

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA SEPTEMBER 16, 2024, 7:30 PM

BUSINESS ITEMS

Acceptance of resolution of approval for Accessory Apartment Special Use application # 24-01 for existing accessory apartment in lower level of home to be transferred to new owner, 12 Reeback Drive, Valhalla, 113.5-2-32, Daniel and Allison Puccarrelli

Kensico Preserve - Legion of Christ, Inc. 25th 90-day extension request for previously approved 73-Lot Cluster Subdivision, plus 2 lots "Kensico Preserve" formerly known as Baker Residential (OB-1)

NEW PUBLIC HEARINGS

1. **Proposed:** **67 Leroy - Installation of an 80KW residential generator, to be fueled by propane**

 Application: Site Plan # SP- 24-7
 Location: 67 Leroy Road, Chappaqua
 Section/Block/Lot: 99.6-2-18.1
 Zone: R-40
 Owner: Kevin Orsini
 Applicant: Michael Gonzaga
 Architect: Granoff Architects

2. **Proposed:** **67 Leroy Road - Mitigate the disturbance to the wetlands during construction of addition which was part of a previously approved steep slopes application.**

 Application: Wetland Application # W 24-03
 Location: 67 Leroy Road, Chappaqua
 Section/Block/Lot: 99.6-2-18.1
 Zone: R-40
 Owner & Applicant: Kevin Orsini
 Engineer/Architect: Alan Pilch

CONTINUING APPLICATIONS

3. **Proposed:** **Brighton Ave and Bradhurst Ave development of vacant parcels for the construction of an approximate 3,000 Sq.Ft. business office with storage barn. Additional improvements include driveway, parking area, stormwater**

mitigation facilities, landscaping and screened areas. Development of the residential lot is not proposed as part of this application.

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

- 4. 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.

TOWN BOARD REFERRALS

- 5. Proposed: 75 Kensico Avenue North - Extension of the Hamlet Zoning District (VH) to the 75 Kensico Avenue North Parcel which is currently zoned as R-10.**

Application: Town Board Referral TB # 24-01

Location: 75 Kensico Avenue North, Valhalla

Section/Block/Lot: 117.19-2-20

Zone: R-10

Owner: The Kensico, LLC

Applicant: Daniel Amicucci

Planning & Development Advisor: David B Smith