

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JULY 2, 2026

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

Motion was made by Eileen McClain to adopt the resolution of approval, seconded by Steve Schwan, all members present voted in favor.

Minutes from 6-15-2026 Planning Board Meeting

Motion was made by Eileen McClain to adopt the minutes from the June 15, 2026 meeting, seconded by Steve Schwan, all members present voted in favor.

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.

The following was discussed:

- Board member Eileen McClain asked whether the applicant will need variances. Patrick Cleary responded that the setback on the one side would be better on another side, this will come up at the public hearing.

Motion was made by Eileen McClain to schedule a public hearing, seconded by Steve Schwan, all members present voted in favor.

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

Motion was made by Eileen McClain to waive the reading of the Public Notice and open the Public Hearing, seconded by Walter Hickey, all members present voted in favor.

Owner Robert Buffamonte and Attorney Philip Grimaldi appeared to present the application. The following was discussed:

- The only change in the approved subdivision plat is the Board of Health stated that if you are within a water district you cannot have a private well. Our plans now include water service via an increased water main on Davidson Drive.
- A 300-foot long trench will be opened for 9 days, executing 20 feet at a time, putting the new 6-inch main next to the existing 4-inch one so there is no water disturbance.
- Work on the main will be limited to open trench 2 feet wide and 20 feet in length at a time.
- Two steel plates can cover the trench under construction if anyone needs to pass. The equipment is smaller and can be moved to the side or onto the newly created lot to allow traffic to pass. All other equipment and supplies can be stored there as well.
- Certified flaggers will be on site.
- Nothing is to be stored on Davidson Drive.
- There is no proposed change to the approved lot lines.

Board Member Comments:

- Eileen McClain: Can you limit the work on the water main to not occur during rush hour? Reply: Yes, we are open to that.
- James Collins: In the event of an emergency, all time counts. Reply: It would take 90 seconds at most once we know; we will leave the steel plates on..
- Steve Schwan: How are you going to open the trench, saw-cut? Reply: Yes.
- How wide is Davidson Drive? Reply: approximately 15 feet.
- How are you going to backfill? Reply: Standard procedure.
- Are you going to pin the plates overnight?
- Do you have an emergency contact number? Reply we will provide one.
- Is the new line down the middle? Reply: Not exactly, it's a bit off center.
- James Collins: How is the street restored? Reply: The trench will be restored we will pave the full depth of where we cut.
- With compaction, typically you get settlement after a time before you do the final. Plan is to patch, bind and pave.
- James Collins: It is a patch job that will not look good or wear well. Why not do something that is good for all and repave the street? Reply: We can offer that.

- Patrick Cleary: You can ask for street standard which is curb to curb. You can ask for this and ask for a bond.

Public Comments:

- Mike Sheridan, Snyder & Snyder, appearing for Pabello at 6 Davidson Drive: Notices were mailed from North Carolina and many have just received them today or not at all, in addition to the extreme heat some people are not coming out this evening.
- Should this be an amended subdivision application or a new one? The previous approval expired; they did not seek an extension as required in Condition #1 of the Resolution. We request this Board not proceed until the courts have their determination.
- There is a federal wetland crossing nearby, would there be any wetlands impact?
- Letter from Buffamonte stated there was a letter from DEP. However DEP stated they have not received any communications and they are interested in this application.
- Buffamonte's letter states the Town maintains the water main on Davidson Drive, they do not — the neighbors do. Specifically 412 Nannyhagen with 5 and 6 Davidson Drive. Have an easement to maintain.
- Engineering letter states they do not have a copy of the easement. It should be on file and it should be clear. Easements were checked off but not provided
- It is not a private road; it is an established right-of-way.
- Construction plan — can an emergency vehicle actually straddle the 2-foot trench? Mr. Buffamonte did not confer with EMS. They said they do not have a copy of this plan. Section 227-8-D: notification should go to Special Municipal Services.
- Updated survey — over 20 years old. James Collins noted the board was provided a map-based survey. Your website states you require an updated survey on the application..

Public Comment #2 — Carmen Iannacchino, 412 Nannyhagen

- 200 feet of Davidson Drive is on our property,:
- Would need a driveway to allow access. Mr. Buffamonte has never offered any communication. We own the land and have not given them permission.
- There is a 24-inch pipe that comes through that road to carry water from properties.
- There is more than a water main there — there is electric, cable and other utilities.
- We never received any certified mail at 412.

Public Comment #3 — Frank & Ellie Callabeo:

- We have been here 37 years and love this town. We have the same concerns as other neighbors and provided pictures. We want to make sure all the right information is before you.
- Will the digging collapse the water pipe?

Philip Grimaldi, attorney for the applicant:

- The neighbors are going back to points the ZBA has already decided — it is a road and they have access.
- There are existing utilities.
- We own 150 feet of Davidson Drive. In January 2025 you gave us subdivision approval that is binding — the only change is the water line.
- The neighbor's intent is to delay this application. If a coastal wetlands application is required, we will get it.

Tom Liberati, excavation of roadway — owner of Let It Flow:

- Our company generally files for permits and does the work on the roadway as is proposed here. Private utility locators will generally do the digging to replace a pipe in a 4ft deep x 300 ft long trench will generally take 9-10 days.
- The only unknown is the Department of Health testing.
- Restoring usually goes to at least first base above pipe — concrete.
- Emergency vehicle calls go to Police Department and Fire Department. The Town FD is all volunteer — PD gets there first. Fire trucks have a wider wheel base than the 2-foot trench.

Public Comment #7 — Gerard Petrello:

- Received email from Mr. Liberati today who said he had no idea of the project and now he's here talking about it.
- He received a letter from a DEP attorney stating they had not received notification.
- The easements should be verified, it is not a public water main.

Board member Eileen McClain:

- Has applicant provided proof of mailing? Our attorney has verified the legal matters are in order. Carolyn Saracino replied, yes the mailings are compliant
- Asked Mr. Buffamonte about notifying the BOH. Reply, the BOH saw all the easements on the maps and said we must use the existing hookups and lines within the district.
- James Collins: The entire conversation before us tonight is really about the water line and road reconstruction.
- Steve Schwan/Robert Buffamonte: How old is the existing water main? Reply, there is a rusty storm drain that would be a benefit to neighbors to replace with a new one.
- James Collins, applicant is willing to post a bond, repair the road, so let's let them know that that's we want. Eileen McClain: Ensuring there won't be a later bill for a road improvement we would not want to burden the current homeowners with that expense.
- Eileen McClain: Can the FD have input on this application?

Motion was made by Eileen McClain to close the public hearing, seconded by Steve

Schwan, all members present voted in favor.

Motion was made by Eileen McClain to direct the consultant to draft a resolution of approval with conditions including, but not limited to, the items discussed this evening, seconded by Steve Schwan, all members present voted in favor.

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.

James Flandreau appeared on behalf of the property owner to present the application. The following was discussed:

- Site received site plan approval in 2015. Today we are here for a change to a portion of the building to be used for sports courts.
- There is an additional parking lot they own next door.
- A variance is needed from ZBA for parking.

Board Member Comments:

- What is the total square foot space proposed for the courts? Reply: About 7,000 sq ft.
- There is construction going on now. Reply, yes, enclosed office space on both 1st and 2nd floor, renovating that exiting space.
- Walter Hickey: Irvington Street goes in halfway down the block, but the building doesn't meet up with Castleton. Maybe the parking lot joins the two roads? Reply, the parking lot joins the two roads.
- Patrick Cleary: This is a to-be-determined type of court, and is not specific to any sport. Still need clarification on fencing, retaining walls and ramp, ultimately how will this impact Prospero's operation. Zoning Board A approval. In general this is a good reuse of space without a lot of site plan or site engineering issues.

Board suggested they have a good understanding of numbers as they proceed to the

Zoning Board.

Motion was made by Eileen McClain to refer to the ZBA and return for a public hearing at the Planning Board, seconded by Steve Schwan, all members present voted in favor. Applicant to be prepared to speak to parking.

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

Nicholas Shirriah of Hudson Engineering, Lou Demasi- Architect and property owner Gregory Kussoff appeared to present the application. The following was discussed:

- Properties are subdivided, there are two. First lot at 51 retains existing structures and driveway. The second is vacant with access to the first lot.
- Proposed is to construct 2 two-family dwellings with a shared driveway including 5 parking spots for each lot — 2 for each unit and 1 guest.
- Water and sewer will be connected from Kensington
- A variance is required for the height of the buildings, we may also need a variance as we are just a bit over the 20% lot coverage, but we can try to eliminate that.
- There will be steep slopes disturbance for the driveway.

Board Member Comments:

- James Collins: Why a shared driveway? Reply: Extremely steep slopes — they have to meet the Towns 12% grade requirement. It will be less slope disturbance.
- James Collins: Sharing is not a good idea with driveways, it is not something this board likes to promote. It may work now but in 20 years it becomes a problem. Reply: These are rental units, not for sale. James Collins: We think of this for long-term maintenance — at some point everything sells.
- Eileen McClain: Can a driveway come off of Westchester Ave?
- Patrick Cleary: The ROW is unusually large on these parcels. It also appears that the existing driveway goes to the lots in the rear — is there some easement for access? This all complicates things and needs to be clarified. Nicholas Shirrah: Yes, they have

access to those lots with this driveway.

- Eileen McClain: Why so much pavement? Reply, for turnaround. We can reduce it and change to a hammerhead.
- It makes sense to use the existing driveway to access both. Reply we are open to consider access options.
- Walter Hickey: There is a lot of overgrown areas with stairs and an old garage, it is very steep and merges to a stone wall on adjacent property. Are any of these items being touched? Reply: The stone wall is not being touched — they are in good shape. There is no intention of touching anything on that side. It will all be mostly on the Kensington side.
- Historically this house was built in the 50s, was Kensington even there at the time. Reply, can't speak to that but in the mid-80s the houses in the back were built but accessed from Kensington.
- Patrick Cleary: Need to hear from Engineering.
- James Collins: would take a lot for me to like the idea of a shared driveway.
- Greg Graff: There is an easement within a deed that already allows access from the vacant lot to the lot with the house.
- Walter Hickey: There is a sign that says Private Road, would this be another Davidson Drive situation, would you know anything about that?

Application continued.

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

Application adjourned prior to meeting.