

**DRAFT AGENDA**  
**TOWN OF MOUNT PLEASANT**  
**PLANNING BOARD MEETING**  
**THURSDAY, JUNE 4th, 2015**  
**8:00 P.M.**

**BUSINESS MEETING:**

**Approval of minutes –May 18th, 2015 Meeting**  
**Resolution of Proposed Steep Slope Approval Application# SS 15-05 & SS 15-06**

**NEW & CONTINUED PUBLIC HEARINGS:**

- 1      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**
  
- 2      Application for Subdivision Final Plat Approval#13-09**  
**Proposed 13-lot Cluster subdivision (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**
  
- 3      Application for Site Plan Approval #15-08**  
**Proposed change of use from existing retail to accounting office (CNR zone)**  
Location:                    722 Commerce Street, Thornwood, NY  
Section/Block/Lot:      106.18-2-26  
**Applicant:                Rick Yestadt**  
**Owner:                     Frank Pellegrino**  
**Architect:                Rick Yestadt**
  
- 4      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:                Petruccelli Engineering**

- 5     **Application for Steep Slope Permit # SS15-09**  
**Proposed one single family dwelling on each lot (R-40 Zone)**  
Location:             67 Leroy Road, Chappaqua,  
Section/Block/Lot    99.6 -2-18.3  
**Owner:                 Goran John Nikic**  
**Engineer:             Petrucci Engineering**
- 6     **Application for Steep Slope Permit #SS15-08**  
**Proposed one single family dwelling on each lot (R-40 Zone)**  
Location:             67 Leroy Road, Chappaqua,  
Section/Block/Lot    99.6 -2-18.2  
**Owner:                 Goran John Nikic**  
**Engineer:             Petrucci Engineering**
- 7     **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:**

8.    **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 Capital Construction Group, Inc.**  
**Owner:                 James Summa**  
**Architect:            Jeffrey A. Econom**