

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA SEPTEMBER 3, 2026, 7:30 PM

BUSINESS ITEMS

Consider adoption of Scoping Document for 835 & 855 Sleepy Hollow Lake Rd, Briarcliff Manor for the 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.

CONTINUING APPLICATIONS

- 1. Proposed: 24 Rutledge, Construction of pool, retaining walls, patio and deck to create usable rear yard.**

Application: Steep Slopes #PLSS-26-5

Location: 24 Rutledge Road, Valhalla

Section/Block/Lot: 112.20-2-15

Zone: R-20

Owner: Anthony Cruz, Jr

Applicant & Engineer: Cacciopolli Engineering

- 2. Proposed: 108 Bradhurst Ave, Subdivision one lot into two**

Application: Subdivision # P-SD 25-7

Location: 108 Bradhurst Ave, Valhalla

Section/Block/Lot: 117.17-1-15

Zone: R-20

Owner: PUGNI, JOHN

Applicant&Architect: Dimovski Architecture

NEW APPLICATIONS

3. **Proposed:** 10 Colony Glen Dr construct a 273.9 Sq.Ft. addition to existing house.

Application: Wetlands # PLW 26-4

Location: 10 Colony Glen Drive, Pleasantville

Section/Block/Lot: 9.19-4-85

Zone: R-10

Owner: Thomas Mulvaney

Applicant & Engineer: ALP Engineering, Alan Pilch

Architect: Dimovski Architecture

4. **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

5. **Proposed:** 98 Larry's Lane Proposed addition with 12 Square feet of the addition encroaching into the 50-foot wetland setback. The proposed work is intended to expand the existing residence while minimizing impacts within the wetland setback to the greatest extent practicable.

Application: Wetland #PLW-26-5

Location: 98 Larry's Lane, Pleasantville

Section/Block/Lot: 106.16-2-2

Zone: R-40

Owner: Ethan Ossolinski

Applicant& Engineer: Bibbo Associates Engineering, Michele Eberle

6. **Proposed:** 0 Warren Ave, Proposed new single family dwelling on vacant parcel, improvements include a new dwelling, driveway, drainage system, water and sewer connections

Application: Steep Slopes PLSS-26-12

Location: Warren Ave, Hawthorne
Section/Block/Lot: 112.6-4-28
Zone: R-10
Owner: RT Realty 2026 LLC
Applicant & Engineer: Brian Hildenbrand