

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD FEBRUARY 5, 2026

BUSINESS ITEMS

Minutes from 1-7-2026 Planning Board Meeting

Motion was made by John Piazza to adopt the minutes, seconded by Jane Abbate, all members present voted in favor

PRIOR TO THIS MOTION AN EXECUTIVE SESSION WAS HELD WITH TOWN ATTORNEY DARIUS CHAFIZADEH.

Attorney Darius Chafizadeh stated executive session would be held for pending litigation for the Pocantico lake subdivision application.

Jane Abbate recused herself and left the room.

Motion was made by John Piazza to break into an executive session, seconded by Steve Schwan, all remaining members voted in favor. All remaining board members left the room to hold the executive session.

Executive session held outside of the meeting room for approximately 30 minutes .

Motion was made by JD Summa to conclude the executive session and return to the scheduled meeting, seconded by John Piazza, all members present voted in favor.

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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

Motion was made by Eileen McClain to adopt the resolution of approval, seconded by Steven Schwann, all members present voted in favor.

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

Motion was made by John Piazza to adopt the resolution of approval, seconded by JD Summa, all members present voted in favor.

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

The application was previously adjourned and was not heard tonight.

- 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

Attorney Phil Grimaldi appeared on behalf of the owner to represent the application and stated that all comments have been addressed and they are in a position to move forward. Town Engineer's most recent correspondence reflects the same. They are looking forward to going to a public hearing.

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

- 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

Applicant Steve Dimovski of Dimovski Architecture appeared the following was discussed:

- All comments received thus far have been addressed.
- Bulk regulations show that we fall short of the maximum building height with the elevator shaft putting us over by approximately a foot. The elevator bulkhead is not exempt from the height regulations because we are on the property line.
- The architectural peaks in the front part of the Building have been determined by the building Inspector as not a part of the code height regulations.
- We are seeking a referral from you tonight to proceed to the Zoning Board of Appeals for the required variance.
- Parking is in the back of the building, 17 spaces are required and 17 spaces are provided. There is a possibility we may end up with a few more spaces.
- Landscaping has been updated. There is an island with an added shade tree.
- Pervious area was changed to impervious due to oil penetration. Other areas remain pervious.
- A loading dock is not provided, it is not necessary to the functioning of the building.
- E bike charging stations are not proposed.
- Regarding ADA access ramps, the rear of the building is compliant. We cannot provide access by the first floor, the elevation cannot be brought down. A longer covered ramp can be provided, we would use planters for more aesthetics.
- The sewer connection is in the back portion of the parcel.

Board member comments:

- Will the sidewalk be fixed? Reply, yes, it will.
- The landscape as proposed, if not properly maintained, will probably eventually look like a bunch of dead landscaping.

Motion was made by John Piazza to refer the application to the Zoning Board of Appeals, seconded by JD Summa, all members present voted in favor.

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.

Attorney Philip Grimaldi appeared on behalf of the owner to present the application, the following was discussed:

- There have been no changes to the approved plan from approximately 15 years ago.
- The fire inspector was there a few days ago and instructed the owner that the outside areas are to be clear of items for sale.

Comments from board members:

- These renewals are great and identify these items. However, once renewal is granted things tend to get back to where they were.
- The firewood needs to be moved as well, everything should be in compliance before any public hearing is held.

Motion was made by John Piazza to schedule a public hearing. If the place is not cleaned up it will be canceled, seconded by Jane Abbate, all members present voted in favor.

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

Attorney, David Steinmetz, engineers James Caris and Diego Villareale, Jonathan Greebon and Earl Lieberman of Cedar Knolls appeared to represent the application, the following was discussed:

- The parcel is 126 acres total and lies in the R – 40 zoning district.
- Currently two different schools are still operating on this site and will remain on 22 acres with the proposed development on 73 acres.

- A portion of the Cedar Knoll site is vacant.
- There is no proposed rezoning of the parcel. We will develop, as-of-right, a cluster subdivision is proposed that will be fully compliant including green space buffers, 87 single-family dwelling home sites that average about .6 to just under 1 acre on each site.
- Tonight we will be asking for lead agency designation.
- Ultimately, we will be asking for full SEQR with a positive declaration. A draft scoping document has been prepared.

The Engineers commented on conceptual plans, the following was discussed:

- The existing site has a main entrance off of Linda Avenue.
- To the southeast is the summit development, the Rolling Hills neighborhood is to the northeast, Summit Estates community abuts to the South. Hawthorne Avenue abuts as well. This plan is consistent with those different outlying areas around this property.
- Environmental constraints include wetlands, steep slopes all which we are electing to preserve.
- Three types of areas are proposed, the existing school parcel occupying 22 acres will be one lot, 87 single-family homes occupy 73 acres and then conservation open space of approximately 30 acres.
- We are attempting to maintain a continuity throughout the entire development, no homes are below a half an acre in parcel size.
- Linda Avenue access is to be maintained as a key access to the school. Gold Street will access the new home development which leads to Warren and then to Stevens Ave, and then access from Westerly Lane South which provides connectivity from Warren Ave.
- The way the site has been designed it can provide access on the south portion of the site, but it is not available now at this time and is not part of this application.
- A full traffic analysis will come and cover focusing on the access points.
- As David Steinmetz indicated earlier a Full EIS will be provided including grading, utilities, municipal services and school impacts, sewer & water, traffic patterns, geo technical, earth works, sewer wetland delineation, etc. These additional studies will be coming throughout the process.
- The central portion of the site is a plateau with slight sloping in other areas to the east and west, so there is limited grading and earth work required.

Comments from board members:

- What are the regular hours at the school? Reply, all day service.
- How will storm Water be planned? Are you looking at a full build out with pools, etc, at one point you mention overflow may go out to adjacent properties. Reply, stormwater has not been designed as of yet, but the south east corner is our best option. The parcel is adjacent to the Summit and has a low area there. There is existing piping which moves to another outlet which we may tie into. Regulations state we cannot increase the existing runoff volumes, we will be adhering to this. The wetland is an old

stormwater basin that was left unattended, so there are multiple areas being considered for stormwater, it has not been designed as of yet. Chairman Collins asked if the Town would leverage a wetlands consultant, Mr Cleary replied there will be many consultants leveraged for this application. Diego Villareale commented we will also have our own consultants provide studies and reports.

- Where will the construction access be? Reply, To be Determined, it will be looked at as the EIS is developed.
- This whole mountain area of Warren Ave into Sherman all goes down to Brady Avenue, which is overwhelmed, you are certainly going to have to look into that, and it may be that you can improve and upgrade this. Reply, we have compared a conventional subdivision plan, which is consistent with the cluster on traffic, wetlands and conservation. We provided preliminary grading. It works very similar to the cluster without the conservation area. We cover 100 acres with a conventional single-family dwelling plan where the cluster uses 100 acres and preserves 30 of them.
- Is this parcel on the tax roll? Reply, the site became a school by the state in 1939, it has been off the tax rolls since then. With this proposal the school portion will be made off the tax roll. Everything else would be registered for taxes. The scoping document has a fiscal impact section.
- A lot of areas in this town are not paying taxes, schools, cemeteries it's a big impact.
- There appears to be a lot of pressure to come, the public is very interested in access to the site, Westerly Lane access will be tough. It is one way in and one way out. Better access would be off of Gold Street and other areas. Mr. Patrick Cleary commented doing a full SEQR will show alternate plans that will provide this information to you. Mr. Steinmetz added, like as with the Baker application many years ago, a very comprehensive approach was taken. We will do the same here. We have been working on this for years, since a portion of the school closed down. This is a great zoning-compliant product.

Although this is not a public hearing, the chairman asked Mr. Steven Kavee, chair of the CAC, to share some comments, the following were made:

- There are some lots that appear to encroach within the 100 foot wetland buffer, they may be problematic.
- There is open space above the site between the homes and adjoining parcels. We would like to explore this as an opportunity to offer wildlife habitat corridors
- We must look for the best conservation practices.

Motion was made by Eileen McClain to designate the intent for the planning board to act as lead agency, seconded by John Piazza, all members present voted in favor.