

AGENDA  
TOWN OF MOUNT PLEASANT  
PLANNING BOARD MEETING  
MONDAY APRIL 20, 2015  
8:00 P.M.

**BUSINESS MEETING:**

Approval of minutes – April 2nd, 2015 Meeting

**NEW & CONTINUED PUBLIC HEARINGS:**

1. **Application for Steep Slope Permit SS#13-04**  
**Proposed Single Family Residence (R10 Zone)**  
Location: Prospect Ave, Valhalla  
Section/Block/Lot 117.19-2-9  
Applicant  
**Owner:** Miller Silver LLC  
**Engineer:** Michael H. Campbell, PE  
Campbell Engineering, LLP
  
2. **Application for Steep Slope Permit SS#15-01**  
**Proposed 3car garage with kitchen above – (R40 Zone)**  
**Location:** 37 Dogwood Lane, Briarcliff Manor  
Section/Block/Lot 98.16-2-13  
**Owner:** John & Melissa Burns  
**Engineer:** Michael H. Campbell, PE  
Campbell Engineering, LLP
  
3. **Application for Site Plan #15-02 & Steep Slope # 15-10**  
**Proposed dormitory (OB-CE Zone)**  
Location: 590 Columbus Ave  
Section/Block/Lot 112.12-1-1&1.1  
**Applicant:** Efekta, IA  
**Owner:** Efekta, IA  
**Engineer:** Bohler Engineering, LLC

**NEW & CONTINUED APPLICATIONS:**

4. **Application for Site Plan Approval #15-04**  
**Proposed office and construction yard (M2 Zone)**  
Location: 9 Walnut Place  
Section/Block/Lot 106.15-1-5  
**Applicant:** Kings Capital Construction Group, Inc  
**Owner:** JD Summa  
**Engineer:** Atlantic Consulting & Engineering

5. **Application for Steep Slope Disturbance Permit #SS15-04**  
**Construct pool and cabana and retaining wall (R-20 Zone)**  
Location: 102 Byron Road, Mount Pleasant  
Section/Block/Lot 106.16-1-33  
**Applicant: Kings Capitol Construction Group, Inc.**  
**Owner: James Summa**  
**Architect: Jeffrey A. Econom**
  
6. **Final Environment Impact Statement (FEIS) for Subdivision #0128 Wetlands Permit & Steep Slopes Permit**  
**Proposed 10-Lot Subdivision (R-40 Zone)**  
Location: 235 Bear Ridge Road, Pleasantville  
Section/Block/Lot 99.20-1-35.1, 35.2 & 36  
**Owner: Arlene Indriolo**  
**Engineer: JMC Engineering**
  
7. **Lot Line Modification Approval #15-06**  
**Proposed Subdivision of 127.4 SqFt from applicants parcel to 13 Trapping Way (R-40)**  
Location: 1 Tanglewood Rd, Pleasantville  
Section/Block/Lot 107.9-2-50  
**Applicant: Alan D. Lichtenstein**  
**Owner: Michael & Pamela Lynn**  
**Attorney: Alan Lichtenstein**
  
8. **Application for Steep Slope Disturbance Permit #SS15-05**  
**Construct a one family residence in a previously approved subdivision t(R-20 Zone)**  
Location: 258 Mill River Rd, Chappaqua  
Section/Block/Lot 99.1-2-19.1  
**Applicant: Ray Kahn**  
**Owner: 258 Mill River Rd, LLC**  
**Architect: Ward Carpenter Engineers, Inc.**
  
9. **Application for Steep Slope Disturbance Permit #SS15-06**  
**Construct a new one-family residence in a previously approved subdivision (R-20 Zone)**  
Location: 260 Mill River Rd, Chappaqua  
Section/Block/Lot 99.1-2-19.2  
**Applicant: Ray Kahn**  
**Owner: 260 Mill River Rd, LLC**  
**Architect: Ward Carpenter Engineers, Inc.**
  
10. **Application for Wetlands, Steep Slope Permit #'s SS15-07, W15-03**  
**Construct a new one-family residence (R-10 Zone)**  
Location: Leroy Street/Chestnut Terrace,  
Section/Block/Lot 106.13-1-61  
**Applicant: Francis Nicolai**  
**Owner: Francis Nicolai**  
**Architect: Petrucelli Engineering**