - Why was this item on the agenda if you are not going to accept it? Chairman replied, this was no fault of any town staff. The applicant did something incorrectly, and that needs to be rectified.
 - Why not release the FEIS so we may have time to review it? There's only a few board members and much more public, we can go through the intricacies that

could add to your comments.

- What is the general idea of a timeframe for this application? Chairman Collins replied, we're going to go into January or possibly February before we have it on an agenda again, and please understand we will hold a public hearing for the FEIS.

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

Item not heard, it was heard on the last Planning Board agenda.

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

Motion was made by Jane Abbate to waive the reading of the public notice and open the public hearing, seconded by Walter Hickey, all members present voted in favor.

Homeowners appeared to present the application, the following was discussed:

- Our proposal includes grading the rear yard for a more usable space and to add a greenhouse.
- Total disturbance is .42 to .44 of an acre.
- The fence was moved off of the wall to eliminate the need for a variance.

No comments from the public.

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

Motion was made by Eileen McClain to direct the consultant to draft a resolution of approval, seconded by Walter Hickey, all members present voted in favor.

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

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

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

- This is a prior-approved, legal accessory apartment.
- It is fully compliant with all the accessory apartment regulations.
- We just fixed it up a little bit. Nothing was changed from the original plans.

No comments from the public.

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

Motion was made by Eileen McClain to instruct the consultant to draft a resolution of approval, seconded by Steve Schwan, all members present voted in favor.

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.

Applicant Damien Holyznsky, Matt Berezy CEO of Kensico Cemetery and other design professionals appeared to present the application, the following was discussed:

- This site in particular had a lot of invasive species, we are looking to restore this area both for the cemetery and for public use.
- The walkway area is low profile and designed to have the public feel as if they are

emerged in the wetland area.

- Along the pathway, there are two small bridges.
- Native trees and native meadows are to be replanted.
- Only one area where equipment will be disturbing land, but it is not in the wetland area. That is for the purpose to repair a stone wall.
- An Army Corp permit has been obtained.
- We are in the process of securing a wetland jurisdiction determination with the NYC DEC.
- We are proposing .07 acres of disturbance to the actual wetland, which is not enough to make it a requirement for mitigation. The requirement is .231 of an acre of disturbance, we are well under that and in addition are proposing 3.2 acres of enhancement.

Comments from board members:

- Is any part of this area planned for burials in the future? Reply, no.
- What is your timeline for this project? Reply, we are still trying for the spring to start work, which will continue into the fall.
- Why would you do a project like this? Reply, we take pride in our property, and our parcel is considered a level two Certified Arboretum. We have had goats on our property for two years to try to mitigate the invasive species. People do come and walk in our ground. We have a 5K run, coming up, spring walking tours for public figures, architectural features and just the trees and beauty of the property. We are a hidden jewel and want to show off.
- Kellan Cantrell of Westchester Wetland, the wetland consultant for the town of Mount Pleasant, made the following comments:
 - Biggest concern is obtaining the DEC permit, which I am happy to hear is in progress now.
 - You should be sure to protect certain trees and their root systems that are by the stone wall.
 - A condition should be added to the resolution for the construction activity to be contained.
- Steven Kavee chair of the CAC made the following comments:
 - This is a cemetery town and there is a tremendous amount of open space due to that.
 - The wetland consultant did a great job with his review.
 - Suggest the resolution be drafted in a way to not promote wetlands turning into recreation or amusement activity throughout the town. The use here would be considered more passive recreation.
 - Use of mechanical equipment, as the wetland consultant spoke of, should be used in best practices to allude any destruction or disturbance to the wetland itself.
 - Confirm inert material that is to be used.
 - If pesticides were being used after the goats work, confirm how are they going to

be used in the future?

- How will invasive management be handled going forward?
- The CAC always encourages the use of natives, it is very nice to see it on this level for this project.

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

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

Mr. Pete Stallone appeared for his son, Michael Stallone, who is the homeowner, the following was discussed:

- We appeared before the Zoning Board of Appeals, they granted the variances for the taller wall.
- The wall drawings were upgraded to show it as poured concrete.

Board member comments:

- Did any public or neighbors come out for the public hearing with the zoning board?
Reply, no.

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

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,

Justin Rivelino and other DEP representatives appeared before the board to present the application, the following was discussed:

- A brief overview of the full KEC project was presented. There is a federal decree for this location and the Hill View site to meet required deadlines for the EPA Safe Water Act where they are restoring two water conduits.
- This tunnel is sized larger to meet future demands.
- This application is the last of the five total of the master plan for the KEC project. It wraps up everything including the startup of the tunnels.
- Some of the activities involved with contract three are:
 - a. Modify and upgrade the UVC
 - b. Construction of a new police booth.
 - c. Reservoir screen installation.
 - d. Landscaping.
 - e. Completion and start up of the tunnel itself.
 - f. Once the new rerouted Westlake Drive is accepted by the town and opened, we will close the old Westlake Drive, which is currently in use now.
- Blasting will be required, we are anticipating up to three blasts a day, which is highly unlikely, but is a best-case scenario. Noise will be mitigated with blast blankets.
- Old Westlake Drive and new will have police booths and a turn-around area for vehicles.
- Treated water will be piped out to Clovebrook in line with the storm water pollution protective plan and will meet required regulations.
- A new 24 inch pipe will be provided to the Town of Mount Pleasant water supply with a new screen chamber.
- A reforestation plan is proposed with new plantings including native perennials
- All the roads on the campus will be milled and repaved.
- Trees will be trimmed to provide a line-of-site to all buildings for security purposes.
- The following variances are required:
 - a. The screen chamber is 70 feet tall at peak, 56 average, zoning regulations permit 35 foot maximum height.
 - b. Permanent perimeter fence is proposed at 8 feet in height on a 6" concrete apron where 6 foot maximum height is zoning compliant. There will be 9 inch transit gaps for animal habitats to cross.
 - c. Retaining wall height will require a variance as well. Mr. Patrick Cleary

commented the applicant has the option to tier that wall out to avoid this variance.

Board member comments:

- The town should be prepared for noise with this project and for the look of the mountains that remain, we are hearing it is already unsightly.
- Have you started excavation yet? Reply, for the tunnel yes, the shaft no.
- On your EAF you marked the hours of operation from 7:30 AM to 11:30 PM for the Kenico site, this is not consistent with the code. Is there a waiver and what will the residents actually hear? Reply, we are working with the building inspector and have monitoring units set up all will be on site as the boring starts. We are already thinking of mitigating surface noise above and beyond the required regulations. The excavation at Eastview is offsite. The muck conveyor at any given time has 140,000 yd.² constantly getting trucked out. Mr. Patrick Cleary commented, the muck and conveyor belt on the surface will need the most monitoring, but DEP has been resolving situations as they come up.
- How close to the existing grade will this be at the conclusion on the Kenico campus? Reply, the existing slopes will be reduced, but not to what it was before. The grade will not be the same, we are not trying to meet the original elevations, the goal is to bring it back to reforestation.
- When do you anticipate getting the variances? Mr. Patrick Cleary commented you will refer them to the Zoning Board of Appeals.
- Do you have federal funding? Reply, no, but we have State Revolving Funding.

Chairman Collins closed with you have the Cleary review comments memo to work on, Engineering will provide comments as well.