

**AGENDA**  
**TOWN OF MOUNT PLEASANT**  
**PLANNING BOARD MEETING**  
**Thursday May 7th, 2015**  
**8:00 P.M.**

**BUSINESS MEETING:**

Approval of minutes – April 20th, 2015 Meeting  
Resolution of Steep Slope Approval – Miller Silver Prospect Ave.  
Resolution of Steep Slope Approval – Burns, 37 Dogwood  
Resolution of Site Plan & Steep Slope Approval – Efekta,Ia, 590 Columbus Ave

**NEW & CONTINUED PUBLIC HEARINGS:**

1. **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**
  
2. **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.**
  
3. **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.**
  
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**

**NEW & CONTINUED APPLICATIONS:**

5. **Application for Accessory Apartment Permit #15-05**  
**Legalizing of Existing Apartment (R-10 Zone)**  
Location: 501 Swanson Dr, Thornwood, NY  
Section/Block/Lot: 106.20-3-15  
**Applicant: Anthony and Valerie Mingione**  
**Owners: Anthony and Valerie Mingione**
  
6. **Application for Subdivision #13-09 For Proposed subdivision in an R-40 Zone**  
Location: 4 Morning View Court, Chappaqua, NY  
Section/Block/Lot: 99.10-2-3.2,3.3,3.4,3.5  
**Applicant: Zappico hardscrabble Hill, LLC**  
**Owner: Zappico hardscrabble Hill, LLC**  
**Engineer: Hudson Engineering & Consulting**
  
7. **Application for Subdivision Approval #14-03, Site Plan Approval #14-07**  
**& Steep Slope Permit SS#14-07 (R-10 & R-40 Zones)**  
**Proposed 12-Lot Subdivision – Kingsview Acres**  
Location: Linda Ave. & Florence Ave., Thornwood  
Section/Block/Lot: 106.19-1-44  
**Owner: Robert B. Fishman, Trustee**  
**G & F Associates**  
**Contract Vendee/ Stephen Surace**  
**Applicant: DCS Homes Builders LLC.**  
**Architect: Steve Dimovski**  
**Dimovski Architecture PLLC.**
  
8. **Application for Steep Slope Permit #SS15-11 for Proposed Demo of existing Single Family House and construct a new 2-story Modular House in an R10 Zone.**  
Location: 75 Lake Shore Rd  
Section/Block/Lot: 99.2-1-21  
**Applicant: Tony Giorgio (Contract Vendee)**  
**Owner: John Cerbone**  
**Engineer: Atlantic Consulting & Engineering**
  
9. **Application for Site Plan Approval #15-08 for Proposed change of use from existing retail to accounting office in a CNR zone**  
Location: 722 Commerce Street, Thornwood, NY  
Section/Block/Lot: 106.18-2-26  
**Applicant: Rick Yestadt**  
**Owner: Frank Pellegrino**  
**Architect: Rick Yestadt**