

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA MAY 2, 2024, 7:30 PM

BUSINESS ITEMS

Resolution of Approval - review specifics of conditions and consideration of adoption - DEP Kensico Eastview Connection (KEC) CONTRACT #1 (KENS EAST-2)
Kensico Campus Site preparations Department of Conservation Water Supply Use, construction of new water conveyance and supporting facilities.

NEW PUBLIC HEARINGS

- 1. Proposed: 200 Lake Road - Creative Arts Center - relocation of an existing maintenance yard and upgrading the Stafford lot to provide visitor parking, installation of a connection path to the Breuer house, a sculpture park and pedestrian walkways for interconnection.**
Application: Site Plan Application # PSP 23-2
Location: 200 Lake Road, Pocantico Hills
Section/Block/Lot: 116.5-2-2,3,4,5,7
Zone: R-40
Owner & Applicant: National Trust Historic Preservation/Greenrock Corporation
Engineer/Architect: FX Collaborative Architects, LLP
Attorney: Cuddy & Feder, LLP
- 2. Proposed: 9 Skyline Drive - Installation of two stand-alone commercial generators, 150 kw & 200 kw, to be run by subbase diesel fuel tank.**
Application: Site Plan # SP 24-
Location: 9 Skyline Drive, Hawthorne
Section/Block/Lot: 116.8-1-12.3
Zone: OB-6
Owner: MWEF. Building 9 Condo Association
Applicant: Timothy Donovan

CONTINUING APPLICATIONS

- 3. Proposed: Brighton Ave and Bradhurst Ave development of vacant parcels to construct a +- 3,000 SF landscaping supply and equipment storage barn, a +- 200 SF detached 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

4. **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.

5. **Proposed:** **Arnold Place, Vacant Parcel - Construction of a new Single-Family dwelling, development includes site excavation, regrading, retaining walls, driveway, and stormwater.**

Application: Steep Slopes # SS 24-3

Location: Arnold Place,

Section/Block/Lot: 106.20-1-12

Zone: R40

Owner: Arnold Place Realty, LLC C/O Anthony D'Agostino

Applicant & Architect: Thoms Haynes Architect

NEW APPLICATIONS

6. **Proposed:** **420 Nannyhagen Road - Proposed one lot into two lot subdivision for the purpose of developing a new single-family dwelling.**

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