

TOWN OF MOUNT PLEASANT

MINUTES OF THE MEETING OF THE PLANNING BOARD TOWN OF MOUNT PLEASANT WESTCHESTER COUNTY, N.Y. HELD JUNE 15, 2026

BUSINESS ITEMS

Minutes from 6-4-2026 Planning Board Meeting

Motion was made by Walter Hickey to adopt the minutes from the June 4, 2026 meeting, seconded by JD Summa, all members present voted in favor.

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

Motion was made by Jane Abbate to adopt the resolution of approval, seconded by JD Summa, all members present voted in favor.

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.

Board Member Comments:

- Add that this is a legalization of work already performed.
- Add to limit use of fill area due to contaminated soil.

Motion was made by Jane Abbate to adopt the resolution of approval with the above-noted additions, seconded by JD Summa, all members present voted in favor.

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

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

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.

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

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

Chairman Collins commented the applicant submitted a plan which shows that the parking garage has been scaled back somewhat to have less of an impact to the community.

Motion was made by JD Summa to declare a Negative Declaration, seconded by Steve Schwan.

Votes cast:

- JD Summa – Aye
- Steve Schwan – Aye
- Jane Abbate – Aye
- Eileen McClain – Aye
- Walter Hickey – Nay
- James Collins – Nay

Motion carried 4-2. The Negative Declaration was adopted.

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 17 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

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

Steve Dimovski appeared on behalf of the property owner to present the application, the following was discussed:

- Site is approximately 16,450 sq ft. Proposed 3-story mixed-use building totaling approximately 26,000 sq ft.
- Proposed are 12 one and two bedroom dwelling units, office space, rooftop garden for residents, and a mail room.
- 17 parking spaces are required, 17 have been provided, we may end up with a few more once the building is finalized.
- All Hawthorne Hamlet zoning requirements are met.
- The Zoning Board of Appeals granted a height variance for the bulk head of the elevator.
- All utilities are provided.
- Engineering comments have been satisfied.

No comments from Board Members
No comments from the public.

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 instruct the consultant to draft a resolution of approval, seconded by Jane Abbate, all members present voted in favor.

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

Attorney Matthew Steinberg, Engineer from DTP provident, and Architect James

Coleman appeared to present the application. The following was discussed:

- Steinberg – we have met with engineering and changed our plans since our last appearance. The generator was placed inside of the building, eliminating the need for a steep slopes application, and enabling us to save 2 large trees.
- We intend to keep and relocate a split-rail fence, and a fire hydrant.
- There is a long area which is permeable to handle stormwater.
- Engineering memo shows we have satisfied his comments.
- NYS Historic Preservation Office (SHPO) is generating their comments.

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