

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

FEBRUARY 5, 2026, 7:30 PM

BUSINESS ITEMS

Minutes from 1-7-2026 Planning Board Meeting

Adoption of resolution of approval for the legalization of existing Accessory Apartment on first floor of residence at 174 Arthur Ave, Thornwood. R-10 Zone , Steven Thomas Herzberg

Adoption of Resolution of approval for Wetlands application # W24-04. 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. R-20 Zone, Kensico Cemetery

CONTINUING APPLICATIONS

- 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
- 2. Proposed: Belleview Ave Lot 79 - Development of a single-family dwelling with driveway, yard areas, water & sewer, drainage and retaining walls improvements**

Application: Steep Slopes # SS 2-14
Location: Vacant Parcel Belleview Ave Lot 79
Section/Block/Lot: 106.18-3-79
Zone: R-10
Owner & Applicant: Joseph Sciascia
Engineer: Hildebrand Engineering, PLLC
- 3. Proposed: 423 & 429 Commerce Street, demo existing buildings, construct new multi-use building with 12 proposed dwelling units, 1 office space, 2 commercial/retail spaces and a rear parking lot with 18 parking spaces.**

Application: Site Plan #PSP 25-9

Location: 423 & 429 Commerce Street, Hawthorne
Section/Block/Lot: 112.5-1-27&28,
Zone: Thornwood Hamlet
Owner: 423 COMMERCE ST LLC, 429 COMMERCE ST LLC
Applicant/Architect: Dimovski Architecture

NEW APPLICATIONS

4. **Proposed:** 376 Bradhurst Ave, Renewal of Special Use Permit for gas station /convenience store
- Application:** Site Plan # PSP-26-1
Location: 376 Bradhurst Ave, Hawthorne
Section/Block/Lot: 112.9-1-14
Zone: Hawthorne Hamlet
Owner: New Age Petroleum co, Inc.
Applicant& Attorney: Philip Grimaldi, Esq.
5. **Proposed:** 226-228 Linda Ave, Cedar Knolls, Subdivision of one 126.5 acre parcel into 91 lots. 87 single-family residential lots, 3 conservation/open space lots and 1 lot to continue the school operations.
- Application:** Subdivision PSD 26-2
Location: 226-228 Linda Ave, Hawthorne
Section/Block/Lot: 112.10-4-26
Zone: R-40
Owner& Applicant: The Jewish Board of Family & Children's Services
Engineer/Architect: JMC Planning Engineering Landscape Architecture & Land Surveying PLLC
Attorney: David Steinmetz, Esq., Zarin & Steinmetz LLP