

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JULY 20, 2026

BUSINESS ITEMS

Minutes from 7-2-2026 Planning Board Meeting

The minutes were not ready for adoption; no motion was made.

Eighth request for a 90-Day extension of resolution of approval for subdivision application # SD 20-6, and second request for a one-year extension on site-plan application # 20-012 and Steep Slopes application # SS 20-015 for the development of a four-story, 170-unit, service-enriched senior housing residence, Brightview Senior Living. 364 & 236 Grasslands Road, Valhalla, NY 117.17-1-28, Grasslands Estates - Owner, Brightview Senior Living Development.

Motion was made by Jane Abbate to grant the eighth 90-Day extension of the resolution of approval for Subdivision Application # SD 20-6, seconded by Eileen McClain, all members present voted in favor.

Motion was made by Jane Abbate to grant the second one-year extension on Site Plan Application # 20-012 and Steep Slopes Application # SS 20-015, seconded by JD Summa, all members present voted in favor.

NEW PUBLIC HEARINGS

- 1. Proposed: 630 Bedford Road Stone Barns, proposed renovation of and an addition to an existing 1930s building post fire. Renovations include creating a new loading zone.**

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

Motion was made by Jane Abbate to waive the reading of the Public Notice and open the Public

Hearing, seconded by Eileen McClain, all members present voted in favor.

Architect James Coleman, along with Attorney Matt Steinberg and Jason Brown, appeared to present the application. The following was discussed:

- The applicant has appeared before the Board twice previously.
- The proposal is to renovate and construct a new portion of the 1930s building that was damaged by fire, including a 1,300-square-foot addition.
- The addition relocates existing conference space to the north side of the building, which eliminates all further disturbance.
- SHPD (State Historic Preservation Office) has indicated no adverse impact on archeological or historic resources.

No Board comments.

No public comments.

Motion was made by Eileen McClain to close the Public Hearing, seconded by JD Summa, all members present voted in favor.

Motion was made by Eileen McClain to direct the Planning Consultant to draft a resolution of approval, seconded by Steve Schwan, all members present voted in favor.

- 2. Proposed: 835 & 855 Sleepy Hollow Lake Rd, Briarcliff Manor. Proposed 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. Application also includes a petition to the Town Board for a text amendment to change the language of Section 218-43 Nonprofit membership clubs. Public Hearing is to receive comments on the SEQR [DRAFT Scoping Document](#) only.**

Application: Subdivision PSD-26-4
Site Plan # PSP 26- 4
Steep Slopes #PLSS-26-7
Wetlands # PLW-26-1
Special Use # PLSU-26-2
Town Board Referral TB 26-1

Location: 835 & 855 Sleepy Hollow Road, Briarcliff Manor

Section/Block/Lot: 110.8-1-1, 104.20-1-1

Zone: R-40

Owner, Applicant & Petitioner: South Rock LLC D/B/A Fieldwood Club, LLC

Engineer/Architect: JMC Engineering Site Development Company, PLLC

Attorney: Zarin & Steinmetz, LLP

Stenographer was present and created a transcript of the Public Hearing :[7-20-26 Transcript of D Scoping Public Hearing](#) Fieldwood Golf Course Community 835 & 855 Sleepy Hollow Road, Pocantico