

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD MAY 18, 2026

BUSINESS ITEMS

Minutes from 4-20-2026 Planning Board Meeting

Motion was made by Walter Hickey to adopt the minutes from the May 7, 2026 meeting seconded by JD Summa, all members present voted in favor.

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.

Motion was made by John Piazza to adopt the resolution of approval, seconded by JD Summa, all members present voted in favor.

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

Motion was made by Eileen McClain to grant the extension request, seconded by JD Summa, all members present voted in favor.

CONTINUING PUBLIC HEARING

- 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

Attorney Vincent Pedone appeared on behalf of the owner to present the application the following was discussed:

- Since our last appearance we have added the landscaping.
- The items of non-conformance were brought into conformance in accordance to the approved site plan.

Board Member Comments:

- I conducted a drive-by and the place is looking good, nice and cleaned up.

No comments from the public.

Motion was made by John Piazza to close the Public Hearing, seconded by Steve Schwan.

Motion was made by Eileen McClain to instruct the consultant to draft a resolution of approval, seconded by JD Summa with the addition that there be a fail-safe line which permits for periodic inspections to ensure the site is being maintained, all members present voted in favor.

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

Attorney Janet Giris, engineer Dan Paesano, Blythedale CEO Jim Flanagan appeared to present the application, the following was discussed:

- Blythedale Children's Hospital has been on this parcel since 1922.
- This application is proposed in three phases, first phase being the parking deck 11 feet in height with a 4 foot guard wall providing 132 parking spots for the site.
- Phase 2 is the proposed infrastructure navigating in and around the site.
- Phase 3 is the addition providing 44 beds where New York State will apply how they will be used.
- We have addressed comments that have been brought up at every appearance, including the fire department, EMS, traffic, and the town engineer.
- Plans were revised to provide a bus stop at the north driveway, to create an ADA

sidewalk going from the the southern driveway to the corner and another one on Grasslands Road to the bus stop on that side of the street. Crosswalks will also be installed.

- Tonight we are seeking a negative declaration from this board and as a reminder SEQR isn't intended to fix existing circumstances of the area, it is to determine if an impact exists from this application.
- Your determination on the Neg Dec cannot be based on speculative public input, but on qualified professionals and the interest of the entire community, not just a few neighbors.
- Comments of the CAC chairman dated October 4, 2025 was not a memo from the board. The CAC board met on October 20th, we could not find any records of a meeting that would've generated comments on that memo date. The CAC chair has no legal right to comment absent of the board or in representation of the board, it's void and effect, and represents only a personal opinion.
- At our last meeting, you replied that you needed no further information from us.

Comments from board members:

- The EAF that was signed by Mr. Flanagan dated 3/14/25 has some discrepancies with what was presented to us, in particular the following areas:
 - Page 4 question D.2a, does the action include excavating, mining or dredging during construction, operations or both? Applicant replied no this is in error. If they had replied yes then they would have had to reply to nine more questions and none of those questions were answered or a discharge, water, quality, etc.
 - Page 16 question 13.f, regarding air emissions again it should have been replied yes as there will be bulldozers, cranes, dump trucks, concrete trucks on the site, and the site is wedged between the Sprain Brook Parkway, Bradhurst Avenue grasslands Road where there are contributory emissions.
 - Page 8 questions L,N,M, regarding noise your reply was there is no noticeable increase, yet there will be equipment with back-up alarms and jackhammers.
 - Question J, are you removing any natural barriers, and yes, there is a heavily treed area to be removed.
 - Letter N, Regarding lighting you are removing a natural barrier of trees. The backyards of the people on Lisa Avenue will have a different view.
 - Regarding odors, you replied no, yet asphalt produces a strong odor, the waterproofing membrane over the concrete has a strong odor.
 - Page 20 of SEQR something of duration of existing community, the parking garage and the location to Lisa Lane
 - Question 11 of the SEQR regulations states that changes in two or more of these items together declares a significant impact
- It is important to recognize that this application actually represents a Children's Hospital and not a speculative commercial development. It is a nonprofit institution that has

served children and families and this community for approximately a century. This hospital existed long before any of the surrounding residential developments and long before any current neighboring property owners chose to purchase homes in this area. This board has taken voiced concerns very seriously and has spent substantial time reviewing traffic, environmental impacts, neighborhood concerns, and all materials required by SEQR. our responsibility is to evaluate facts, studies, and impacts objectively, not based on emotion or external pressure or rhetoric comments. Tonight's decision should be based upon the extensive record before this board, the professional studies that have been completed and the legal standards. We are obligated to apply nothing more and nothing less. I believe this board has conducted a thorough and responsible review. I also believe it is possible to acknowledge neighborhood concerns while still recognizing the extraordinary public value of an institution that provides critical care for seriously ill children, and their families. At some point, we have to be willing to say that a community Can responsibly support both residential neighbors and an institution whose mission serves a public good. Motion was made by JD SUMma to have the consultant draft a negative declaration.

- The work that happens at this hospital is warranted. SEQR section 617.3 has to have us consider the overall development. The proposal to squeeze a parking garage on this space is a notable shift to the character of the neighborhood.
- Ronald Court is a fairly new development that is close by, how long ago was that built? Chairman Collins replied roughly 12 years ago.
- It seems all the problems are related to the parking garage. Can you not implement some measures to draw that back? You already have 1.5 more parking spaces than you require now, with the proposed site plan you will have two times more parking spaces than you will require. The parking structure is driving this application. Can you look at putting it underground or possibly offer valet parking or something else?
- These attributes can be reviewed in a full EIS. A positive declaration does not mean a denial. It asked for more review and alternatives.

Motion was made by JD Summa to declare a negative declaration, seconded by John Piazza, the following votes were cast:

- JD Summa - Aye
- John Piazza - Aye
- Eileen McClain - Aye
- Walter Hickey - Nay
- James Collins - Nay
- Jane Abbate - Nay
- Steve Schwan - Aye

- 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

Jane Abbate recused herself from the application due to a professional relationship.

Partner Robert Buffamonte appeared to present the application. The following was discussed:

- In 2024 a subdivision application was prepared, submitted and approved with a proposed well, however during the endorsement of the final plat, the board of health wanted this parcel to connect to the water district that it was a part of.
- The existing 2 inch water main is at capacity and cannot handle the new house. We will need to upgrade the main to a 6 inch line.
- Davison Drive is a narrow street. We are proposing to disturb 20 feet of road at a time to install 20 feet of pipe at a time. When the neighbors need to use the road, we can easily cover that section and let them pass. That could be handled in about five minutes.
- We contacted the EMS to coordinate the covering with the steel plates and they can straddle a 2 foot wide trench, we will provide emergency phone numbers to the police.
- The entire upgrade is proposed to last for nine days total.

Comments from board members:

- Can you walk us through the logistics of the cutting and digging and putting in the new line? Reply, we will saw cut the road first then execute the excavation, then dig the trench. A truck will straddle the trench and lay the line.
- If the truck straddles the trench, then it would be blocking the road, how will you let the traffic through? Reply, we would have to clear out the vehicles onto the new lot cover the trench and let the traffic through.

Motion was made by JD Summa to schedule a public hearing, seconded in by Walter Hickey, all members present voted in favor.

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

Architect Jonathan Villani appeared on behalf of the property owner to present the application,

the following was discussed:

- A previous approval granted a three-story building. This application has been amended to now add a fourth story since this partial is in the Hamlet Core zone.
- I have met with Cleary Consulting and the Building Inspector in developing these plans.
- Engineering department has approved the storm water plan for the site.
- There are quite a lot of variances, but they are all due to the pre-existing, nonconforming existing building on the existing footprint. There is no bump out proposed, the increase is only upward with the additional stories.
- Tonight we are looking for a referral to the Zoning Board of Appeals.

Chairman Collins commented we can consider a referral, a referral with a positive recommendation, and negative recommendation or no referral at all.

Motion was made by John Piazza for a positive referral to the Zoning Board of Appeals, seconded by JD Summa, all members present voted in favor.

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.

Attorney Bob Davis appeared with the property owner to represent the application. The following was discussed:

- Homeowner, Mr. Lichtenstein, my client owns these two lots and resides in 2 Summerland since 2015.
- The second lot, 4 Summerland has been used by Mr. Lichtenstein as his backyard for the past 10 years.
- This application will simply redraw the lot lines so that he can keep the amenities of his backyard on the one lot and leave the other lot vacant.
- No new lots or roads are being created and all access will remain the same.
- My clients lot will become bigger from .58 acres to .93 acres, the second vacant lot will be decreased from 1.06 acres to .71 of an acre. These lots will still be larger than most lots in the 1985-approved 20-lot cluster subdivision.
- The engineer on record has worked with the town engineer regarding the stormwater and slopes involved. Those comments he indicated were satisfactory.
- Regarding Mr. Cleary's comments, he mentioned the irregular lot line that this would

create. The line was carefully and deliberately drawn with consideration of existing structures. There are no regular-shaped lots in the entire subdivision.

- In 1985 and in '08 there were approvals to modify lot lines in this subdivision as well.
- We do not agree with Mr. Cleary's comment that the entire subdivision plot would have to be amended to accommodate this line change. There were other lots that had done similar with a movement of a lot line and they did not have to modify the entire subdivision plan.
- The board can make any reasonable changes for scenic preservation. This homeowner has added 460 trees and shrubs over the past 10 years.
- We are not here to amend the entire subdivision plat, just modify one line as occurred in 1992 in 2006 with other lots and those involved even more change changes
- To amend the full subdivision plat would require all 20 homeowners to weigh in on the application and agree.
- In accordance with SEQR 2020 handbook this is a type two action.

Comments from board members:

- Would like our town attorney involved with this determination.
- My understanding is because this is a cluster subdivision there is no zoning that applies. Reply from Mr. Patrick Cleary, that is correct, and I disagree with Mr. Davis opinion that we do not need to modify the entire cluster subdivision. There is no other zoning that applies to these parcels today other than the cluster subdivision. The change is a minor thing, the plans look fine, it's just a procedural issue. We are not agreeing on the procedure, not with the merits of this application. We will have Darius review this and offer his opinion.
- What is sparking this application right now? Was there a violation? Reply, a shed with stairs and pillars was put up on a lot without a residence. That got the attention of the billing department.
- What was the accessory building built for? Reply it was built outside of the property line that has the house. We went with the Building department's suggestion to legalize it since we wanted to keep it.
- There are steep slopes on that second vacant lot. Reply, yes, there are, but there is a flat area for a building. There was a building permit application for a house submitted, but it has not been approved and has not been built.
- The report you supply was comprehensive, but most of it was not relevant to this subdivision application.

Chairman Collins commented. We should wait to hear from the town attorney. You can reply to Cleary comments in the meantime.

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: Cacciopolli Engineering

Engineer Nick Shirriah of Hudson Engineering and the homeowners Travis and Alexis appeared to present the application, the following was discussed:

- There is an existing one-family dwelling with a barn. The goal is to subdivide to create an additional lot for the development of a single-family dwelling.
- Both lots will have utilities and will be served by septic and private wells, Con Ed and gas.
- Five trees are proposed to be removed.
- The rear lot will be accessed by a shared road. There is an easement granted to our property by the neighbor behind us at 608 Hard Scrabble Road.
- This easement private road is only used by 608 and 619 hardscrabble.
- Zoning data table shows both lots are fully compliant.
- The homeowners have spoken to the neighbors already.
- Ultimately we will need a steep slopes application to build the house, not exactly sure what comes first. Mr. Patrick Cleary commented that is up to you, but it will be required to have that Steep Slopes approval prior to building.

Board member comments:

- Cleary comment review memo talks about an issue with the surface of the roadway. EMS has to determine the possibility of this road to the rear lot.
- The aqueduct for NYCDEP is on this parcel we will need input from them.
- Tonight we can declare SEQR intent for lead agency.
- You need the Town Engineer's comments.

Motion was made by John Piazza to direct the consultant to draft a resolution for the planning board's intent to serve as lead agency, seconded by Eileen McClain, all members president voted in favor.

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

Engineer Nick Shirriah of Hudson Engineering and the homeowners Travis and Alexis Bradley appeared to present the application, the following was discussed:

- There is an existing one family dwelling with a barn. The goal is to subdivide to create an additional lot for the development of a single-family dwelling.
- Both lots will have utilities and will be served by septic and private Wells, Con Ed and gas.
- Five trees are proposed to be removed.
- The rear lot will be accessed by a shared road. There is an easement granted to our property by the neighbor behind us at 608 Hard Scrabble Roaf.
- This easement private road is only used by 608 and 619 hardscrabble.
- Zoning data table shows both lots are fully compliant.
- The homeowners have spoken to the neighbors already.
- Ultimately we will need a steep slopes application to build the house, not exactly sure what comes first. Mr. Patrick Cleary commented that is up to you, but it will be required to have that Steep Slopes approval prior to building.

Comments from Board members:

- Cleary comment review memo talks about an issue with the surface of the roadway. EMS has to determine the possibility of this road to the rear lot.
- The aqueduct for NYCDEP is on this parcel we will need input from them.
- Tonight we can declare SEQR intent for lead agency.
- You need the Town Engineer's comments.

Motion was made by John Piazza to direct the consultant to draft a resolution for the planning board's intent to serve as lead agency, seconded by Eileen McClain, all members present voted in favor.