

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

APRIL 2, 2026, 7:30 PM

BUSINESS ITEMS

Minutes from 3-16-2026 Planning Board Meeting

CONTINUING PUBLIC HEARINGS

- 1. Proposed: 95 Bradhurst, Blythedale Childrens Hospital, Three-phase improvement plan including expansion for long-term care, parking deck, and improvements to site utilities and infrastructure.**

Application: Site Plan SP - 25-02

Location: 95 Bradhurst Avenue, Valhalla

Section/Block/Lot: 117.17-1-2

Zone: R-20

Owner & Applicant: Blythedale Childrens Hospital

Engineer/Architect: Langan; Colliers; E4H Architecture

NEW PUBLIC HEARINGS

- 2. 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: Brighton Ave Properties, LLC

Applicant/ Contract Vendee: Coolen Homes, Inc.

Engineer: Caccioppoli Engineering, PLLC

NEW APPLICATIONS

- 3. 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

4. **Proposed:** ***** ADJOURNED *** 625 & 635 Marble Ave Renewal of Special Use Permit, Gasoline Filling Station with convenience store and car wash in accordance with [§ 218-33](#)**
- Application:** Site Plan #PSP 25-8
Location: 635 Marble Avenue, Thornwood
Section/Block/Lot: 106.14-1-32
Zone: TH
Owner: Holden Stephen JR & James
Applicant & Attorney: Zarin & Steinmetz; LLC
5. **Proposed:** **11 Suzanne Lane Grade rear yard to make more usable family space.**
- Application:** Steep Slopes # SS-26-4
Location: 11 Suzanne Lane, Thornwood
Section/Block/Lot: 107.5-3-40
Zone: R-40
Owner: Tom Syku
Applicant and Engineer: Jonathan Villani
6. **Proposed:** **2 Walker Road, Proposed solar photovoltaic panels installed on the roofs of the UV treatment building and the generator building using a racking rail system; underground electric, and equipment pad.**
- Application:** Site Plan# PSP-26-3
Location: 2 Walker Road, Valhalla
Section/Block/Lot: 116.16-1-2
Zone: OB-2
Owner: Department of Water Sup G&E
Applicant&Engineer: Ameresco, Steven McDonough
7. **Proposed:** **28 Country Club Lane The structural stabilization of an existing failed slope as well as the construction of a new single-family residence, which has been designed to better fit with the existing topography of the site.**
- Application:** Steep Slopes SS 26-3
Location: 28 Country Club Lane, Briarcliff Manor

Section/Block/Lot: 104.15-1-33

Zone: R-20

Owner & Applicant: David Eun & Rochelle Yu

Engineer: Daniel Collins, Hudson Engineering

Architect: RES4 Prefabs