

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

MARCH 16, 2026, 7:30 PM

BUSINESS ITEMS

Minutes from 3-5-2026 Planning Board Meeting

Adoption of resolution of approval for Steep Slopes Application #SS 25-17 for the development of a single-family dwelling with driveway, yard areas, water & sewer, drainage and retaining walls improvements, Belleview Ave Lot 79, R-10, Joseph Sciascia

Adoption of resolution of approval of Site Plan # PSP-26-1 for the renewal of Special Use Permit for gas station /convenience store, 376 Bradhurst Ave, Hawthorne, New Age Petroleum co, Inc.

Adoption of resolution of approval for the legalization of cut, fill, grading and the construction of a concrete retaining wall in excess of 6ft in height at rear portion of property, 145 Benic Place, Hawthorne Steep Slopes Application # SS 25-03, Michael Stallone.

Three-year extension request of the resolutions of approval for Site Plan # SP 21-06, Steep Slopes # SS 21-20 and Wetland # W-21-05 for the Amendment to the Master Plan including development of 495,640 SqFt of new floor area with parking spaces and infrastructure, 777 Old Saw Mill River Road, Regeneron.

Request for a 180-day extension of the resolution of approvals for Site Plan Application # SP 23-07 and Steep Slopes Application # SS 23-13 for the development of vacant parcel 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

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 existing school operations. Planning Board's determination on the following:

- Planning Board's determination to serve as SEQR Lead Agency
- SEQR Positive Declaration
- Determine Draft Scoping Public Hearing date

CONTINUING APPLICATIONS

- 1. 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

NEW APPLICATIONS

2. **Proposed:** 361 Bradhurst Ave Renewal of Special Use Permit Gas Filling Station in accordance with Town [Code § 218-33.](#)

Application: Site Plan # PSP 25-7
Location: 361 Bradhurst Ave, Hawthorne
Section/Block/Lot: 112.9-1-4
Zone: HH
Owner: Hawthorne Enterprises, LLC
Applicant & Attorney: Zarin & Steinmetz; LLP

3. **Proposed:** 630 Bedford Road Stone Barns

Application: Site Plan # PSP 26-2
Location: 630 Bedford Road, Pocantico Hills
Section/Block/Lot: 111.14-1-1
Zone: OSR
Owner: Stone Barns Restoration
Applicant/Architect: James Coleman, AIA

TOWN BOARD REFERRALS

4. **Proposed:** Initiation of SEQR review for petition by Southworth for a Text Amendment to change the language of Section 218-43 to also allow “for profit” membership clubs, and accordingly, proposes to remove any language that pertains only to nonprofit membership clubs. Additionally, the amendment proposes giving the Building Inspector some additional responsibility with respect to the parking and tee-to-green setback requirements, to avoid unnecessary parking, and to ensure a safe and environmentally sensitive golf course design.
The Project, known as Fieldwood, will consist of a state-of-the-art 18-hole golf course, fully amenitized country club, a Village Green, and approximately 75 single-family homes and townhouses on approximately 214.41 acres of former Rockefeller property.

Application: Town Board Referral TB 26-1
Location: 835 & 855 Sleepy Hollow Road, Briarcliff Manor

Section/Block/Lot: 110.8-1-1, 104.20-1-1

Zone: R-40

Owner, Applicant & Petitioner: South Rock LLC D/B/A Fieldwood Club, LLC

Engineer/Architect: JMC Engineering Site Development Company, PLLC

Attorney: Zarin & Steinmetz, LLP