

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

JANUARY 7, 2026, 7:30 PM

BUSINESS ITEMS

Minutes from 12-15-2025 Planning Board Meeting

Sixth request for a 90-Day extension of subdivision application approval # SD 20-6 for the development of a four-story, 170-unit, service-enriched senior housing residence, Brightview Senior Living. 364 & 236 Grasslands Road, Valhalla, NY 117.17-1-28, Grasslands Estates - Owner, Brightview Senior Living Development .

715 Sleepy Hollow Road - Board to make a determination of a closure date to accept written comments from the public on the SEQR DRAFT 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.

NO PUBLIC COMMENTS OR PARTICIPATION

NEW PUBLIC HEARINGS

1. **Proposed:** 16 Skyline Drive Change of Use, warehouse offices to Pickleball, Padel business. Potential adoption of resolution pending closing of the Public Hearing.

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

2. **Proposed:** 174 Arthur Ave, Thornwood, Legalize existing Accessory Apartment on first floor of 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:** 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.

CONTINUING APPLICATIONS

- 4. 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

- 5. Proposed: 108 Bradhurst Ave, Subdivision one lot into two**

Application: Subdivision # P-SD 25-7

Location: 108 Bradhurst Ave, Valhalla

Section/Block/Lot: 117.17-1-15

Zone: R-20

Owner: PUGNI, JOHN

Applicant&Architect: Dimovski Architecture

- 6. Proposed: Vacant Parcel Bradhurst Ave, development of a new single-family dwelling on a vacant parcel,**

Application: Steep Slopes #SS-25-17

Location: Vacant Parcel Jackson Ave

Section/Block/Lot: 112.9-1-2

Zone: R-10

Owner & Applicant: Coolen Homes, inc.

Engineer: Caccioppoli Engineering, PLLC

- 7. Proposed: 45 Columbia Ave, Thornwood, Convert existing building to a Mutli-Family building in accordance to the Thornwood Hamlet Zoning District**

regulations

Application: Subdivision P-Sp 25-13

Location: 45 Columbia Ave, Thornwood

Section/Block/Lot:

Zone: TH Thornwood Hamlet

Owner: DING DONG

Applicant: Omni Consulting Group; LLC

Engineer/Architect: Kristen Elizabeth Abruzzese