

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA

JULY 2, 2026, 7:30 PM

BUSINESS ITEMS

Adoption of resolution of approval of Site Plan Application #PSP 25-9, for the demo of existing buildings, construction of a new multi-use building with 12 proposed dwelling units, 1 office space, 2 commercial/retail spaces and a rear parking lot with 17 parking spaces. 423 & 429 Commerce Street, Hawthorne, 112.5-1-27&28, Owners 423 COMMERCE ST LLC, 429 COMMERCE ST LLC

Minutes from 6-15-2026 Planning Board Meeting

2-4 Summerland Ln, Update on application, determination on scheduling a Public Hearing for Subdivision application# PSD-26-1 for the proposed lot line modification from filed map #23429.

NEW PUBLIC HEARINGS

- 1. 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

NEW APPLICATIONS

- 2. Proposed: 123 Castleton Change of use to part of the building (from existing Warehouse/Office to Warehouse/Office and Sports Court), new parking lot for the change of use**

Application: Site Plan# PSP-26-6

Location: 123 Castleton St, Thornwood

Section/Block/Lot: 106.10-6-4

Zone: M-2

Owner: Prospero Real Estate Co

Applicant: James Flandreau, JMF Architects

Engineer/Architect: JMER Engineering, P.C.

3. **Proposed:** **51 Westchester Ave Removal of an existing two-story single-family residence and construction of two (2) two-family residences (one unit w/ 3 bedrooms, one unit w/ 4 bedrooms) with a shared driveway, associated utilities and stormwater management systems.**

Application: Site Plan# PSP-26-5
Steep Slopes# PSS-26-10
Special Use # PSU-26-2

Location: 51 Westchester Ave, Thornwood

Section/Block/Lot: 106.15-2-89 & 90

Zone: PRDT-2

Owner: 51 Kensington Avenue

Applicant & Engineer: Nicholas Shirrah, Hudson Engineering

4. **Proposed:** **20 Dogwood Lane - Construction of a Single-Family Dwelling, house located to minimize grading, to be set at the base of the rock slope for minimal rock removal, erosion and sediment control plan is proposed along with stormwater management.**

Application: Steep Slopes # PLSS-26-11
Wetlands # PLW-26-3

Location: 20 Dogwood Lane, Briarcliff Manor

Section/Block/Lot: 98.16-2-14

Zone: R-40

Owner & Applicant: Benjamin Porto

Engineer/Architect: Cronin Engineering