

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

JUNE 4, 2026, 7:30 PM

BUSINESS ITEMS

Minutes from 5-18-2026 Planning Board Meeting

Adoption of resolution of approval for Site Plan Application # PSP 25-7 Renewal of Special Use Permit Gas Filling Station in accordance with Town [Code § 218-33.](#), 361 Bradhurst Ave, Hawthorne, 112.9-1-4, HH Zone, Hawthorne Enterprises, LLC.

***** ADJOURNED *****

~~95 Bradhurst, Blythedale Children's Hospital, Adoption of SEQR Negative Declaration and determination of Zoning Board Referral for Site Plan Application # PSP-25-2 for the proposed three-phase improvement plan including expansion for long term care, parking deck, and improvements to site utilities and infrastructure. 95 Bradhurst Avenue, Valhalla, 117.17-1-2, R-20 Zone, Blythedale Children's Hospital~~

226-228 Linda Ave, Cedar Knolls. Acceptance of SEQR [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. 226-228 Linda Ave, Hawthorne, 112.10-4-26, R-40 Zoning, The Jewish Board of Family & Children's Services

NEW PUBLIC HEARINGS

1. **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.

2. **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.

CONTINUING APPLICATIONS

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

NEW APPLICATIONS

4. **Proposed:** 790 & 780 King Street, Chappaqua, The proposed lot line change contemplates the dedication of 0.23 acres of land in the Town of Mt. Pleasant to 780 King Street from 790 King Street, and, in return, the dedication of 0.22 acres of land in the Town of New Castle to 790 King Street from 780 King Street, which land has frontage along the western side of King Street.
- Application:** Subdivision #PSD-26-6
Location: 780 & 790 King St, Chappaqua
Section/Block/Lot: 100.17-1-30, 31, 32 & 33 (Town of Mt. Pleasant)
108.5-1-10, 108.5-1-1 & 108.05-1-9 (Town of New Castle)
Zone: R-40
Owners& Applicant: Laura & Michael Strober; Claire & Joseph Dunn
Engineer/Architect: Brendan Coleman, PLS, TC Merritts land Surveyors
Attorney: Cuddy & Feder, LLP