

TOWN OF MOUNT PLEASANT

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

BUSINESS ITEMS

Minutes from 2-5-2026 Planning Board Meeting

Adoption of 2 – 5–26 minutes, motion was made by John Piazza to adopt the minutes seconded by Eileen McLain, all members present voted in favor.

NEW PUBLIC HEARINGS

- 1. 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

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.

Architect Brian Hildebrand appeared on behalf of the property owner to present the application.

The following was discussed:

- The plans have not changed since our last submission in January.
- A retaining wall is proposed along the rear portion of the parcel.
- The stormwater plan has been signed off by the Town Engineer, Dave Smyth has also confirmed the location and proximity to the wall and an existing easement.

There were no comments from the public.

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 have the consultant draft a resolution of approval, seconded by JD Summa, all members present voted in favor.

2. 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:

- The plan remains as was approved 15 years ago. There is no reason to deny this application.
- During a recent inspection items on the outside of the property where identified to be removed, those things have been removed and the site is still in order

Comments from board members:

- A few board members drove by the site and confirmed that the place is being kept well and in accordance with the resolution.
- Would like strong language in the resolution pertaining to the property maintenance and the resolution conditions.
- The resolution should contain strong language, if it is found unkept again the special used permit could be revoked.

No comments from the public.

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

Motion was made by John Piazza to have the consultant draft a resolution of approval with the conditions mentioned above, seconded by Jane Abbate, all members present voted in favor.

3. Proposed: 145 Benic Place, Legalize cut and fill grading and the construction of concrete retaining wall in excess of 6ft at rear of portion of property.

Application: Steep Slope #SS 25-03

Location: 145 Benic Place, Hawthorne

Section/Block/Lot: 111.12-1-11

Zone: R-10

Owner: Michael Stallone

Applicant & Engineer: Fnu Luqman, of Dia Grid Engineering

Motion was made by Jane Abbate to waive the reading of the public notice and open the public hearing, seconded by JD Summa, all members present voted in favor.

Mr. Peter Stallone appeared on behalf of the owner, Michael Stallone, to represent the application. The following was discussed:

- A retaining wall four inches thick was built at the rear of the parcel, without any permits or approvals.
- An engineer's structural report confirmed that the wall is stable and well built.
- Town engineer has signed off on this application.

No comments from the public

Motion was made by John Piazza to close to public hearing, seconded by JD Summa, all members present voted in favor.

Motion was made by Eileen McClain to instruct consultant to draft a resolution of approval, seconded by JD Summa, all members present voted in favor.

CONTINUING APPLICATIONS

4. 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: Cacciopoli Engineering, PLLC

Engineer Gregory Cacciopoli appeared on behalf of the applicant to present the application, the following was discussed.

- This is our third submission. We have been addressing the engineering comments as we go. Our last application has had many changes.
- The driveway was made less wide and shifted so to not be in line with the opposing street, the home in turn was flipped and mirrored.
- The height of the retaining wall was modified so it is within the 4 foot maximum height.
- Extra retaining walls were removed from the plan.

Comments from board members:

- Mr. Cleary commented the town engineer stated a few minor items could be addressed at the stormwater permit application.
- Chairman Collins commented you should anticipate a lot of public input regarding the traffic and runoff.

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

5. Proposed: 50 Deerfield Lane S, Installation of a 35ft x 24ft pool with patio in the rear yard. Adjacent patio intrudes into the wetland buffer of the drainage ways.

Application: Wetland # W25-04

Location: 50 Deerfield Lane South, Pleasantville

Section/Block/Lot: 107.5-1-5

Zone: R-40

Owner: Gerard Salvaggio

Applicant&Engineer: Daniel Sherman

Engineer, Daniel Sherman, and homeowner Gerard Salvaggio appeared to present the application. The following was discussed:

- This is a unique three-sided parcel with two water courses running along the two side lot lines.
- All wetlands and buffers have been flagged and are marked on the plans with fencing.
- Permeable paving has been added to the plans.
- We have replied to comments from the town engineer, the CAC, and the town's wetland consultant.
- We have tried the suggestion of the CAC to turn the pool. It was actually more intrusive to the wetland areas.
- We have received in total three letters from the DEC first was December 6 declaring no jurisdiction. The second was January 16 saying it was a positive declaration and the last was January 24 correcting the superseding letter restating there is no jurisdiction.

Comments from planning board members:

- Town wetland consultant Kellan cantrell of wetland delineations commented the plan has made some significant changes. I still prefer to have the silt and permanent fence moved further from the wetlands another 5 to 10 feet. This is a better location to protect the wetlands. The fence itself is on a 35% grade and could actually be compromised in the proposed location.
- Chairman Collins asked if there was a permanent monument marking the area to be protected so that if 20 years from now, a new owner who would want to enlarge their

patio knows their boundaries? Kellan Cantrell replied a native planting buffer could potentially go there. I would not select boulders as they would compact the soil. maybe a native planting buffer would be better. Mr. Cleary commented the type of monuments can be decided site by site as to what would work best, the CAC and Kellan Cantrell will be the ones to determine. escrow money could be kept in the account and it can be part of a mitigation plan with periodic inspections as warranted.

- Can the wetlands and buffer be marked more, so it is highly visible during the time of construction?
- There are two tulip trees that are marked to come down, why? Reply from homeowner, they are very, very large sun-facing trees. We do agree with Kellan's comments about the fence moving in, it's not best to have it that close and on a slope.
- Where is the water table if you start to excavate? Reply, it is not soggy soil at all. There are just the two water courses on the two sides.
- Is the fence for both the property boundary and the pool? Reply, yes.
- Stephen Kavee of the CAC made the following comments:
 - Although the DEC states they will have no jurisdiction. It does not mean the Town code would not have jurisdiction.
 - These two streams are tributaries to the Nannyhagen Brook. They may ultimately become degraded.
 - The idea of monuments sounds good, but they tend to get overlooked over time
 - Regarding the fencing, a gap underneath allows for wildlife transit, the applicant is proposing a 2 inch gap not a 4 to 6 inch one, preferably a 6inch one is best.
 - A fence on top of a buffer is not preferred. There would actually be more disturbance. Another alternative would be a fence around the pool only.
 - Past practice is I always coordinated with the wetland consultant, but now I am not permitted. Is this the best use of the town resources?
- We need to know the code for the fence around a swimming pool only.
- Leaving the fence as is could be a safety concern, that is a given we would like to see the fence come in closer. Kellan Cantrell commented you might have to have plantings on the other side of the fence to stabilize the fence.
- So we have the regulations for a pool fence and they need to allow for wildlife habitat what if these two are in contradiction with each other? Patrick Cleary commented there is not a wildlife code, but there is a pool code. Homeowner replied, I prefer a 4 inch gap on the fence. If I cannot have it then I'll just do the fence around the pool. Most neighbors have full fences to the ground.

Motion was made for the application to go to a public hearing contingent upon all the factors above being determined and applied to a new plan, seconded by John Piazza, all members present vote in favor.

NEW APPLICATIONS

6. Proposed: 1 Maple Street Subdivision of one lot into two for the development of a Single-Family Dwelling.

Application: Subdivision # PSD 26-3

Location: 1 Maple Street, Valhalla

Section/Block/Lot: 117.11-4-14

Zone: R-10

Owner: Vernillo Gaicomio

Applicant & Architect: John Anastasiou

APPLICATION WAS ADJOURNED AND NOT HEARD.