

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD APRIL 20, 2026

BUSINESS ITEMS

Minutes from 4-2-2026 Planning Board Meeting

Motion was made by Walter Hickey to accept the minutes, seconded by Eileen McClain, all members present voted in favor.

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.

Motion was made by Eileen McClain to accept the resolution of approval, adding the following conditions:

Construction management plan to be submitted

Tree plan to be submitted

Truck management plan to be submitted

Bond for street repair if required

Seconded by Jane Abbate, all members present voted in favor.

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 .

Motion was made by Jane Abbate to grant the 90-day extension of the subdivision application, seconded by Eileen McClain all members present voted in favor.

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

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

Mr. Joseph Burgie, engineer Abdulozzi Muhammad, appeared on behalf of the owner to present the application, the following was discussed:

- The area of disturbance consists of 12,000 ft.²
- Most of that 12,000 feet is the metro north property.
- We are dealing with excessively steep slopes up to a 70% grade.
- As we have previously presented, there are soil nails that will be securing a steel mesh to be drilled into the slope.
- The existing house will be demoed, a new house with a smaller footprint much more appropriate for the site will be rebuilt

Comments from board members

- Is the MTA on board? Reply, yes, the entry permit has already been attained.

No comments from the public.

Motion was made by Eileen McClain to close the public hearing, seconded by JD Summa, all members present voted in favor.

Motion was made by Eileen McClain to have the consultant draft a resolution of approval, seconded by Steven Schwan, all members present voted in favor.

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

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.

Attorney David Steinmetz and Tom of Chestnut Petroleum appeared on behalf of the owner to represent the application, the following was discussed:

- Upon initial inspection, there were some minor items that had to be worked on, the firewood has been relocated, the landscaping and the change of the signs needs to be finalized.
- New tenants have moved in so the signs were removed. Nothing new has been put up yet. We will get those approved when we are ready at a later date.
- The landscaping is too early in the year to plant.

Comments from board members:

- The whole idea of this renewal is to clean up the site. All items have to be remedied.
Reply, we have been working with the Building Inspector, Sal Pennelli to go over the items.
- What is the status of the environmental barrels ? Reply they have been removed.
- If you have been working with Sal, why is it taking so long for you to take care of this?
Reply, the tenant says they will work on it in the morning.
- That solidifies in my mind that this is not ready to move forward.

No comments from the public.

Motion was made by Eileen McClain to adjourn the application until all items are addressed, seconded by JD Summa, all members present voted in favor.

- 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

Applicant provided a stenographer at the Public Hearing to take verbatim minutes, the 157 page transcript can be seen using this link to the Town's website:

<https://mtpleasantny.gov/DocumentCenter/View/3074/4-20-26-Transcript-from-Draft-Scoping-Public-Hearing-226--228--Linda->

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

Applicant adjourned themselves during the lengthy meeting, to be rescheduled.

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

Steve Dimovski appeared on behalf of the owner to present the application, the following was discussed:

- Last we were here, we were referred to the zoning board of appeals to request a variance for the bulkhead portion of the parcel, that variance was granted.
- There are a few minor things to work on from the last Cleary comment memo, otherwise all comments have been addressed.

Mr. Patrick Cleary commented there was one issue from the form-based code with specific thresholds, water, sewer, traffic, etc. the applicant did not want to address bike storage in the building. Reply, bike racks have been added to the plan.

Mr. Patrick Cleary, clarified there should be specific E-bike charging stations.

Motion was made by JD Summa to schedule a public hearing subject to the additional storage and reply to the remaining comments from the Cleary consulting memo, seconded by Steve Schwan, all members present voted in favor.

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

Engineer, Andy Cheung appeared on behalf of the owner to represent the application, the following was discussed:

- This is a commercial building owned by Candella who also operates from a portion of this building. It is across from the Amazon building.
- At the rear of the property is a slope with residential lots above.
- In attempt to gain more use of their property, they started to cut into the slope and put up a retaining wall. Unfortunately, the wall was installed on the neighbor's property.
- The wall is cement block and needs to be removed, a proper wall is to be installed.
- I was brought in to legalize this situation.

Comments from board members:

- Will the trees by the wall be removed as well? Reply, no those trees are established, moving the wall will be better for those trees as well.
- You will need the appropriate permission from the adjoining neighbors to work on the wall that's on their property.
- Mr. Cleary stated there are no comments from David Smyth as of yet so the application cannot proceed at this time.

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

Mr. Rick Wallander of KSCJ appeared on behalf of the owner to represent the application, the following was discussed:

- The parcel is .4 acres.
- All will be demoed except for the walls and stairs in the right of way and a few other areas.
- No trees will be removed, they will be transplanted on site.
- The existing curb cut is to remain.
- Gas, water, and sewer hook ups are to be maintained.
- There is an increase to impervious surface and an increase to stormwater.

Comments from board members:

- Why are we knocking down the house? Is there no way to shift the house to avoid the steep slopes? Reply, the disturbance to the slopes is mainly due to the access around the house. JD Summa, the access is only a walkway, it would be easier to move that than the whole house.
- You show a retaining wall in the area of the steep slopes. It varies from 2 foot to 12 foot, that exceeds the maximum height you will need zoning board of appeals approval for that.
- The applicant can easily shift and avoid the steep slopes on this application

- You moved the shed and put it into the steep slopes.
- What is the total square footage of the house? Reply, I don't have that, but it is a large house.
- Small modifications can eliminate this entire application

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

Attorney, Philip Grimaldi and owner/partner Robert Buffamonte appeared to present the application, the following was discussed:

- Since our approval, there has been a need to change the water, the Westchester County Board of Health does not approve a drinking water well in a watershed, not at all.
- We now have to connect to the water main in Davidson Drive and upgrade it to a 6 inch main line.
- This is a change from the original approved plan so we are here tonight seeking that approval.

Comments from board members:

- How will the road be affected, is the main on the side of the road? Reply, the main is right in the middle of the road. We will dig a new 2 foot wide trench. There are other lines in the road such as gas, we will be avoiding those.
- How long is the road and how much time will this take? Reply, the road is 340 feet long. The work will take approximately two weeks. The road will not be available during working hours for this timeframe.
- We need a plan in hand on how this will be coordinated. It must include all details on how the road will be ripped up, egress/ingress and parking throughout the project.
- Will there be any benefits to the neighbors, can they tie into the new 6-inch man? Reply it will be the one main for everyone.
- The town has to weigh in on the repair.

- I understood you are not permitted to do a repair in a trench, it has to be the full length.

Although this is not a public hearing, Chairman Collins permitted comments from Mr. Sheridan, attorney for the resident at 6 Davidson Dr., the following comments were made:

- We are asking this board to hold off on this application
- The subdivision approval has expired, is it legal?
- Easements do exist for access, there is no easement for a waterline on Davidson Drive. The town has a sewer easement, now there needs to be a water easement.
- There is a wetland that crosses Davidson Drive, if they rip it up the DEC needs to be involved.
- We are requesting a new, updated survey. The one supplied is greater than 20 years old