

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JANUARY 7, 2026

BUSINESS ITEMS

Minutes from 12-15-2025 Planning Board Meeting

Motion was made by Eileen McClain to adopt the minutes, Walter Hickey abstained, remaining members present voted in favor

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 .

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

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

Jane Abbate recused herself from the application and left the room.

Board asked to speak to the applicant regarding their notice to the Environmental Notice Bulletin (ENB).

Board had a discussion and determined that the draft FEIS 30-day written comment period should be set from when the draft FEIS was available to the public, (December 15th). January 15 is the final day for written comments on the draft FEIS. Public asked for additional time, te Board said that 30-days was the consistent time frame for written comments. Mr. Charlie Sanders approached the planning secretary and requested his name be on the record in opposition of the 30-day period set.

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

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.

Attorney, Diana Kolev, gave a presentation to the board on the public. The following was discussed:

- This application originally received site plan approval in 2023 for two warehouse buildings.
- This application is to change the principal use from warehouse to an indoor recreation with six Pickle ball and four Padel ball courts to be open seven days a week from 7am to 10 pm.
- Parking requirements are meant with 109 off-street parking spaces..
- Traffic analysis from 2023 was reevaluated for this use, no mitigation is needed.
- Safety plan has been developed for emergency situations and public safety.

Comments from board members:

Where does the installation of the traffic light stand from the original approval of the two buildings? Reply, the polls have been installed, delivers, and lights are in next week or two. Conn Ed will need to provide the power at that point . Mr. Patrick Cleary commented that item was a condition of the prior approval for both buildings 14&16, it's not part of this approval for just building 16.

Comments from the public:

Dominic Vita, route 9A is a very sensitive area. There has been a lot of development in 2022, 2023, 2024, every year something has been going on in this area.

- This board issued a negative declaration in 2023 before the use was known for this building. I love the idea that this use is coming to town, but now that the tenant is known for this building, I request that the SEQR be reopened.
- The two buildings were put up with uses and development that are based on a 1988 master plan, Hawthorne was very different back then.

- There is an open house on February 3 with the state DOT to address traffic in that corridor.
- My ask is that the SEQR be reopened for public comment, whether it's a public hearing or comments in writing on the SEQR so we can all see what Colliers has produced in their traffic report.

End of public comments.

Mr. Patrick Cleary commented the current traffic study compared the original warehouse use to the Padel Pickleball use.

Diana Koliv commented this is a type two action in the SEQR regulations which requires no further review.

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

Mr. Patrick Cleary commented the applicant has made a request to change condition number 12 and permit that tournament may be allowed without outside spectators

Motion was made by John Piazza to accept the drafted resolution with the above changed to condition 12, or seconded by Eileen McLean, all members present voted in favor.

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

Motion was made by Eileen McLean to waive the reading of the public notice, seconded by Jane Abbate, all members present voted in a favor.

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

- He purchased the home in 2024 with the apartment already constructed without any approvals, here to legalize it.
- All requirements of the accessory apartment code are met. This is a fully compliant apartment.

- The building department performed their inspection and confirmed it passes the current building code regulations.

No comments from the public.

Chairman Collins commented they appreciate the owner going through the proper path to legalize this apartment.

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

Motion was made by Eileen McLean to have the consultant draft a resolution of approval, seconded by Jane Abbate, all members present voted in favor.

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 Holynski appeared on behalf of the Kensico cemetery to present the application, the following was discussed:

- Our application is purely voluntary and will serve many purposes, some being wetland preservation, species management, public interaction, and a showcase of the property.
- Army core of Engineers has granted us permits for the work proposed.
- In December, New York City DEC has determined the town as having jurisdiction.

Comments from the public:

Dominic Vita – I love this idea to engage the public on this beautiful parcel. I recommend approval ASAP.

Steven Kavee, CAC – I was originally reluctant to hear of this much improvement, however, it is very well planned, and thoughtout.

- Would like to have the resolution of approval crafted to express the uniqueness of this application, this location and identify it as passive recreation that will not produce

additional impacts to the wetland and to further state, there is no commercial development use on this site.

- It is anticipated this will not generate a large volume of traffic and they have a healthy plan to remove invasive species and replant and restore with native species.
- This is a good plan for the stewardship of open land.

End of public comments.

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

Motion was made by Eileen McLean to instructor consult consultant to prepare a resolution of approval which includes the comments from the CAC, seconded by Walter Hickey, all members present voted in favor.

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

Homeowner Turan Gursahani appeared to present his application, the following was discussed:

Chairman Collins gave a brief overview of what has transpired so far:

- The engineering comments have been satisfied
- A new public comment from Mr. Groppa has been received. The homeowner prefers alternative option number three, which is the flag lot fronting on Hardscrabble Road.
- The town engineer would not require improvements to Pleasant Rd.south if access to an additional parcel was to be added.

Homeowner Turan Gursahani commented:

- He still feels there is a zoning issue with option number four with the access off of the back lot.
- He chose option number three as he felt all the improvements are on his lot therefore it would be the least intrusive to all the neighbors.
- The department of health is still to make the viability of the well location to show that

the setbacks are met

- Using Pleasant Road south for access would use the right of way that is on a separate parcel.

Although this is not a public hearing the chairman permitted comments from the public, the following were made:

Nancy, 806 Hardscrabble Rd. I am the neighbor whose property would join the proposed new driveway of the flag lot plan.

- This application would greatly impact me. There are a lot of trees proposed to be cut and much more impervious surface, where would the runoff go?
- There is also a noise impact as the trees buffer the noise, with those gone I imagine I would be subject to a lot more noise.
- Pleasant Road is already an existing road, why not use that instead of sandwiching my parcel between two roads.

Colleen Groppa, 793 Hardscrabble Rd. –

- The proposed well would be very close to our property and could change our water quality.
- Peregrine Falcons return to this property annually, there is a lot of wildlife on this back parcel, a lot of fruit trees are being germinated by this wildlife.

763 Willis – I am not objecting to development, but I just asked it to be done respectfully and responsibly.

- I am downstream from this parcel and have chronically wet soil. I am asking that the drainage does not get worse.
- Is there an in-depth analysis for drainage and water runoff? Eileen McClain replied all increase in runoff has to be kept on their property.
- Can a review be considered for sub-surface water flow that has no adverse impact to a downstream home? Mr. Patrick Cleary replied they will not perform one for your existing flooded basement. However, they will make sure this application will not affect your flooded basement.

End of public comments.

Mr. Patrick Cleary commented the real issue is which direction is the preferred alternative plan that the board would like to pursue?

JD Summa commented his preference would be option number four.

John Piazza, stated that his preference would also be number four

Eileen McClain, stated that she had no preference and is somewhat conflicted.

Jane Abbate commented there is a lot of screening required for option four and option three.

Motion was made by J D Summa, to have the applicant pursue option number four for his subdivision application, seconded by John Piazza, all members present voted in favor.

Mr. Patrick Cleary instructed the applicant to deliver a detailed plan for option number 4 which is using the Right of Way on the back parcel at the end of Pleasant Road south.

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

Steve Dimovski of Dimovski Architecture appeared with the property owner Mr. Pugni to present the application, the following was discussed:

- This application is proposing a subdivision of one lot into two for the purpose of developing a single-family dwelling on each lot.
- Currently there is a 43,000 square-foot lot with one house, an asphalt driveway, and an accessory structure. All existing structures will be demolished.
- The subdivision will leave one lot with 22,800 ft.² and the second lot with 20,900 ft.².
- A variance is required for the main depth on the left parcel. Both require a rear yard setback variance. All other zoning regulations are conforming.
- The existing driveway on Bradhurst Ave will be moved to Armand Street.
- There is an existing sewer easement. Mr. Patrick Cleary requested the details of that easement be submitted.
- About 25 years ago, there was a subdivision application to create three lots which was actually more non-conforming.

Comments from board members:

- The new driveway will have to be cited to avoid the opposing existing driveway
- The Building envelope shows a small house that would require variances. The backyard neighbors will have a close neighbor.
- The barn is a big building. What was it used for? Reply, Mr. Pugni's father had purchased the property in the 70s with a salt shed. It was originally used for a sand operation. This whole section near Armond was a sandpit in the early 1900s.
- An improvement plan should include all restrictions such as:

- Is there is room for a pool to be added to these properties or not?
- If any contaminated soils exist, it would be covered by the building department during the demo.
- If the applicant is going to the zoning board would we would like to have the notices extend to all Armand Place residents and Thomas Road residents that adjoin this property.

Motion was made by John Piazza to have the application go to the Zoning Board of Appeals with extended notices, seconded by Eileen McClain, all members present voted in favor.

6. Proposed: Vacant Parcel Bradhurst Ave/Jackson 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

Engineer Gregory Caccioppoli appeared on behalf of the owner to represent the application, the following was discussed:

- This parcel is vacant, and most of the steep stove disturbances are related to the access to the parcel.
- Regrading with retaining walls is proposed to keep the driveway slope to a minimum.
- The property has no wetlands.
- There will be some tree removal.
- We have received Cleary review comments just to go over a few of those items:
 - We will super impose the plan over the steep slopes analysis.
 - 6 foot high retaining walls are not permitted on a side yard, we will re-grade that to 4 ft.²
 - 20 yd.³ of fill totaling approximately 106 trucks is to be brought in this is mostly for the grading of the driveway.
 - A swale will be put in between the properties to keep water on our property.
 - A landscape plan will be submitted, which will include the walls, and plantings.
 - We are in compliance for the tree density factor.

Comments from Board members.

- Drawing 206 shows a play area, what is that? Reply the surveyor picked that up. We are not sure what that is. Mr. Patrick Cleary commented that it looks like it could be that the neighbors are encroaching. JD Summa questioned if it could be considered adverse

possession.

- Chairman Collins commented several years ago there was a steep slope application similar to this lay of the land and the applicant instead of bringing in a lot of fill opted to construct a bridge instead. The Chairman suggested the applicant do a drive-by to see the site, the address is 44 Prospect. Reply, thank you for that I will take a look

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

Item Adjourned - NOT HEARD