

TOWN OF MOUNT PLEASANT

PLANNING BOARD AGENDA APRIL 3, 2025, 7:30 PM

BUSINESS ITEMS

Acceptance of minutes drafted from the 2-6-2025 & 3-6-2025 Planning Board meeting

Request for a 90-day extension of the resolution of approval for Subdiviion Application # SD 23-04 for the development of vacant parcels located at Bradhurst Avenue and Brighton Avenue in Hawthorne for the construction of an approximate 3,000 Sq.Ft. business office with storage barn. Additional improvements include driveway, parking area, storm water mitigation facilities, landscaping and screened areas. SBL 112.9-1-2&3, owner is Brighton Ave. Properties, LLC

NEW PUBLIC HEARINGS

- 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 340 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

CONTINUING APPLICATIONS

- Proposed: 399 Old Sleepy Hollow Road, Pleasantville
Subdivision of one lot into two for the purposes of development of a single family dwelling.**

Application: PSD 25-01

Location: 399 Old Sleepy Hollow Road, Pleasantville

Section/Block/Lot: 105.18-1-19 & 20

Zone: R-40

Owner & Applicant : Joes & Zulema Montiel

Engineer/Architect: ARQ Architecture, P.C

NEW APPLICATIONS

3. **Proposed:** 145 Benic Place, Legalize cut and fill grading and the construction of concrete retaining wall in excess of 6ft at rear of portion of property.
- Application:** Steep Slope #SS 25-03
Location: 145 Benic Place, Hawthorne
Section/Block/Lot: 111.12-1-11
Zone: R-10
Owner: Michael Stallone
Applicant & Engineer: Fnu Luqman, of Dia Grid Engineering
4. **Proposed:** 95 Bradhurst, Blythedale Childrens Hospital, Three-phase improvement plan including expansion for long-term care, parking deck, and improvements to site utilities and infrastructure.
- Application:** Site Plan SP - 25-02
Location: 95 Bradhurst Avenue, Valhalla
Section/Block/Lot: 117.17-1-2
Zone: R-20
Owner & Applicant: Blythedale Childrens Hospital
Engineer/Architect: Langan; Colliers; E4H Architecture