

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

APRIL 20, 2026, 7:30 PM

BUSINESS ITEMS

Minutes from 4-2-2026 Planning Board Meeting

Adoption of resolution of approval for Steep Slopes application #SS-25-17 for development of a new single-family dwelling on a vacant parcel located on Jackson Ave, Hawthorne. R-10 Zoning District, SBL 112.9-1-2, Coolen Homes, Inc.

Seventh 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 .

NEW PUBLIC HEARINGS

- 1. 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
- 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: 226-228 Linda Ave, Cedar Knolls. Public Hearing is to receive comments on the [Draft Scoping Document](#) for the proposed subdivision of a 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

CONTINUING APPLICATIONS

4. **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:: JonathanVillani & Associates
5. **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

NEW APPLICATIONS

6. **Proposed:** 168 Saw Mill River Road, Construction of a new retaining wall along property line, removal of retaining wall in neighboring property.
- Application:** Steep Slopes# PLSS-26-1
Location: 168 Saw Mill River Road, Hawthorne
Section/Block/Lot: 111.20-1-10
Zone: C-RB
Owner: 168 Saw Mill River Rd Ass
Applicant&Engineer: Andy Cheung Engineering, PLLC
7. **Proposed:** 1 Waverly Place, Teardown of an existing single-family residence and the construction of a new,

single-family residence, along with associated site improvements and installation of stormwater management practices.

Application: Steep Slopes # SS 26-2

Location: 1 Waverly Place, Valhalla

Section/Block/Lot: 117.15-1-69

Zone: R-10

Owner: Erica Martini

Applicant & Engineer: KSCJ Consulting

- 8. Proposed: 420 Nanny Hagen Road - Amend previous subdivision approval for Subdivision application # PSD 24-1 one lot into two lots for the purpose of developing a new single-family dwelling. Amendment includes change to water service as prescribed by the Westchester County Board of Health.**

Application: Subdivision # PSD 24-1

Location: 420 Nannyhagen Road, Thornwood

Section/Block/Lot: 107.17-2-16

Zone: R-40

Owner& Applicant: Nannyhagen 420; LLC

Architect: Spearman Architectural Design, PC

Attorney: Philip Grimaldi