

# **TOWN OF MOUNT PLEASANT**

## **PLANNING BOARD AGENDA**

**MAY 7, 2026, 7:30 PM**

### **BUSINESS ITEMS**

Minutes from 4-20-2026 Planning Board Meeting

28 Country Club Lane Briarcliff Manor, Adoption of resolution of approval for 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. Steep Slopes application# PSS26-3, R-20, 104.15-1-33, David Eun & Rochelle Yu

### **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: 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

- 3. 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 Selvaggio  
**Applicant&Engineer:** Daniel Sherman

#### **CONTINUING APPLICATIONS**

4. **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 & Associates, Inc.

#### **NEW APPLICATIONS**

5. **Proposed:** 388 Nannyhagen Rd, construction of a new Accesory Apartment on the ground level of existing home.

**Application:** Accessory Apartment # PAA-26-1  
**Location:** 388 Nannyhagen Road, Thornwood  
**Section/Block/Lot:** 107.17-2-12  
**Zone:** R-40  
**Owner:** Thomas M Carra  
**Applicant & Architect:** Jonathan Villani & Associates, Inc.

6. **Proposed:** Major Subdivision of two parcels of former Rockefeller property totaling 214.41 acres into 65 parcels to develop an 18-hole golf course, fully amenitized country club, a Village Green, and approximately 75 single-family homes and townhouses. Application also includes a petition for a text amendment to change the language of Section 218-43 Nonprofit membership clubs.

**Application:** Subdivision PSD-26-4  
Site Plan # PSP 26- 4  
Steep Slopes #PLSS-26-7  
Wetlands # PLW-26-1  
Special Use # PLSU-26-2

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

7. **Proposed:** **Grandview Farms, Major Subdivision three lots into 16 single-family residential lots and 1 conservation lot.**

**Application:** PSD - 26-

**Location:** Washburn Ave, Briarcliff Manor

**Section/Block/Lot:** 98.11-2-37, 38, 39

**Zone:** R-40

**Owner& Applicant:** Infinity Briarcliff, LLC

**Engineer/Architect:** Roy Fredriksen, P.E