

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

MAY 18, 2026, 7:30 PM

BUSINESS ITEMS

Minutes from 4-20-2026 Planning Board Meeting

2 Walker Road, Adoption of resolution of approval for Site Plan application # PSP-26-3, 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. 2 Walker Road, Valhalla, OB-2 Zone, Department of Water Sup G&E.

Fourth request for a one-year extension of Site Plan resolution of approval # SP 22-02 for the construction of 10 faculty housing units with single-car driveways (Phase 2) at the EF Academy, 582 Columbus Ave, Thornwood, 112.12-1-1

CONTINUING PUBLIC HEARING

1. **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

CONTINUING APPLICATIONS

2. **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

3. **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
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

NEW APPLICATIONS

5. **Proposed:** 2-4 Summerland Ln, Lot line modification from filed map #23429
- Application:** Subdivision PSD-26-1
Location: 2 & 4 Summerland Lane, Briarcliff Manor
Section/Block/Lot: 98.11-3-8 &
Zone: R-40
Owner: Joseph Lichtenstein
Applicant: Mark Eicken
Engineer/Architect: Ralph Mastromonaco
Attorney: Robert F Davis, Esq.
6. **Proposed:** 24 Rutledge, Construction of pool, retaining walls, patio and deck to create usable rear yard.
- Application:** Steep Slopes #PLSS-26-5
Location: 24 Rutledge Road, Valhalla
Section/Block/Lot: 112.20-2-15
Zone: R-20
Owner: Anthony Cruz, Jr

Applicant & Engineer: Cacciopoli Engineering

7. **Proposed:** 604 Hardscrabble - Subdivision of existing lot for the purpose of building a new single family dwelling on new rear lot.

Application: Subdivision # PSD-26-5

Location: 604 Hardscrabble Road, Chappaqua

Section/Block/Lot: 99.10-2-25

Zone: R-40

Owner: Travis Elliott Bradley

Applicant & Architect: Michael Piccirillo