

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

JUNE 15, 2026, 7:30 PM

BUSINESS ITEMS

Minutes from 6-4-2026 Planning Board Meeting

Adoption of resolution of approval for Steep Slopes application #SS 26-3 for the proposed 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 at 28 Country Club Lane, Briarcliff Manor, 104.15-1-33, R-20, Owners David Eun & Rochelle Yu

Adoption of resolution of approval for Steep Slopes application #SS 26-4, for the proposed grading of the rear yard to make more usable family space, 11 Suzanne Lane, Thornwood, 107.5-3-40, R-40, Tom Syku.

Adoption of resolution of approval for Accessory Apartment application # PAA-26-01 for the construction of a new Accessory Apartment on the ground level of existing home. 388 Nannyhagen Rd, Thornwood, 107.17-2-12, R-40, Thomas M Carra

Adoption of resolution of approval for Wetlands application # W 25-02 for the installation of a 35ft x 24ft pool with patio in the rear yard. The adjacent patio intrudes into the wetland buffer of the drainage ways. 50 Deerfield Lane S, Pleasantville, 107.5-1-5, R-40, Gerald Selvaggio.

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

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 town houses. The application also includes a petition to the Town Board for a text amendment to change the language of Section 218-43 Nonprofit membership clubs. Planning Board's determination on the following:

- Planning Board to serve as SEQR Lead Agency
- SEQR Positive Declaration
- Determine Draft Scoping Public Hearing date

NEW PUBLIC HEARINGS

1. 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

CONTINUING APPLICATIONS

2. Proposed: 630 Bedford Road Stone Barns

Application: Site Plan # PSP 26-2

Location: 630 Bedford Road, Pocantico Hills

Section/Block/Lot: 111.14-1-1

Zone: OSR

Owner: Stone Barns Restoration

Applicant/Architect: James Coleman, AIA