

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA MAY 20, 2024, 7:30 PM

BUSINESS ITEMS

200 Lake Road Pocantico Hills - Acceptance of resolution of approval for Site Plan # PSP 23-2, 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. R-40, SBL - 116.5-2-2,3,4,5,7, National Trust Historic Preservation /Greenrock Corporation,

9 Skyline Drive - Acceptance of resolution of approval for Installation of two stand-alone commercial generators, 150 kw & 200 kw, to be run by subbase diesel fuel tank. 9 Skyline Drive Hawthorne, OB-6 Zone, 116.8-1-12.3, MWEF. Building 9 Condo Association

Request a one-year extension of the adopted resolution of approval for Site Plan Application #SP 22-07, Steep Slopes Application #SS 23-02 and SEQR Neg Dec for the construction of two one-story warehouse/light industrial buildings (36,300 sf & 34,600 sf) with 10% office space, 4 loading docks and 109 parking spaces, parcel is vacant land. 14/16 Skyline Drive, Thornwood, 116.1-1-3.1, zoned OB-6, Owner - RMD 14-16 Skyline LLC

NEW PUBLIC HEARINGS

- 1. 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: 106.20-1-10
Zone: R40
Owner: Arnold Place Realty, LLC C/O Anthony D'Agostino
Applicant & Architect: Thoms Haynes Architect
- 2. Proposed:** **Development of a four-story, 170-unit, service-enriched senior housing residence, Brightview Senior Living. The proposed action consists of (1)- adopting amendments to the Town of Mt. pleasant Zoning Code to create a "service Enriched Senior Housing Floating Zone" (2) rezoning the subject parcel to the new floating Zone; and 3 - issuing Subdivision, Site Plan, Steep Slopes, Wetland and other related approvals in furtherance of the proposed development.**

Application: Site Plan #SP 20-05

Location: 236 & 364 Grasslands Road, Valhalla
Section/Block/Lot: 117.17-1-28&29.2
Zone:R-20
Owner: Grasslands Estates, Inc.
Applicant: Brightview Senior Living Development, LLC
Engineer/Architect: JMC Site Development Consultants, LLC
Attorney & Pettitioner: Zarin & Steinmetz
Contract Vendee: Brightview Senior Living Development, LLC

CONTINUING APPLICATIONS

3. **Proposed:** 146 Broadway, Thornwood, Demolition of existing structure, construction of a mixed-use building - ground floor retail, 1st and 2nd Floor apartments (four units in total)
- Application:** Site Plan # PSP-23-001
Location: 146 Broadway, Hawthorne
Section/Block/Lot: 112.9-1-7
Zone: HH - Hawthorne Hamlet
Owner & Applicant: 146 Broadway, LLC
Engineer/Architect: Thomas Haynes Design Group
4. **Proposed:** 115 Wall Street - Proposed public utility 6,150 Sq Ft stand-alone energy storage system to supplement power to the local power grid at peak hours.
- Application:** Site Plan # PSP- 24-4
Location: 115 Wall Street, Valhalla
Section/Block/Lot: 117.6-1-40
Zone: M-1
Owner: DP 16 LLC
Applicant: DP 16 LLC
Engineer/Architect: Zachary Longo
Attorney: Robert Gaudioso of Snyder & Snyder, LLP

NEW APPLICATIONS

5. **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

6. **Proposed:** 1 Point Place, construct a series of MESA retaining walls, thereby creating a usable rear yard configuration, including a pool.

Application: Steep Slopes # SS 24-05

Location: 1 Point Place, Chappaqua

Section/Block/Lot: 99.10-2-3.42

Zone: R-40

Owner &

Applicant: DoshiJay & Supriya - 50%

Doshi Vinay & Vasanti - 50%

Engineer: A.E. Professional Engineers, P.C.