

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD DECEMBER 15, 2025

BUSINESS ITEMS

Acceptance of minutes drafted from the 12-04-2025 Planning Board meeting.

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

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

Motion was made by John Piazza to adopt the resolution, seconded by Eileen McClain, all members present voted in favor.

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

Motion was made by Eileen McClain to adopt the resolution, seconded by Jane Abbate, all members present voted in favor.

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

Motion was made by John Piazza to grant the extension, seconded by Eileen McClain, all members present voted in favor.

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

Homeowner Tarun Gursahani appeared to continue his application. The following was discussed:

- Referring back to his last submission from November, the applicant presented and considered three options. Option number three, which creates a new frontage and a flag lot, is the preferred option of the applicant.
- The applicant felt that option two would be very impacting to the existing vegetation. Mr. Patrick Cleary commented there is a lot of invasive species, such as bamboo, in that vegetation area, so that would not be such an impact it would actually clean that area up. Chairman Collins commented, I thought you were coming back to us with the exploration of option number two, using Pleasant Rd., South
- Homeowner, stated that in using option two there would be five other neighbors involved, using the easement or the road. I chose to use my one parcel so that only I would be impacted.
- 765 hardscrabble has a well in addition to the invasive species. I am willing to put extra vegetation screening for the neighbor who would abut the property line for the proposed flag lot. Mr. Patrick Cleary commented the applicant is showing the well is near the dog leg of Pleasantville Road south, there are setbacks around wells that prevent building a structure.

Comments from Board Members:

- How long is the flag pole driveway to the proposed parcel versus the driveway from the easement of Pleasant Rd., South?
- There was a previous suggestion for the driveway to end at Pleasant Road on the west side of 765 hardscrabble and turn in. Engineering may want an improvement to the road widening it to 20 ft to allow two cars to pass now with an extra house accessing from there. We may be opening Pandora's box here.
- There is an impact to the neighbors at 806 with the shared driveway option. I believe that neighbor doesn't want the planting of evergreens as screening. There are many things to consider.
- Pat Cleary commented there are two best options, if they go with the flag lot then they are to add screening and complete the plan. If Pleasant Road south is used, then engineering would have to give input on any needed improvements to that road.
- Option number three could work with the added landscaping.
- Would Dave Smyth have an option for where Pleasant Road south adjoins the 763 property line?
- We need to hear from the Town Engineer on the required improvements, if any to

Pleasant Road south and to vet each option.

- If the owner prefers option number three, he should dazzle us with landscaping options.

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

Homeowner Steve Herzberg appeared to present the application, the following was discussed:

- The apartment existed when the house was purchased.
- Building department records show that there were no approvals granted or permits pulled for the installation of the apartment.
- Current owner wants to make everything legal, which is why this application and approval is being sought.

Board Member Comments:

- We appreciate you as the new homeowner bringing things up to a legal status.
- Mr. Patrick Cleary commented, the Building Inspector's report shows everything is compliant to the code requirements. This is the type of application that makes your job easy.

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

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:: Jonathan Villani & Associates

Applicant Jonathan Villani appeared on behalf of the property owner to present the application, the following was discussed:

- This parcel was before the board three years ago for a three-story building, at that time the Zone was C-NR
- Zoning for this parcel has now changed to the Hawthorne Hamlet Core Zone, and there are other use opportunities we'd like to explore such as what we are proposing a mixed-use building with storage and apartments..
- We have received Cleary's comments we can work on some to eliminate variances to be more compliant. Some we cannot such as the lot size and other pre-existing non-conforming items.
- This is a tough site so I want the board to be aware of what options we have and how and why this new plan will work with the Zoning regulations.
- The parking layout shows how cars can be maneuvered on this site.
- The existing footprint will be used, however the building will be pushed to the corner.
- First floor is storage for the owner's business. What appears to be garage doors on the first floor are actually windows designed to look like a garage door. There is no vehicle access to this area.
- Each floor above will have its own one-bedroom apartment approximately 900 ft.²

Comments from Board Members:

- Proposing a business here would be very difficult, so just the storage component only is a much better option.
- There are a lot of comments on the Cleary review memo, you should do whatever you can to eliminate some of the nonconformities.
- Please try to add a green element so to eliminate that one variance.
- You have a lobby in the lower level as well? Reply, yes.
- Can the rooftop be used by the tenants?
- Pat Cleary commented that SEQR needs to be dealt with.

Motion was made by John Piazza for the planning board's intent to serve as lead agency, seconded by Steve Schwan, all members present voted in favor.

Chairman Collins asked the applicant to work on the plans and come back.