TOWN OF
MOUNT PLEASANT

MINUTES OF THE
MEETING OF THE PLANNING BOARD
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY, N.Y.
HELD AUGUST 6, 2026

BUSINESS ITEMS

420 Nanny Hagen Road - Adoption of resolution of approval for the proposed amendment to previous 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.

Business Item:
420 Nanny Hagen Road
Subdivision Application No. PSD-20-41
Resolution Amending Prior Subdivision Approval

- The Board considered a proposed amendment to the subdivision approval granted on January 2, 2025, for a two-lot subdivision. The amendment modified the approved water supply from a private well to a public water main as required by the Westchester County Department of Health.
- Pat Cleary explained that the Department of Health rejected the previously approved well because the property is located within an established water district. The applicant was therefore required to install a six-inch water main within Davidson Drive to provide service to the newly created lot. Although Town staff initially determined the change constituted a minor field modification, that determination was subsequently challenged, and the matter was referred to the Planning Board for review and approval.
- The Board reviewed the proposed Resolution, which continued all conditions contained in the January 2, 2025 subdivision approval and further required:
    - Confirmation of approval by the Westchester County Department of Health for installation of the six-inch water main to be dedicated to the Town;
    - Posting of a performance bond and payment of engineering inspection fees prior to issuance of a building permit;
    - Acknowledgment that the New York City Department of Environmental Protection determined no permits or approvals were required; and
    - Completion of all work within Davidson Drive pursuant to a Construction Management Plan approved by the Building Department, with due consideration given to the rights and concerns of adjoining property

owners.

Acting Chair Eileen McClain stated that the proposed conditions addressed concerns previously expressed by members of the public regarding impacts to Davidson Drive and nearby water resources.

Motion: John Piazza moved to adopt the Resolution of Approval. Steven Schwan seconded the motion.

Vote:

- Walter Hickey – Aye
- John Piazza – Aye
- Steve Schwan – Aye
- Eileen McClain – Aye

Motion carried unanimously.

Approval of Prior Meeting Minutes

Pat Cleary advised that minutes from the previous two Planning Board meetings were not yet available for Board review. No action was taken.

Adoption of resolution of approval for Site Plan# PSP-26-2 for the proposed renovation of and an addition to an existing 1930s building post fire. Renovations include creating a new loading zone. 630 Bedford Road, Pocantico Hills, SBL 111.14-1-1, Stone Barns Restoration.

630 Bedford Road, Pocantico Hills
Stone Barns Restoration
Site Plan Application No. PSP-20
Resolution of Approval

- The Board considered a Resolution of Approval for renovations and additions to the existing 1930s Stone Barns building following fire damage. The project includes restoration of the building together with a revised loading area and parking configuration.
- No representative for the applicant was present, the Board was advised that it could act upon the Resolution in the applicant's absence.

Motion: Steven Schwan moved to adopt the Resolution of Approval, including the revised parking plan. Walter Hickey seconded the motion.

Vote:

- Walter Hickey – Aye
- John Piazza – Aye
- Steve Schwan – Aye
- Eileen McClain – Aye

Motion carried unanimously.

715 Sleepy Hollow Road - Consider acceptance of the SEQR Draft Final Environmental Impact Statement (FEIS) as complete for the proposed subdivision of a 36.82 acre residential lot into 31 single-family residential lots roughly 1 acre in size. Cluster subdivision is proposed to conserve green space and reduce disturbance.

715 Sleepy Hollow Road
Subdivision Application
Acceptance of Final Environmental Impact Statement (FEIS)

- The Board considered a SEQRA Resolution determining that the Final Environmental Impact Statement (FEIS), dated June 23, 2026, was complete, adequately responded to comments received on the Draft Environmental Impact Statement (DEIS), and scheduled a public hearing on the FEIS.
- Pat Cleary summarized the history of the environmental review. The subdivision application, originally submitted in 2021, proposed subdivision of a 36.82-acre parcel into 31 single-family residential lots utilizing a cluster subdivision design. Following the Board's determination that an Environmental Impact Statement was required, the applicant prepared a Draft Environmental Impact Statement, which, after several revisions, was accepted as complete in December 2022.
- During the subsequent five-month public comment period, the Board received numerous written and oral comments. As a result of those comments and further review, significant revisions were incorporated into the FEIS, including:
    - Reduction of the proposed subdivision from 31 lots to 25 lots;
    - Retention of the two existing residences on the property, resulting in construction of 23 new homes;
    - Relocation of proposed building lots farther from Pocantico Lake;
    - Elimination of encroachments into wetlands, wetland buffers, and conservation areas;
    - Reduction in roadway length; and
    - Preservation of approximately sixty percent (60%) of the property as permanent conservation area.

- Eileen McClain emphasized that the Board was not considering adoption of the SEQRA Findings Statement or the subdivision application at this meeting. The sole action before the Board was acceptance of the FEIS as complete and scheduling of a public hearing.
- Although not required under SEQRA, the Eileen McClain noted that it has been the Planning Board's longstanding practice to conduct a public hearing on Final Environmental Impact Statements in order to receive additional public comment

before issuing environmental findings.
- The Resolution scheduled the public hearing on the FEIS for September 21, 2026.
- The Eileen McClain further advised that four affirmative votes were required for adoption of the Resolution and explained that failure of the motion would not constitute a denial but would defer consideration until a subsequent meeting.

Motion: John Piazza moved to adopt the Resolution accepting the FEIS as complete and scheduling a public hearing for September 21, 2026. Steven Schwan seconded the motion.

Vote:

- Walter Hickey – Aye
- John Piazza – Aye
- Steve Schwan – Aye
- Eileen McClain – Aye

Motion carried unanimously.

- Following adoption of the Resolution, the Pat Cleary advised that the FEIS would be posted on the Town's website and available for public review and written comment prior to the public hearing.
- A discussion followed concerning whether the scheduled public hearing date could be modified. Pat Cleary advised that any change would require amendment of the Resolution at a future meeting after confirming room availability and scheduling logistics. Staff further noted that publication of the FEIS would proceed as scheduled regardless of any subsequent change to the hearing date.
- An attorney representing an interested party objected to holding an additional public hearing on the FEIS, stating that such a hearing is not expressly required under SEQRA. The Acting Chair acknowledged the objection but stated that conducting a public hearing on an FEIS has been the consistent practice of the Planning Board and that it was appropriate to continue that practice for this application.

NEW PUBLIC HEARINGS

1. Proposed: 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.

Application: Subdivision PSD-26-1
Location: 2 & 4 Summerland Lane, Briarcliff Manor
Section/Block/Lot: 98.11-3-8 & 9

Zone: R-40
Owner: Joseph Lichtenstein
Applicant: Mark Eicken
Engineer/Architect: Ralph Mastromonaco
Attorney: Robert F Davis, Esq.

2–4 Summerland Lane, Briarcliff Manor

Subdivision Application No. PSD-26-1
Lot Line Modification

Subdivision Application PSD-26-1 – Proposed Lot Line Modification

- The Board considered an update to the above-referenced subdivision application and conducted a public hearing regarding the proposed lot line modification between 2 and 4 Summerland Lane.

- The applicant's attorney, **Bob Davis of Singleton, Davis & Singleton**, appeared on behalf of **Joe Lichtenstein**, accompanied by the applicant's engineer, **Ralph Mastromonaco.**
- Mr. Davis explained that the application involves a lot line adjustment between two existing adjoining lots owned or controlled by the applicant. No new lots or roads are proposed. The applicant owns 2 Summerland Lane individually, where his residence is located, and owns the adjoining vacant lot at 4 Summerland Lane through an LLC.
- The applicant's representative stated that the proposed adjustment would provide a larger and more usable yard for the existing residence while retaining two separate lots. The revised lot line also addresses the location of existing structures and accessory structures and improves conformity with applicable setback requirements. The revised plan was developed in response to comments previously made by the Board and would place the potential future building area on the vacant lot in a more level location and farther from the nearest neighboring property.
- Under the revised proposal, the lot containing the residence would increase from approximately **0.594 acres (25,885 square feet) to 1.01 acres (44,018 square feet).** The vacant lot would decrease from approximately **1.05 acres (45,831 square feet) to 0.635 acres (27,698 square feet).** The applicant's representative noted that the resulting vacant lot would remain larger than several lots within the original subdivision.
- The applicant's engineer reviewed the proposed lot line adjustment and explained the relationship of the revised lot line to existing retaining walls, terraces, driveways, and structures. The Board discussed the treatment of front, side, and rear yards for the vacant corner lot and the location of the driveway and accessory structure. It was noted that the applicable yard designations could

be addressed when a future building permit is sought.

- The Board also discussed engineering review. The Town staff representative advised that the application had received an initial engineering review and that the Town Engineer had no substantive further comments, but final sign-off had not yet been provided with respect to the final plat. The Board determined that the application could proceed toward final approval subject to final engineering sign-off.
- The applicant requested that the Board classify the application as a minor subdivision pursuant to the applicable subdivision regulations, waive the requirement for preliminary approval and any additional public hearing, and proceed toward final approval.

Motion: A motion was made by Steve Schwan to waive the reading of the public notice. The motion was seconded by John Piazza.

Vote:

- Walter – Aye
- John – Aye
- Steve – Aye
- McClain – Aye

Motion carried unanimously.

Motion: A motion was made by John Piazza to open the public hearing. The motion was seconded by Steve Schwan.

Vote:

- Walter Hickey– Aye
- John Piazza – Aye
- Steve Schwan – Aye
- Eileen McClain – Aye

Motion carried.

Motion: A motion was made by Steve Schwan to close the public hearing. The motion was seconded by Walter Hickey.

Vote:

- Walter Hickey– Aye
- John Piazza – Aye

- Steve Schwan – Aye
- Eileen McClain – Aye

Motion carried unanimously.

Motion: A motion was made by John Piazza to direct preparation of a resolution granting final subdivision approval, subject to final sign-off by the Town Engineer. The motion was seconded by Walter Hickey.

Vote:

- Walter Hickey– Aye
- John Piazza – Aye
- Steve Schwan – Aye
- Eileen McClain – Aye

Motion carried unanimously.

2. 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& Applicanta: Laura & Michael Strober; Claire & Joseph Dunn
Engineer/Architect: Brendan Coleman, PLS, TC Merritts land Surveyors
Attorney: Cuddy & Feder, LLP

790 & 780 King Street, Chappaqua

Subdivision Application #PSD-26-6
Proposed lot line change

- The applicants were represented by **Dan Conant**, attorney with Cuddy & Feder, on behalf of **Laura and Michael Strober**, owners of 790 King Street, and **Claire and Joseph Dunn**, owners of 780 King Street.

- Mr. Conant stated that the application proposes an exchange of approximately **0.2 acres between the two properties,** with the affected properties located within the jurisdictions of the Town of Mount Pleasant and the Town of Newcastle. The proposal does not involve new construction, site disturbance, grading, tree removal, or changes in the physical use of either property.
- The applicant's representative explained that the proposed lot line revision is intended to regularize longstanding physical conditions, resolve existing encroachments, address a discrepancy in the property descriptions, and improve practical and zoning conditions for both properties. The proposed boundary generally follows existing physical conditions, including longstanding fencing.
- The Board was advised that Newcastle had previously issued a resolution approving the portion of the lot line adjustment within its jurisdiction. The application had also been reviewed by the Town's Engineering Department, which had no comments.
- Mr. Conant explained that the proposed adjustment would provide safety and practical benefits, including improved driveway width, visibility, parking, and turnaround areas at 780 King Street. He further stated that the adjustment would reduce certain existing nonconformities relating to lot coverage and setbacks and would address a discrepancy or "gore" in the existing property descriptions.
- The applicant requested that the Board exercise its discretion to permit a variation from the applicable requirement concerning the orientation of side lot lines relative to the street line. The applicant also requested limited waivers from certain subdivision application and plat requirements because no physical improvements or disturbance are proposed.
- The Board discussed the application and confirmed the identification of the smaller lot as 790 King Street. The applicant confirmed that the proposal would reduce certain existing nonconformities.

No members of the public appeared to comment, and no further Board questions were raised.

Motion: A motion was made by Steve Schwan to waive the reading of the public notice. The motion was seconded by Walter Hickey.

Vote:

- Walter Hickey– Aye
- John Piazza – Aye
- Steve Schwan – Aye
- Eileen McClain – Aye

Motion carried unanimously.

Motion: A motion was made by John Piazza to open the public hearing. The motion was seconded by Walter Hickey.

Vote:

- Walter Hickey– Aye
- John Piazza – Aye
- Steve Schwan – Aye
- Eileen McClain – Aye

Motion carried unanimously.

Following the discussion and there being no public comment:

Motion: A motion was made by Walter Hickey to close the public hearing. The motion was seconded by John Piazza.

Vote:

- Walter Hickey– Aye
- John Piazza – Aye
- Steve Schwan – Aye
- Eileen McClain – Aye

Motion carried unanimously.

Motion: A motion was made by John Piazza to direct preparation of an approval resolution. The motion was seconded by Walter Hickey.

Vote:

- Walter Hickey– Aye
- John Piazza – Aye
- Steve Schwan – Aye
- Eileen McClain – Aye

Motion carried unanimously.

The applicant confirmed that the version of the plat currently before the Board incorporated the changes requested by the Town of Newcastle. The Board further noted that references to the plan as “preliminary” should be revised to reflect its final status as appropriate for the approval resolution.

<u>NEW APPLICATIONS</u>

300 Lakeshore Drive, Pleasantville

Wetlands #PLW-26-2
Reconstruction of Two Existing Decks

- The owner/applicant was identified as **Shares Laurent**, with **William Simifiordes** identified as architect.
- The applicant was not present for the meeting. The Board noted that the public hearing on the application had previously been closed. Accordingly, the Board determined that the application could not be heard in the applicant's absence and agreed to adjourn the matter to a later meeting.

Motion: A motion was made to adjourn the application to a later date.

Vote:

- Walter – Aye
- John – Aye
- Steve – Aye
- McClain – Aye

Motion carried unanimously.

There being no further business, a motion was made by John Piazza to close the meeting and was seconded by Steven Schwan.

3. Proposed: 300 LakeShore Drive, Rebuilding two existing decks attached to house.

Application: Wetlands #PLW-26-2
Location: 300 Lake Shore Drive, Pleasantville
Section/Block/Lot: 99.15-4-9
Zone: R-10
Owner&Applicant: Schares Laurent
Architect: William Simeoforides

300 Lakeshore Drive, Pleasantville

Wetlands #PLW-26-2
Reconstruction of Two Existing Decks

- The owner/applicant was identified as Shares Laurent, with William Simifiordes identified as architect.
- The applicant was not present for the meeting. The Board determined that the application could not be heard in the applicant's absence and agreed to adjourn the matter to a later meeting.

Motion: A motion was made to adjourn the application to a later date.

Vote:

- Walter Hickey– Aye
- John Piazza – Aye
- Steve Schwan – Aye
- Eileen McClain – Aye

Motion carried unanimously.

There being no further business, a motion was made by John Piazza to close the meeting and was seconded by Steven Schwan.