

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA JUNE 6, 2024, 7:30 PM

BUSINESS ITEMS

Adoption of a resolution of approval for Steep Slopes application # SS 24 - 3, Vacant Parcel on Arnold Place, Thornwood R-40 Zoning District - Construction of a new Single-Family dwelling, development includes site excavation, regrading, retaining walls, driveway, and stormwater, 106.20-1-10 Arnold Place Realty, LLC C/O Anthony D'Agostino

Kensico Preserve - Legion of Christ, Inc. 24th 90-day extension request for previously approved 73-Lot Cluster Subdivision, plus 2 lots "Kensico Preserve" formerly known as Baker Residential (OB-1)

Request for a second one-year extension of the resolution of approval for Site Plan #22-02 EF Academy, 582-590 Columbus Avenue, Thornwood, Development of Phase 2 including 10 additional faculty dwelling units. 112.12-1-1, Efekta, IA, Inc,

NEW PUBLIC HEARINGS

- 1. Proposed: Kensico Preserve, Toll Bros - Proposed 162 age-restricted multi-family Town Home 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: 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: R-3A

Owner: Legions of Christ, Inc.

Applicant: Toll Brothers, Inc

Engineer/Architect: JMC Engineering, ... PLLC

Attorney: Zarin & Steinmetz, LLP

Petitioner & Contract Vendee: Toll Brothers, Inc.

CONTINUING APPLICATIONS

- 2. 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& Applicant: Brighton Ave. Properties, LLC

Engineer & Architect: KSCJ Consulting