

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA DECEMBER 5, 2024, 7:30 PM

BUSINESS ITEMS

Acceptance of minutes drafted from the 11-18-2024 Planning Board meeting

Acceptance of resolution of approval for Steep Slopes application # SS 24-05, Construct a series of MESA retaining walls, creating a usable rear yard configuration, including a pool. 1 Point Place, Chappaqua, SBL - 99.10-2-3.42, Owners - DoshiJay & Supriya - 50%, Doshi Vinay & Vasanti - 50%

Review of resolution of approval for potential adoption of Site Plan Application # PSP 24-02 for NYC DEP Kensico Eastview Connection Contract #2 Eastview 2 Walker Road, Valhalla
Contract #2 Tunnel, Shafts and Kensico Excavation (KENS - EAST -1)
Contract #3 KEC Buildings (KENS - EAST - 3)

Review of resolutions of approval Kensico Preserve - 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. SBL 112.16-1-1, Owner:Legions of Christ, Contract Vendee Toll Brothers, Inc. The following applications will be considered for adoption: Subdivision # SD 23-03, Site Plan # SP 23-05, Steep Slopes # SS 23-12, Wetlands # W 23-03

Request for a 90-Day extension of subdivision approval # SD 20-6 for the development of a four-story, 170-unit, service-enriched senior housing residence, Brightview Senior Living. Subdivision application # SD 20-6, Site Plan Application # SP 20-012, Steep Slopes Application # SS 20-15. 364 & 236 Grasslands Road, Valhalla, NY 117.17-1-28, Grasslands Estates - Owner, Brightview Senior Living Development - Contract Vendee.

CONTINUING PUBLIC HEARING

- Proposed: 420 Nanny Hagen 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

NEW APPLICATIONS

2. **Proposed:** 40 Saw Mill River Road, Amendment to recently approved site plan application # SP 22-03 to include further improved circulation and accessible access to the building. Previous approval granted an increase to a total of 335 spaces, amendment proposes an increase to a total of 341 spaces.

Application: Site Plan # SP 24-10, Steep Slopes # 24-12

Location: 40 Saw Mill River Road, Thornwood

Section/Block/Lot: 116.7-1-4

Zone: C-RB

Owner & Applicant: Seventh Jam Development, LLC

Engineer: JMC Site Planning LLC

Architect: Tecton Architects