

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA JULY 15, 2024, 7:30 PM

BUSINESS ITEMS

6 Saw Mill River Road - Acceptance of resolution of approval for Site Plan application # SP-23-08, proposed addition and renovation to an existing restaurant so to accommodate a new restaurant with a special events space. Second-floor addition is proposed above the existing main building footprint for three offices, a storage room and half baths. New accessory structures for pergola/tiki bar, changing room with bathroom. SBL 116.7-1-15, Zoned C-GC, Lesetai Realty, LLC

NEW PUBLIC HEARINGS

- 1. Proposed: 743 Bedford Road - Two lot subdivision from a 288.49 acre parcel. The first lot is to be approximately 281.64 acres and the second is a 6.86 acre parcel which will have a single-family dwelling constructed.**

Application: Subdivision #PSD 23-5
Location: 743 Bedford Road, Sleepy Hollow
Section/Block/Lot: 111.11-1-7
Zone: R-40
Owner: People of the State of Parks Recreation and Historical Preservation
Applicant & Engineer: JMC Planning, Engineering PLLC
- 2. 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
- 3. Proposed: Brighton Ave and Bradhurst Ave., Development of vacant parcels to construct a +- 3,000 SF landscaping supply and equipment storage barn with an office on a mezzanine level. Improvements include 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

CONTINUING APPLICATIONS

4. **Proposed:** NYC DEP KEC Contract #2 Eastview
Contract #2 Tunnel, Shafts and Kensico Excavation (KENS - EAST -1)
Contract #3 KEC Buildings (KENS - EAST - 3)
Application: Site Plan # PSP 24-02
Location: Walker Road, Valhalla
Section/Block/Lot: 116.16-1-2
Zone: OB-2
Owner & Applicant: New York City Department of Environmental Protection
Engineer/Architect: Ove Arup and Partners, Hazen and Sawyer

NEW APPLICATIONS

5. **Proposed:** 273 Lakeview Avenue - Kensico Cemetery habitat restoration and the development of a recreational pathway for cemetery visitors within an approximate 5-acre portion of the Kensico Cemetery parcel.
Application: Wetlands # W24-04
Location: 273 Lakeview Avenue, Valhalla - Kensico Cemetery
Section/Block/Lot: 117.18-1-1
Zone: R-20
Owner: Kensico Cemetery
Applicant: Mathew Parisi
Engineer: Wetlands Studies and Solutions, Inc.