

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA FEBRUARY 1, 2024, 7:30 PM

BUSINESS ITEMS

Acceptance of drafted minutes from the 10-16-2023, 11-2-2023 and 1-4-2024 meetings.

Kensico Preserve - Legion of Christ, Inc. 23rd 90-day Extension request for previously approved 73-Lot Cluster Subdivision, plus 2 lots "Kensico Preserve" formerly known as Baker Residential (OB-1)

CONTINUING APPLICATIONS

- Proposed:** Redevelopment of vacant parcels to construct a +- 3,000 SF landscaping supply and equipment storage barn, a +- 200 SF detached temporary office building with driveway, parking area, stormwater mitigation facilities, landscape/screen areas.

Application: Site Plan# SP 23-07
Subdivision # SD 23-04
Steep Slopes # SS 23-13

Location: Vacant Parcel on Brighton and Bradhurst Ave, Hawthorne

Section/Block/Lot: 112.9-1-2&3

Zone: C-NR & R-10

Owner: Brighton Ave. Properties, LLC

Applicant: Brighton Avenue Properties, LLC

Engineer/Architect: KSCJ Consulting

- Proposed:** Kensico Preserve, Toll Bros - Proposed 162 age-restricted multi-family Townhome development on the parcel previously approved for the Kensico Preserve residential subdivision (previously known as Baker) which lies between Columbus Avenue and West Lake Drive in Thornwood.

Application: Town Board Referral #TBR 23-01
Subdivision # SD 23-03
Site Plan # SP 23-05
Steep Slopes # SS 23-12
Wetlands # W 23-03

Location: Vacant Parcel Columbus Ave, Thornwood

Section/Block/Lot: 112.16-1-1

Zone: OB-1

Owner: Legions of Christ, Inc.

Applicant: Toll Brothers, Inc

Engineer/Architect: JMC Engineering, ... PLLC
Attorney: Zarin & Steinmetz, LLP
Petitioner & Contract Vendee: Toll Brothers, Inc.

NEW APPLICATIONS

3. **Proposed:** **North 80 Master Plan: Review and adoption of proposed North 80 Development Master Plan. North 80 Development consists of a mixed-use community that incorporates approximately three million square feet of bio-tech/research and development related uses including medical offices, a children's science and education center, neighborhood shopping (retail) and a hotel as part of a comprehensive Master Development Plan.**
- Application:**
Location: Vacant and occupied lots North of the Westchester Medical Center
Section/Block/Lot: 116.8-1-9, 116.8-1-3 through 8, 111.20-1-80
Zone:
Owner: Westchester County, 81 Holly Hill Lane, LLC
Applicant: LP/North80 LLC & Holly Hill Lane LLC
Engineer/Architect: Torti Gallas & Partners
Attorney: Blanchard & Wilson, LLP
4. **Proposed:** **6 Gatwick Court - Construction of retaining walls to create usable backyard space**
- Application:** Steep Slopes # SS 23-19
Location: 6 Gatwick Court, Chappaqua
Section/Block/Lot: 107.6-1-3
Zone: R-40
Owner: Allsion Levene
Applicant: Epic Pools & Spa
Engineer/Architect: Paul Gdanski, P.E., PLLC
5. **Proposed:** **6 Saw Mill River Road - Proposed addition and renovation to an existing restaurant so to accommodate new restaurant with a special events space. Second floor addition is proposed above existing main building footprint for three offices, storage room and half baths. New accessory structures for pergola/tiki bar, changing room with bathroom.**
- Application:** Site Plan # Sp-23-08
Location: 6 Saw Mill River Road, Hawthorne
Section/Block/Lot: 116.7-1-15
Zone: C-GC
Owner: Hida Realty Corp.
Applicant & Contract Vendee: Michael Pasqualini
Architect: Manuel Design Associates

Engineer: Alfonzetti Engineering, PC

- 6. Proposed:** **871 Franklin / 871 Commerce Street, Request for re-approval of Site Plan Application # SP 21-01 in accordance to §218.68 Residential in a Commercial Zoning District. Interior renovations of first floor offices, Commerce Street side, to create two one-bedroom apartments.**

Application: Site Plan # SP 21-01

Location: 871 Franklin Ave., Thornwood

Section/Block/Lot: 106.15-1-53

Zone: C-NR

Owner&Applicant: The Crecco Company

Engineer/Architect: Federico Associates

- 7. Proposed:** **Construction of an in-ground pool with surrounding patios, pool house with steps, retaining walls and associated storm water management improvements**

Application: Steep Slopes # SS 23-17

Location: 115 Milton Drive, Thornwood

Section/Block/Lot: 106.16-1-20

Zone: R-40

Owner& Applicant: Stephen DiNapoli

Engineer/Architect: Hudson Engineering and Consulting, P.C.