



CARL FULGENZI
Supervisor

June 1, 2021

VIA REGULAR MAIL TO:

Town of Mount Pleasant Town Board
One Town Hall Plaza
Valhalla, NY 10595

Board of Assessment Review
One Town Hall Plaza
Valhalla, NY 10595

Mt. Pleasant Industrial Development Agency
One Town Hall Plaza
Valhalla, NY 10595

Recreation & Parks Commission
One Town Hall Plaza
Valhalla, NY 10595

Zoning Board of Appeals
One Town Hall Plaza
Valhalla, NY 10595

Architectural Review Board
One Town Hall Plaza
Valhalla, NY 10595

Conservation Advisory Council
One Town Hall Plaza
Valhalla, NY 10595

Planning Board
One Town Hall Plaza
Valhalla, NY 10595

Town Historian
One Town Hall Plaza
Valhalla, NY 10595

Westchester County Department of Planning
148 Martine Avenue, Room 432
White Plains, NY 10601

Briarcliff Manor, NY
1111 Pleasantville Road
Briarcliff Manor, New York 10510

Village of Pleasantville
80 Wheeler Avenue
Pleasantville, NY 10570

Village of Sleepy Hollow
28 Beekman Avenue
Sleepy Hollow, New York 10591

Town of North Castle
15 Bedford Road
Armonk, NY 10504

New York State Department of Transportation Region
8 Eleanor Roosevelt State Office Building
4 Burnett Boulevard Poughkeepsie, NY 12603
Contact: Melissa Slater, Assistant to the Regional Director

New York State Department of Environmental Conservation
21 South Putts Corners Road
New Paltz, NY 12561

United States Army Corps of Engineers
Jacob K. Javits Federal Building
26 Federal Plaza, Room 2109
New York, NY 10278

Pleasantville Union Free School District
60 Romer Avenue
Pleasantville, NY 10570

Briarcliff Manor Union Free School District
45 Ingham Road
Briarcliff Manor, NY 10510

Union Free School District of Tarrytown
200 N Broadway
Sleepy Hollow, NY 10591-2696

Valhalla Union Free School District
316 Columbus Avenue
Valhalla, NY 10595

Mount Pleasant Central School District
825 West Lake Drive
Thornwood, NY 10594

Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

Village of Elmsford
15 South Stone Ave
Elmsford, NY 10523

Village of Tarrytown
One Depot Plaza
Tarrytown, NY 10591-3199

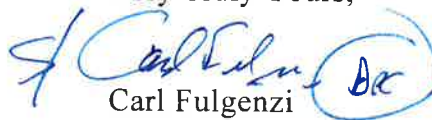
**Re: DGEIS/Mt. Pleasant Zoning Code Amendment and Envision
Mt. Pleasant Comprehensive Plan**

Dear Sir/Madam:

As you are aware, the Town Board of Mt. Pleasant is considering revisions to the Hamlet Form-Based Code and Comprehensive Plan/Envision Mt. Pleasant (the "Revised Code and Plan"). The Town Board has prepared a DGEIS on the Revised Code and Plan which is available at www.mtpleasantny.com and specifically at: https://www.mtpleasantny.com/sites/g/files/vvhlif47+1/uploads/mt_pleasant_-_hamlet_form_-_base_zoning_code-comprehensive_plan_-_dgeis_.pdf.

Attached hereto is the resolution adopted by the Town Board at its last meeting scheduling the public hearing on the DGEIS and on Envision Mount Pleasant and the Hamlet Form-Based Zoning Code for next Tuesday, June 8, 2021 at 7:00 pm at 1 Town Hall Plaza, Valhalla, New York. Please feel free to attend the meeting to make comments on the DGEIS and/or submit your comments in writing to the Town Board. Please feel free to contact me with any questions or comments.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Carl Fulgenzi". The signature is written in a cursive style and is enclosed within a blue circular stamp or seal.

Carl Fulgenzi
Supervisor

Attachment

**RESOLUTION OF THE
TOWN OF MOUNT PLEASANT
TOWN BOARD
May 25, 2021**

**TOWN OF MOUNT PLEASANT COMPREHENSIVE PLAN
“ENVISION MOUNT PLEASANT”
&
MOUNT PLEASANT HAMLET FORM BASED ZONING CODE**

**NOTICE OF COMPLETION OF
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT**

NOTICE OF PUBLIC HEARINGS

WHEREAS, the Town of Mount Pleasant has prepared the first update of its Comprehensive Plan in over 50 years, a multi-year process known as “Envision Mount Pleasant”; and

WHEREAS, Envision Mount Pleasant was built upon a foundation of public participation facilitated by the Pace University Land Use Law Center, which through interviews with key stakeholders, hands-on public workshops and an array of outreach strategies, produced a long-term vision for the community; and

WHEREAS, Envision Mount Pleasant creates a framework to achieve the Town’s vision through the establishment of 128 separate goals and 463 distinct implementation strategies in the following areas; Natural Environment, Economic Environment, Social Environment, The Built Environment, Mobility & Connectivity, The Hamlets and Sustainability and Resiliency (hereinafter referred to as the “Proposed Action”); and

WHEREAS, pursuant to 6 NYCRR Part 617.4 (b) (1) the Proposed Action is classified as a Type I Action; and

WHEREAS, on November 10, 2020, in accordance with the provisions of 6NYCRR Part 617.6 (b) (1), the Town of Mount Pleasant Town Board designated its intent to serve as Lead Agency for the SEQRA Review of this Type I Action; and

WHEREAS, the Lead Agency Notice of Intent was circulated to all Involved Agencies in accordance with 6 NYCRR §617.6; and

WHEREAS, no objections to the Town Board’s Lead Agency designation were been received; and

WHEREAS, on March 9, 2021, the Town Board confirmed its Lead Agency designation and adopted a Positive Declaration requiring the preparation of the Draft Generic Environmental Impact Statement (“DGEIS”) and provided for public comment of the DGEIS Scope; and

WHEREAS, a DGEIS was prepared in accordance with §617.10 and submitted to the Town Board on May 14, 2021.

NOW THEREFORE BE IT RESOLVED THAT, the Town Board of the Town of Mount Pleasant hereby finds the Draft Generic Environmental Impact Statement for Envision Mount Pleasant and the Hamlet Form-based Zoning Code to be complete and suitable for public review.

BE IT FURTHER RESOLVED, that a Public Hearing will be conducted on June 8, 2021 on the DGEIS and on Envision Mount Pleasant and the Hamlet Form-Based Zoning Code, where Involved and Interested Agencies and members of the public will be provided an opportunity to comment on the DGEIS, Envision Mount Pleasant and the Hamlet Form-Based Zoning Code.

BE IT FINALLY RESOLVED, that this resolution shall have an effective date of May 25, 2021.

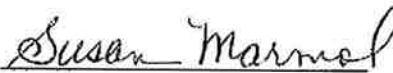
Motion By:

Seconded by:

Vote:

Supervisor Carl Fulgenzi	<u>Y</u>	N	A	Absent
Councilwoman Laurie Smalley	<u>Y</u>	N	A	Absent
Councilman Thomas Sialiano	<u>Y</u>	N	A	Absent
Councilman Jerome Schulman	<u>Y</u>	N	A	Absent
Councilwoman Danielle Zaino	<u>Y</u>	N	A	Absent

I hereby attest that the above Resolution was approved by the Town Board of the Town of Mount Pleasant at its May 25, 2021 Meeting and that I have been authorized to sign this Resolution by decision of the Town Board.


Susan Marmol, Town Clerk