Village of
Pleasantville

Village Hall,
2nd Floor 80 Wheeler Avenue,
Pleasantville, New York 10570

PLEASANTVILLE PLANNING COMMISSION MEETING

To: Planning Commission Members:

There will be a meeting of the Pleasantville Planning Commission on Wednesday, June 10, 2026 at 8:00 PM, at Village Hall, 2nd Floor 80 Wheeler Avenue, Pleasantville, New York 10570.

AGENDA

1. MEETING ACCESS

   1a Join Zoom Webinar
   https://us06web.zoom.us/j/88307396330?pwd=Oba5VUj9qOP3DDLvirNsh1c9Ec5QGV.1

2. APPLICATIONS SPECIFIC TO THE ARCHITECTURAL REVIEW BOARD

   2a 1 Cooley Street - Pleasant Wine & Liquor LLC
   Proposed new business signage for existing retail tenant use - *New application*
   Proposed signage.pdf
   ARB Petition.pdf
   Sign Permit app.pdf

   2b 220 Tompkins Avenue - Athletes Warehouse
   Request to maintain current window display over entire glass within existing front exterior wall along Tompkins Avenue - *New application* - ***APPLICANT HAS RESCHEDULED REVIEW FOR MEETING ON 6/24***
   Current condition - street view.pdf
   Prior condition - street view.pdf
   ARB Petition.pdf

3. APPLICATIONS SPECIFIC TO PLANNING COMMISSION

   3a 1 & 3 Campus Drive and 8 Carey Court - US Home, LLC d/b/a Lennar
   Review and discussion of Village BOT referral regarding 1 & 3 Campus Drive and 8 Carey Court Rezoning Petition submitted by US Home, LLC d/b/a Lennar - *Continued review*
   PC report to VB - draft.pdf

   3b 35 Pleasantville Road - DS Pleasantville LLC
   Proposed change of use on-site from existing Key Food grocery store to a Private Pre-K use along with three additional retail tenant spaces - *New application*
   Overview letter dated 5.27.2026.pdf

Architectural plans dated 5.26.2026.pdf
Exhibit A - Site Plan application.pdf
Exhibit B - EAS form.pdf
Consultant memo dated 6.5.2026.pdf

4. MINUTES OF MEETING

Meeting of May 27, 2026
PC-0527-2026 - review.pdf

PLANNING COMMISSION AGENDA ITEM REPORT

Join Zoom Webinar

https://us06web.zoom.us/j/88307396330?pwd=Oba5VUj9qOP3DDLvirNsh1c9Ec5QGV.1

PLANNING COMMISSION AGENDA ITEM REPORT

1 Cooley Street - Pleasant Wine & Liquor LLC

Proposed new business signage for existing retail tenant use - *New application*

ATTACHMENTS:
Proposed signage.pdf
ARB Petition.pdf
Sign Permit app.pdf

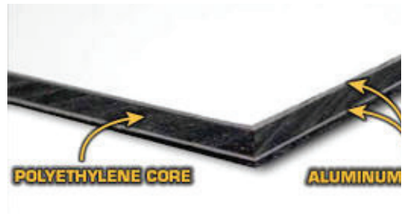
SIGN A - BEDFORD ROAD SIDE - SIZE192” WIDE X34” HIGH



SIGN SUBSTRATE (MATERIAL):

D-BOND MATERIAL WITH VINYL





D-Bond is a high-performance aluminum composite material (ACM) consisting of a three-layer sandwich structure. Manufactured primarily by 3A Composites, it features two thin sheets of pre-painted aluminum (0.3 mm inches thick) permanently bonded on either side of a solid polyethylene (PE) or fire-rated mineral core. This composite engineering yields a panel that is incredibly rigid yet remarkably lightweight, making it the industry standard for premium signage, display boards, and architectural linings.

COLOR: PMS 7641C - CMYK: 0 CYAN /95 MAGENTA / 27 YELLOW / 44 BLACK



SirSpeedy
SIGNS • PRINT • MARKETING
467 BEDFORD ROAD
PLEASANTVILLE, NY 10570
(914) 769-2020
SIRSPEEDYPLEASANT-VILLE@GMAIL.COM
WWW.SIRSPEEDY.COM/PLEASANTVILLE

PROJECT:

2 SIGNS FOR

PLEASANT WINE & LIQUOR
1 COOLEY STREET
PLEASANTVILLE, NY 10570

DATE
JUNE 3, 2026

VERSION

1 COOLEY STREET
OVERALL SIZE OF THE SIGN: 78” WIDE X 48” HIGH

SIZE OF THE TRIM AROUND IS 2”

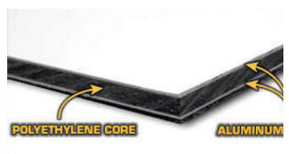


Size of the letters 6.5” wide x 8.25” high

SIGN SUBSTRATE (MATERIAL):

D-BOND MATERIAL WITH VINYL





D-Bond is a high-performance aluminum composite material (ACM) consisting of a three-layer sandwich structure. Manufactured primarily by 3A Composites, it features two thin sheets of pre-painted aluminum (0.3 mm inches thick) permanently bonded on either side of a solid polyethylene (PE) or fire-rated mineral core. This composite engineering yields a panel that is incredibly rigid yet remarkably lightweight, making it the industry standard for premium signage, display boards, and architectural linings.

COLOR: PMS 7641C
CMYK: 0 CYAN /95 MAGENTA / 27 YEL-LOW / 44 BLACK



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PROJECT:

2 SIGNS FOR

PLEASANT WINE & LIQUOR
1 COOLEY STREET
PLEASANTVILLE, NY 10570

DATE
JUNE 3, 2026

VERSION

EXISTING CONDITION BEDFORD ROAD



PROPOSED SIGN



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467 BEDFORD ROAD
PLEASANTVILLE, NY 10570
(914) 769-2020

SIRSPEEDYPLEASANT-
VILLE@GMAIL.COM

WWW.SIRSPEEDY.COM/
PLEASANTVILLE

PROJECT:

2 SIGNS FOR

PLEASANT WINE & LIQUOR
1 COOLEY STREET
PLEASANTVILLE, NY 10570

DATE
JUNE 3, 2026

VERSION

EXISTING CONDITION
1 COOLEY STREET



PROPOSED SIGN



SirSpeedy
SIGNS • PRINT • MARKETING

467 BEDFORD ROAD
PLEASANTVILLE, NY 10570
(914) 769-2020

SIRSPEEDYPLEASANT-
VILLE@GMAIL.COM

WWW.SIRSPEEDY.COM/
PLEASANTVILLE

PROJECT:

2 SIGNS FOR

PLEASANT WINE & LIQUOR
1 COOLEY STREET
PLEASANTVILLE, NY 10570

DATE
JUNE 3, 2026

VERSION

Vintage Industrial Gooseneck Sign Light, Black Metal Wall-Mount Sconce for Storefronts, Cafés & Business Signage
Outdoor Wall Light Size Guide
Size:
7.9" W x 7.9" D
Description
About This Product
This outdoor gooseneck light fixture is coated with a durable powder coating to provide superior protection even in the harshest environments
Features

- This gooseneck lamp features an elegant extended-arm gooseneck design, adding a touch of sophistication to its appearance. Elegant curved handrails create a pleasing aesthetic, while the black finish adds a sleek, modern touch that complements the overall style of the barn
- This outdoor sign light is 16 inches in length, 7.9 inches in width, and 11.2 inches in height, (wall panel size 4.9 inches)
- Compatible with any E26 mid-base bulb, including LED bulbs or incandescent bulbs (bulb not included), the user-friendly bottom open design also makes it easier to replace the bulb, allowing you to quickly install outdoor sign lighting fixtures

Specifications
Product Dimensions

Back Plate
4.9" H X 4.9" W X 1.5" D
Overall Dimensions
11.22" H X 7.9" W X 16" D

PRODUCT PARAMETERS



PRODUCT SPECIFICATION

Lamp holder: E26	Water-Proof Lebel: IP55
Voltage: 120V AC	Lamp body color: Black
Material: Metal	Applicatlons: Hallway,Farmhouse,Porch
Lampshade: Matal	

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WWW.SIRSPEEDY.COM/PLEASANTVILLE

PROJECT:

2 SIGNS FOR

PLEASANT WINE & LIQUOR
1 COOLEY STREET
PLEASANTVILLE, NY 10570

DATE
JUNE 3, 2026

VERSION

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT
80 WHEELER AVENUE * PLEASANTVILLE, NY 10570
PHONE (914) 769-1926 * FAX (914) 769-5519
WWW.PLEASANTVILLE-NY.GOV

PETITION TO ARCHITECTURAL REVIEW BOARD

NOTE: ONE (1) COPY OF ALL PERTINENT INFORMATION MUST BE SUBMITTED WITH PETITION A MINIMUM TEN (10) DAYS IN ADVANCE OF SCHEDULED ARB MEETING DATE

SEE ATTACHED SUBMISSION REQUIREMENTS FOR ADDITIONAL INFORMATION

SECTION I – PROJECT ADDRESS: 1 Cooley St. Pleasantville NY 10570

SECTION II – CONTACT INFORMATION: (PLEASE PRINT CLEARLY. ALL INFORMATION MUST BE CURRENT)

APPLICANT: Pleasant Wine & Liquor LLC

ADDRESS: 1 Cooley St. pleasantville, NY 10570

PHONE: 914-769-0206 CELL: EMAIL:

TENANT: Tony Kollarmalil

ADDRESS: 127 Putnam Ave. Yonkers, NY

PHONE: CELL: EMAIL: PI

SECTION III - TYPE OF APPLICATION [ ] BUILDING REVIEW [✓] SIGN REVIEW

SUBMITTED INFORMATION (CHECK ALL THAT APPLY)

[ ] FLOOR PLANS [ ] SITE PLAN [ ] EXISTING RENDERING / PHOTOS [ ] SCALED DETAILED ELEVATIONS
[ ] PROPOSED RENDERINGS / PHOTOS [ ] MATERIALS [ ] SAMPLES [ ] COLOR SWATCHES [ ] PLANTINGS
[ ] LIGHTING FIXTURES [ ] OTHER PERTINENT INFORMATION

SECTION IV - LANDLORD / BUILDING OWNER'S CONSENT

NOTE: WRITTEN CONSENT REQUIRED: APPLICATION WILL NOT BE ACCEPTED WITHOUT IT. NO EXCEPTIONS

A OWNER'S NAME: HESTER HOLDING CORP. (Celia Goldstein (President))

OWNER'S SIGNATURE: Celia M. Goldstein

SECTION V - PERMIT FEES: $75 APPLICATION FEE

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION VI – CONTACT INFORMATION: (PLEASE PRINT CLEARLY. ALL INFORMATION MUST BE CURRENT)

ARCHITECT/ENG: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

DESIGNER: SIR SPEEDY

ADDRESS: 467 BEDFORD RD, PLEASANTUILLE, NY 10570

PHONE: 914-769-4680 CELL: _____ EMAIL: _____

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: MARCHI ELECTRIC INC

ADDRESS: 20 BROOKSIDE PLACE, PLEASANTUILLE, NY 10570

PHONE: 914-747-2533 CELL: _____ EMAIL: XXXXXXXXXXXXXXXXXXXXXX

SECTION VII – APPLICANT CERTIFICATION

I HEREBY CERTIFY THAT I HAVE READ THE INSTRUCTIONS & EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE & CORRECT. ALL PROVISIONS OF LAWS & ORDINANCES COVERING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR LAND USE OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE: _____ DATE: 6/2/26

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

ZONE: A-1 SECTION: 106.5 BLOCK: 3 LOT: 11

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

[ ] ZONING [ ] PLANNING [ ] DPW / ENGINEERING [ ] WCDOH [ ] WETLANDS [ ] FLOOD DEV

BUILDING DEPARTMENT CHECKLIST:

[X] APP FEE $75 [X] REQUIRED DOCUMENTS [ ] SIX (6) SETS OF DOCS & PERTINENT INFO

[X] CHECK #: 103 [ ] CASH

NAME ON CHECK: Pleasant Wine & Liquor LLC

BLDG. INSPECTOR SIGN OFF: RH DATE: 6.3.2026

ARB MEETING RESULTS:

[ ] APPROVED AS SUBMITTED [ ] APPROVED AS NOTED [ ] DENIED

COMMENTS: _____

MEMBERS IN ATTENDENCE:: (CHECK BOX & NOTE INITIALS)

[ ] CHAIRMAN _____ [ ] MEMBER # 1 _____ [ ] MEMBER # 2 _____ [ ] MEMBER # 3 _____ [ ] MEMBER # 4 _____

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570
PHONE (914) 769-1926 * FAX (914) 769-5519
WWW.PLEASANTVILLE-NY.GOV

SIGN PERMIT APPLICATION

NOTE: APPROVAL FROM THE ARCHITECTURAL REVIEW BOARD REQUIRED FOR ALL NEW SIGNS AWNINGS AND CANOPIES AS PER VILLAGE CODE CHAPTER 148 PRIOR TO ISSUANCE OF A PERMIT.

* NEW FREESTANDING SIGNS REQUIRE APPROVAL FROM THE PLANNING BOARD *

SECTION I – PROJECT ADDRESS: 1 cooley St. Pleasantville, NY 10570

SECTION II – CONTACT INFORMATION: (PLEASE PRINT CLEARLY. ALL INFORMATION MUST BE CURRENT)

APPLICANT: Pleasant Wine & Liquor LLC

ADDRESS: 1 cooley st. Pleasantville, NY 10570

PHONE: 914-769-0206 CELL: 914-312-5833 EMAIL: [redacted]

OWNER: Tony Kollarmalil

ADDRESS: 127 Patmore Ave Yonkers, NY 10710

SECTION III - TYPE OF WORK PROPOSED (CHECK ALL THAT APPLY)

[ ] BANNER [ ] BARBER POLE [ ] CANOPY SIGN [ ] GROUND SIGN [ ] INTEGRAL ROOF SIGN
[ ] INTERIM SIGN [ ] MARQUEE SIGN [ ] POLE SIGN [ ] PROJECTING SIGN [ ] SUSPENDED SIGN
[ ] TEMPORARY SIGN [ ] WALL SIGN [ ] WINDOW SIGN [ ] NEON SIGN [ ] RES DISTRICTS IG [X] OTHER

SECTION IV - LANDLORD / BUILDING OWNER'S CONSENT

NOTE: WRITTEN CONSENT REQUIRED. APPLICATION WILL NOT BE ACCEPTED WITHOUT IT. NO EXCEPTIONS

OWNER'S NAME: HESTER HOLDING CORP / Celia Goldstein (President)

OWNER'S SIGNATURE: Celia H. Goldstein

SECTION V - PERMIT FEE:

A. SIGN PERMIT FOR REAL ESTATE SIGNS NOT EXEMPTED AS PER VILLAGE CODE CHAPTER 148 : $15 PER EACH
B. ALL OTHER SIGN PERMITS: $30 FOR EACH SIGN

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION VI – CONTACT INFORMATION: (PLEASE PRINT CLEARLY. ALL INFORMATION MUST BE CURRENT)

ARCHITECT/ENG: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

DESIGNER: sir speedy

ADDRESS: 467 Bedford Rd. Pleasantville NY 10570

PHONE: 914-769-4680 CELL: _____ EMAIL: _____

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: MARCHI ELECTRIC INC

ADDRESS: 20 BROOKSIDE PLACE, PLEASANTVILLE. NY 10570

PHONE: 914-747-2533 CELL: _____ EMAIL: _____

SECTION VII – APPLICANT CERTIFICATION

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SIGNATURE: _____ DATE: 6/2/26

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

ZONE: _____ SECTION: _____ BLOCK: _____ LOT: _____

BUILDING DEPARTMENT CHECKLIST:

[ ] PERMIT FEE _____ [ ] GC LICENSE [ ] WORK COMP. [ ] LIAB. INS. [ ] ONE SET OF DOCUMENTS

[ ] EAS FORM [ ] SWPPP [ ] FLOOD DEV. PERMIT

PERMIT #: _____ PAYMENT: [ ] CHECK #: _____ [ ] CASH

NAME ON CHECK: _____

FINAL DESCRIPTION OF WORK: _____

PERMIT CONDITIONS:

[ ] ACC / ADA [ ] ADD. REQUIRE. [ ] ARCH'S CERT [ ] BSMT AFF. [ ] BLOWER DOOR [ ] DIG SAFELY [ ] DRIVEWAY

[ ] ELECT CERT [ ] ENG CERT (ANT) [ ] END CERT (SOLAR) [ ] FENCE / WALL [ ] FINAL SURVEY [ ] FIRE SPRINKLER A

[ ] DUCT LEAK [ ] PATIO / TERR [ ] PLUMB AFF. [ ] PROPANE [ ] SMOKE DET. [ ] FOUND SURVEY [ ] FIRE SPRINKLER B

[ ] SOIL BEARING CERT [ ] TANK MANIFEST

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____

PLANNING COMMISSION AGENDA ITEM REPORT

220 Tompkins Avenue - Athletes Warehouse

Request to maintain current window display over entire glass within existing front exterior wall along Tompkins Avenue - *New application* - ***APPLICANT HAS RESCHEDULED REVIEW FOR MEETING ON 6/24***

ATTACHMENTS:

Current condition - street view.pdf
Prior condition - street view.pdf
ARB Petition.pdf


VeloU


VeloU

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT
80 WHEELER AVENUE * PLEASANTVILLE, NY 10570
PHONE (914) 769-1926 * FAX (914) 769-5519
WWW.PLEASANTVILLE-NY.GOV

RECEIVED
JUN - 3 2026
VILLAGE OF PLEASANTVILLE
BUILDING DEPARTMENT

PETITION TO ARCHITECTURAL REVIEW BOARD

NOTE: ONE (1) COPY OF ALL PERTINENT INFORMATION MUST BE SUBMITTED WITH PETITION A MINIMUM TEN (10) DAYS IN ADVANCE OF SCHEDULED ARB MEETING DATE

* SEE ATTACHED SUBMISSION REQUIREMENTS FOR ADDITIONAL INFORMATION *

SECTION I – PROJECT ADDRESS: 220 TOMPKINS AVE PLEASANTVILLE, NY 10570

SECTION II – CONTACT INFORMATION: (PLEASE PRINT CLEARLY. ALL INFORMATION MUST BE CURRENT)

APPLICANT: NICHOLAS SERIO

ADDRESS: 220 TOMPKINS AVE PLEASANTVILLE, NY 10570

PHONE: 914 497 7283 CELL: EMAIL: [redacted]

TENANT: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION III - TYPE OF APPLICATION [ ] BUILDING REVIEW [X] SIGN REVIEW

SUBMITTED INFORMATION (CHECK ALL THAT APPLY)

[ ] FLOOR PLANS [ ] SITE PLAN [X] EXISTING RENDERING / PHOTOS [ ] SCALED DETAILED ELEVATIONS
[X] PROPOSED RENDERINGS / PHOTOS [ ] MATERIALS [ ] SAMPLES [ ] COLOR SWATCHES [ ] PLANTINGS
[ ] LIGHTING FIXTURES [ ] OTHER PERTINENT INFORMATION

SECTION IV - LANDLORD / BUILDING OWNER'S CONSENT

NOTE: WRITTEN CONSENT REQUIRED; APPLICATION WILL NOT BE ACCEPTED WITHOUT IT, NO EXCEPTIONS

OWNER'S NAME: MICHAEL DIGUGLIELMO

OWNER'S SIGNATURE: _____

SECTION V - PERMIT FEES: $75 APPLICATION FEE

SECTION VI – CONTACT INFORMATION: (PLEASE PRINT CLEARLY. ALL INFORMATION MUST BE CURRENT)

ARCHITECT/ENG: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

DESIGNER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION VII – APPLICANT CERTIFICATION

I HEREBY CERTIFY THAT I HAVE READ THE INSTRUCTIONS & EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE & CORRECT. ALL PROVISIONS OF LAWS & ORDINANCES COVERING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR LAND USE OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE: _____ DATE: 6/3/2026

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

ZONE: M-1 SECTION: 106.6 BLOCK: 5 LOT: 58

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

[ ] ZONING [ ] PLANNING [ ] DPW / ENGINEERING [ ] WCDOH [ ] WETLANDS [ ] FLOOD DEV

BUILDING DEPARTMENT CHECKLIST:

[✓] APP FEE 75.00 [✓] REQUIRED DOCUMENTS [ ] SIX (6) SETS OF DOCS & PERTINENT INFO

[✓] CHECK #: 2061 [ ] CASH

NAME ON CHECK: Athletes Warehouse, LLC

BLDG. INSPECTOR SIGN OFF: RA DATE: 6/2/2026

ARB MEETING RESULTS:

[ ] APPROVED AS SUBMITTED [ ] APPROVED AS NOTED [ ] DENIED

COMMENTS: _____

MEMBERS IN ATTENDENCE:: (CHECK BOX & NOTE INITIALS)

[ ] CHAIRMAN _____ [ ] MEMBER # 1 _____ [ ] MEMBER # 2 _____ [ ] MEMBER # 3 _____ [ ] MEMBER # 4 _____

PLANNING COMMISSION AGENDA ITEM REPORT

1 & 3 Campus Drive and 8 Carey Court - US Home, LLC d/b/a Lennar

Review and discussion of Village BOT referral regarding 1 & 3 Campus Drive and 8 Carey Court Rezoning Petition submitted by US Home, LLC d/b/a Lennar - *Continued review*

ATTACHMENTS:

PC report to VB - draft.pdf

Findings Required for a Favorable Report (Lennar)

A. The proposal conforms to the Village Comprehensive Plan

As detailed in pages 5 through 6 of the Technical Memorandum, the Proposed Project conforms to the Vision, Goals, and Objectives of the Village's 2017 Comprehensive Plan.

The Proposed Project is compatible with the goals of the Village's Comprehensive Plan (see Technical Memorandum pages 5 through 6).

The Proposed Project would maintain the quality and character of Pleasantville's residential neighborhoods, and includes a diversity of housing choices for current and prospective residents. Specifically, the project's mix of unit types includes first-floor owners suites, market-rate and affordable units, and smaller units—providing housing opportunities for people of varied ages and incomes.

The Planning Commission notes that, while there is some mix of unit types (market-rate, smaller-footprint market-rate, and deed-restricted affordable), the proposed housing mix is not adequately diverse, with some 80% of the units sized over 3,000 square feet and priced above $1 million. To meaningfully contribute to the Comprehensive Plan's housing diversity goals, the applicant should provide a detailed breakdown of unit sizes and anticipated price points, and demonstrate how the mix serves residents across a range of income levels. The Commission would like to see exploration of options including making 50% or more of the units affordable and/or smaller-footprint market-rate; repurposing the Savin Building as 20-30 two-bedroom apartments for affordable senior housing; or constructing dedicated senior housing from the ground up (at a scale comparable to the housing built in Mount Kisco behind the Boys & Girls Club).

The Proposed Project would create an attractive, walkable neighborhood that is consistent with adjacent townhome communities.

The Planning Commission feels that the proposed building design, particularly the prominent garages and driveways that face the street, is not in the character of Pleasantville and fails to promote the walkability that the Village strives for. The Commission also suggests that the design is monotonous and overly uniform, which is not reflective of the Village's housing stock and should be better designed for the unique nature of the site.

The Commission also has concerns about the pedestrian-friendliness of the development, both internally and externally. It is noted that this development is somewhat isolated from the rest of the Village and is likely to be auto-dependent. This creates concerns about traffic generation, especially for future residents turning left into the site from northbound Bedford Road just past Manville Road. The traffic

impacts at the Bedford/Manville intersection need to be addressed as part of the application. Within the site, the applicant should explore the potential for pedestrian and bicycle trails to the surrounding area and a shuttle bus to downtown during peak commuting hours. This shuttle could potentially serve Foxwood as well.

Lastly, the Commission continues to have concerns that the design of many of the units with second-floor living space does not sufficiently create housing opportunities for older residents who may have difficulty navigating stairs.

It utilizes the PUD zoning, as recommended in the Comprehensive Plan, to cluster the development and maintain contiguous areas of open space for passive recreation.

While the Commission notes that the proposed cluster development largely avoids undeveloped areas of the site, the disturbance in the southern portion of the site needs to be reduced to minimize tree removal and re-grading to the greatest extent possible. A greater clustering of units would also provide more open space for community recreational amenities such as a clubhouse, pool, gym, tennis, pickleball, and basketball courts. The lack of such amenities in the current plans is noted as a detriment to the establishment of community.

In addition, the Proposed Project would improve Campus Drive and reduce cut-through traffic to the Foxwood site.

The Commission does not feel that the proposal, as currently planned, is adequate to reduce cut-through traffic through Foxwood. The applicant should provide a more detailed analysis of projected patterns at the Foxwood Drive/Campus Drive intersection to substantiate this claim.

The Proposed Project would expand the local tax base to support a high level of services. New residents would support downtown businesses, consistent with the Master Plan's focus on economic development in the downtown Business Districts (the Comprehensive Plan excludes C-O from the list of Business Districts).

The Commission is skeptical of this assertion and would like to see a more detailed fiscal impact analysis that shows specifically how current municipal services would benefit from the proposed development.

The Proposed Project would redevelop predominately previously disturbed area. It would avoid areas of steep slopes and wetlands and would improve stormwater management and water quality by reducing impervious surfaces and providing on-site treatment.

The Commission is concerned about the location of the large stormwater retention pond on the southern portion of the site and its impact on currently undisturbed areas

near an existing stream. The applicant should study alternative configurations, including potential relocation, realignment, or the use of multiple smaller basins, to reduce the environmental impacts on the stream and habitat areas.

The proposal meets the intent and objectives of the PUD District as expressed in § 185-24.A of this article. Intent and objectives of PUD District:

(1) An increase in choices of housing types (including but not limited to one-family detached, townhouses, garden apartments) and individual ownership (including cooperative and condominium) available to Village residents at various economic levels

The Proposed Project would increase the diversity of housing choices in the Village of Pleasantville, which is predominantly single-family residential. The Proposed Project includes a mix of unit types—including first-floor owners suites, market-rate and affordable units, and smaller units— providing housing opportunities for people of varied ages and incomes.

As noted, the Commission feels that the current unit mix is not sufficiently diverse, as it offers townhomes of similar scale and price point that are basically single-family residential units that are individually owned, albeit within an HOA model. This does not adequately address the PUD's intent to provide housing across economic levels. The Commission would like to see consideration for density incentives and/or dedicated senior housing.

(2) More usable open space and recreation areas

There are potential passive amenity areas available throughout the undeveloped and wooded portions of the property, including within the existing Manville Estate foundation ruins. In addition, there is the potential to acquire an existing garden area (adjacent to proposed buildings #21 & #22) from the Foxwood Condominiums HOA. All on-site common areas shall be owned and maintained by the future HOA. The applicant is also willing to explore upgrades to the existing municipal tennis courts located at the intersection of Campus Drive and Bedford Road (NY-117). Approximately 4.55 acres of forested area shall remain under proposed conditions, including a large contiguous forested area in the southwestern central portion of the site.

The Commission indicates that the current proposal does not provide adequate open space and recreational amenities within the site to serve its future residents, such as a community pool, gym, clubhouse, or similar facilities. In addition, the Commission feels that there should be public access to recreational areas within the site, such as

walking/biking trails and passive amenity areas (e.g. at the existing garden area). These provisions would need to be memorialized in any site plan approval.

(3) Preservation of trees and outstanding natural topographic and geological features and prevention of soil erosion

The Proposed Project aims to minimize removal of existing trees/natural rock outcrops and is designed to follow the existing roadways and developed areas on-site to the greatest extent practicable. In areas where the existing tree canopy will be affected, additional tree plantings shall be proposed in an effort to provide screening and preserve the natural features and character of the site. Specific quantities of earthwork will be provided as the project progresses and the overall design is further refined. It should also be noted that existing paved surfaces will be removed and replaced by landscaped areas. Approximately 4.55 acres of forested area shall remain under proposed conditions, including a large contiguous forested area in the southwestern central portion of the site.

Again, the Commission notes that the southernmost area of development, which has very large old-growth trees, should be undisturbed as much as possible. In particular, the retention pond in this area should be reconfigured or potentially be replaced with multiple smaller basins, to reduce tree removal. The Commission would also like to see the application abide by the tree ordinance that is currently under Village review for adoption.

(4) A shorter network of utilities and streets which would lower housing and public maintenance costs

The proposed interior roads would be owned and managed by the homeowner's association (HOA) and would avoid public maintenance costs.

As part of any site plan approval, the Commission would like to see strong language that makes it clear that the internal roads will remain private and maintained by the HOA.

(5) A more desirable environment than would be possible through the strict application of other sections of this chapter.

The Proposed Project would be a less intense use (less impervious surface, less traffic, etc.) of the property than redevelopment under the current C-O Zoning District (see Section G, Alternatives Analysis).

The Commission has concerns about the traffic impacts resulting from the proposed development and feels that the lack of development interest in this site over a period of years undercuts the argument that the site could likely be reused for medical office.

Again, the Commission would like to see a dedicated shuttle service to downtown to serve future residents as well as Foxwood.

(6) A development pattern in harmony with the objectives of the Village Comprehensive Plan.

The Proposed Project is consistent with the Vision, Goals, and Objectives of the Village's 2017 Comprehensive Plan (pages 5 through 6 of the Technical Memorandum). The Proposed Project would maintain the quality and character of Pleasantville's residential neighborhoods, and includes a diversity of housing choices for current and prospective residents. Specifically, the project's mix of unit types includes first-floor owners suites, market-rate and affordable units, and smaller units—providing housing opportunities for people of varied ages and incomes. The Proposed Project would create an attractive, walkable neighborhood that is consistent with adjacent townhome communities. It utilizes the PUD zoning, as recommended in the Comprehensive Plan, to cluster the development and maintain contiguous areas of open space for passive recreation. In addition, the Proposed Project would improve Campus Drive and reduce cut-through traffic to the Foxwood site.

As noted, the Commission feels the proposed architectural design needs further work to accomplish these goals.

The Proposed Project would expand the local tax base to support a high level of services. New residents would support downtown businesses, consistent with the Master Plan's focus on economic development in the downtown Business Districts (the Comprehensive Plan excludes C-O from the list of Business Districts).

The Proposed Project would redevelop predominately previously disturbed area. It would avoid areas of steep slopes and wetlands and would improve stormwater management and water quality by reducing impervious surfaces and providing on-site treatment.

B. The proposal meets the general requirements of § 185-25.B of this article Requirements of § 185-25.B:

(1) Natural features, such as streams, rock outcrops, topsoil, trees and shrubs, shall be preserved and incorporated in the landscaping of the development

The Proposed Project maintains areas of steep slopes and rock outcrops. While some trees would be removed, the Proposed Project maintains substantial areas of existing vegetation, and new trees and shrubs will be planted as part of the project.

As indicated above, the Commission feels that the tree replacement plan should follow the tree ordinance currently under Village review.

(2) Where adequate surface drainage is not possible by grading alone, a supplementary drainage system approved by the Village of Pleasantville shall be required

The Proposed Project is being designed to meet current NYSDEC and Village requirements for stormwater management.

(3) To improve the quality of the environment and to reduce inconvenience during bad weather, all electrical and telephone equipment shall be installed underground

The Proposed Project is being designed with underground utilities (electric; telephone; cable; etc.).

(4) Lot sizes and dimensions and structure heights and locations thereon may be freely disposed and arranged in conformity with the overall density standards set forth herein. Minimum lot size or frontage and maximum percentage of lot coverage are not specified herein. In reviewing any application for a PUD, the Planning Commission shall be guided by standards set elsewhere in this chapter for comparable uses and by common good planning practice, to the end that the resulting development shall be compatible with the surroundings and to assure the stability of the uses proposed to be developed on the site

The Proposed Project is a townhome community with clustered homes and HOA maintained open space and stormwater management areas. The proposed dimensions and structure heights are consistent with nearby townhome communities and compliant with the PUD zoning district standards.

(5) No structure shall exceed 2 1/2 stories or 30 feet in height, whichever is more restrictive, unless the Planning Commission determines that in light of design, location, topography and/or potential landscaping and screening, a height in excess thereof would not, in the exercise of its reasonable discretion, result in a significant adverse impact, provided that the height of any building shall not exceed 35 feet.

The maximum height proposed is 2 ½ stories or 30 feet. The Applicant intends to seek Planning Commission approval for 35 feet in some locations due to design, location, and topography.

The Commission has concerns that, because of the site's topography, the proposed building elevations appear to be four stories tall. Architectural strategies to mitigate the visual impact of this height will need to be considered during site plan review.

(6) The right-of-way and pavement widths and lengths for internal roads serving multifamily dwellings and commercial development shall be determined from sound planning and engineering standards to be adequate and sufficient in size, location and design to accommodate the maximum traffic, parking and loading needs and the access of fire-fighting equipment and police or emergency vehicles. The pavement of said roads shall be not less than 24 feet wide. Dedicated streets shall be subject to all other applicable Village laws and regulations.

The proposed internal roadways are designed consistent with this criteria. The proposed roadways on-site have been designed to accommodate emergency vehicle access in accordance with Village of Pleasantville requirements and are a minimum of 26 feet wide. A portion of Campus Drive is proposed to be updated to Village Road standards and may be offered for dedication. The remainder of the proposed internal roadways shall be privately owned by the HOA and are not proposed to be dedicated to the Village.

Again, the Commission would like to see language in a site plan approval that makes clear the private ownership and maintenance of internal roads. In addition, further refinement on the dead-ends should explore ways to reduce the amount of pavement.

(7) The developer shall provide all necessary water and sewer facilities, storm drainage, highway access, paved service streets, parking and loading facilities and off-street lighting, making reasonable provision for utility service connections with adjoining properties in other ownerships. Such proposed improvements shall be subject to review by the appropriate Village authority.

The Proposed Project is being designed consistent with this criteria. The proposed on-site utility services, stormwater management system, roadways, off-street parking, site lighting, etc. shall be designed in accordance with Village of Pleasantville requirements. Proposed utility improvements shall be designed to accommodate potential future connections for neighboring properties.

(8) None of the other provisions of this chapter dealing with the requirements set forth in Subsection B(2) through (7) hereof shall apply, but may serve as a general guide to the Planning Commission in its review of development plans

The Applicant acknowledges this condition.

C. The proposal is conceptually sound in that it meets a community need and it conforms to accepted design principles in the layout of the proposed functional roadway system in its land use configuration, open space and drainage systems and in the scale of the elements, both absolute and as they relate to one another

The Proposed Project aims to minimize removal of existing trees/natural rock outcrops and is designed to follow the existing roadways and developed areas on-site to the greatest extent practicable. In areas where the existing tree canopy will be affected, additional tree plantings shall be proposed in an effort to provide screening and preserve the natural features and character of the site. Specific quantities of earthwork will be provided as the project progresses and the overall design is further refined. It should also be noted that existing paved surfaces will be removed and replaced by landscaped areas. Approximately 4.55 acres of forested area shall remain under proposed conditions, including a large contiguous forested areas in the southwestern central portion of the site.

Again, the Commission would like to see the tree replacement regulations under Village review apply to this application.

D. There are adequate public facilities, services and utilities available or proposed to be made available in the construction of the development

The Project Site is served by public sewer, water, and utilities. Based on initial engineering review, there is capacity within these systems to meet the needs of the Proposed Project. In addition, a detailed analysis of potential impacts to community services (schools, police, fire, ambulance, DPW, and recreation) was conducted. The analysis found that the Proposed Project would not result in any significant adverse impacts to these services.

Based on preliminary discussions with the Village Superintendent of Public Works/Village Engineer, it is anticipated that sufficient capacity exists within the existing sanitary sewer system and water distribution system to accommodate the proposed project. Proposed utility connection points will be coordinated with the Village as part of the project development process.

PLANNING COMMISSION AGENDA ITEM REPORT

35 Pleasantville Road - DS Pleasantville LLC

Proposed change of use on-site from existing Key Food grocery store to a Private Pre-K use along with three additional retail tenant spaces - *New application*

ATTACHMENTS:

Overview letter dated 5.27.2026.pdf
Architectural plans dated 5.26.2026.pdf
Exhibit A - Site Plan application.pdf
Exhibit B - EAS form.pdf
Consultant memo dated 6.5.2026.pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

William S. Null Esq.
wnull@cuddyfeder.com

05.27.2026

BY HAND DELIVERY AND EMAIL
Chair Russ Klein
Members of the Planning Commission
Village of Pleasantville
80 Wheeler Avenue
Pleasantville, NY 10570

Re: Site Plan & Special Permit Application
Premises: 35 Pleasantville Road, Pleasantville, New York 10570
Tax Parcel ID: 106.5-2-45

Dear Chair Klien and Members of the Planning Commission:

On behalf of DS Pleasantville LLC (the "**Applicant**"), owner of real property located at 35 Pleasantville Road in the Village of Pleasantville, New York (the "**Premises**"), we respectfully submit its Application for Special Permit and Site Plan approval for the proposed change of use at the Premises to accommodate "a Private Pre-K" together with 3 additional retail tenants (the "**Project**"). The Premises are classified in the A-1 (Central Business) Zoning District in which a private preschool is a permitted use, subject to issuance of a Special Permit. Enclosed as "**Exhibit A**" is the Applicant's Site Plan Application Form.

The Premises comprise approximately 69,125 square feet located on the northerly side of Pleasantville Road and extending southerly of Manville Road. The Premises are improved with a 1-story brick commercial building, most recently occupied by a Key Foods grocery store, an appurtenant parking lot with 91 vehicle spaces, and 2 accessory areas – one primarily providing a loading area and employee parking accessed from Manville Road, and the other providing additional parking accessed from Cooley Street.

The Project

The Applicant requests Special Permit and Site Plan Approval to change the use of the Premises from a single-tenant grocery store to a multi-tenant facility. No substantial renovations are proposed to the Premises to accommodate four (4) new tenants and there would be no structural expansion of the footprint or height of the existing building. The parking lot fronting on Pleasantville Road will be restriped to accommodate a recreation area for the Private Pre-K with 92 parking spaces available for vehicles, thereby increasing on-site parking by 1 space from existing conditions.

The proposed Private Pre-K use would be situated on the easterly side of the building. The Applicant currently is working with the Goddard School,[1] a New York State licensed child day care center dedicated to providing care, instruction and recreation for two or more children under six years of age. This use complies with the recently amended recently adopted Local Law 3 of 2026 , which permits a Private School (PRE-K) in the A-1 District subject to a Special Permit. *See* Section § 185-3, Village of Pleasantville Zoning Code (the "**Zoning Code**") and Section § 185-19(C)(7).

The Premises will additionally host additional retail/restaurant tenants on the westerly side of the commercial building. Under Section § 185-19(A) of the Zoning Code, retail and restaurants are classified as permitted uses within the A-1 District.

Importantly, for the purposes of dimensional parameters under the Zoning Code, the existing building is pre-existing, legally non-conforming where any dimensions may not comply with the existing requirements in the A-1 District. As noted above, there are no proposed changes to the structure. A Zoning Table is inserted below for your review:

	A-1 District	Existing	Proposed	Special Permit Code Section
Minimum Lot area	2500 sq. ft.	69,125 sq. ft.	No Change	185 Attachment 6
Minimum Width	None	-	No Change	185 Attachment 6
Minimum Depth	None	-	No Change	185 Attachment 6
Minimum Front Yard	None	-	No Change	185 Attachment 6
Minimum Rear/side yard	30 feet	N/A	No Change	§ 185-19(C)(7)
Maximum Height	42 ft/ 3 stories	1 story	No Change	§ 185-19(C)(7)
Minimum Height	None	-	No Change	§ 185-19(C)(7)
Maximum Building Coverage	40%	N/A	No Change	§ 185-19(C)(7)
Maximum FAR	2.0	N/A	No Change	185 Attachment 6
Maximum Footprint	None	-	No Change	185 Attachment 6
Maximum wall length	None	-	No Change	185 Attachment 6

We respectfully submit that the Application conforms to the Special Permit requirements, which are solely dimensional in nature (other than landscaping subject to this Commission's approval). Given the Application's status as the re-use of a pre-existing commercial building, we respectfully submit that the dimensional requirements should be deemed met by this Application.

The proposed renovations include a fenced playground for the PRE-K, and restriping of the paved parking areas. Internal to the building, demising walls will be installed to separate the tenant spaces, and new aluminum doors and signage will be installed for each tenant space. Most of the exterior of the existing commercial building is proposed to remain, including the plan vinal siding, brick walls, rooftop asphalt shingles, and cupola.

Environmental Review

It is respectfully submitted that the proposed change in use and minor improvements constitute

[1] For more information on the proposed tenant, *see* https://www.goddardschool.com/

a Type II action exempt from the New York State Environmental Quality Review Act ("**SEQRA**"). *See* 6 NYCRR § 617.5(C)(2); (10); (18). Notwithstanding, we respectfully submit a Short Environmental Assessment Form ("**EAF**") with this Application as **Exhibit B.**

Enclosures

In support of this Application, enclosed please find one (1) set and one (1) electronic copy of the following materials:

Exhibit A:	Site Plan Application Form;
Exhibit B:	Short Environmental Assessment Form

We respectfully submit one (1) set of architectural plans, entitled "Retail Property, 35 Pleasantville Road, Pleasantville, New York," dated May 26, 2026, prepared by Rosenbaum Design Group Architecture. We also enclose a check made payable to the Village of Pleasantville in the amount of $300, representing the Site Plan Application Fee.

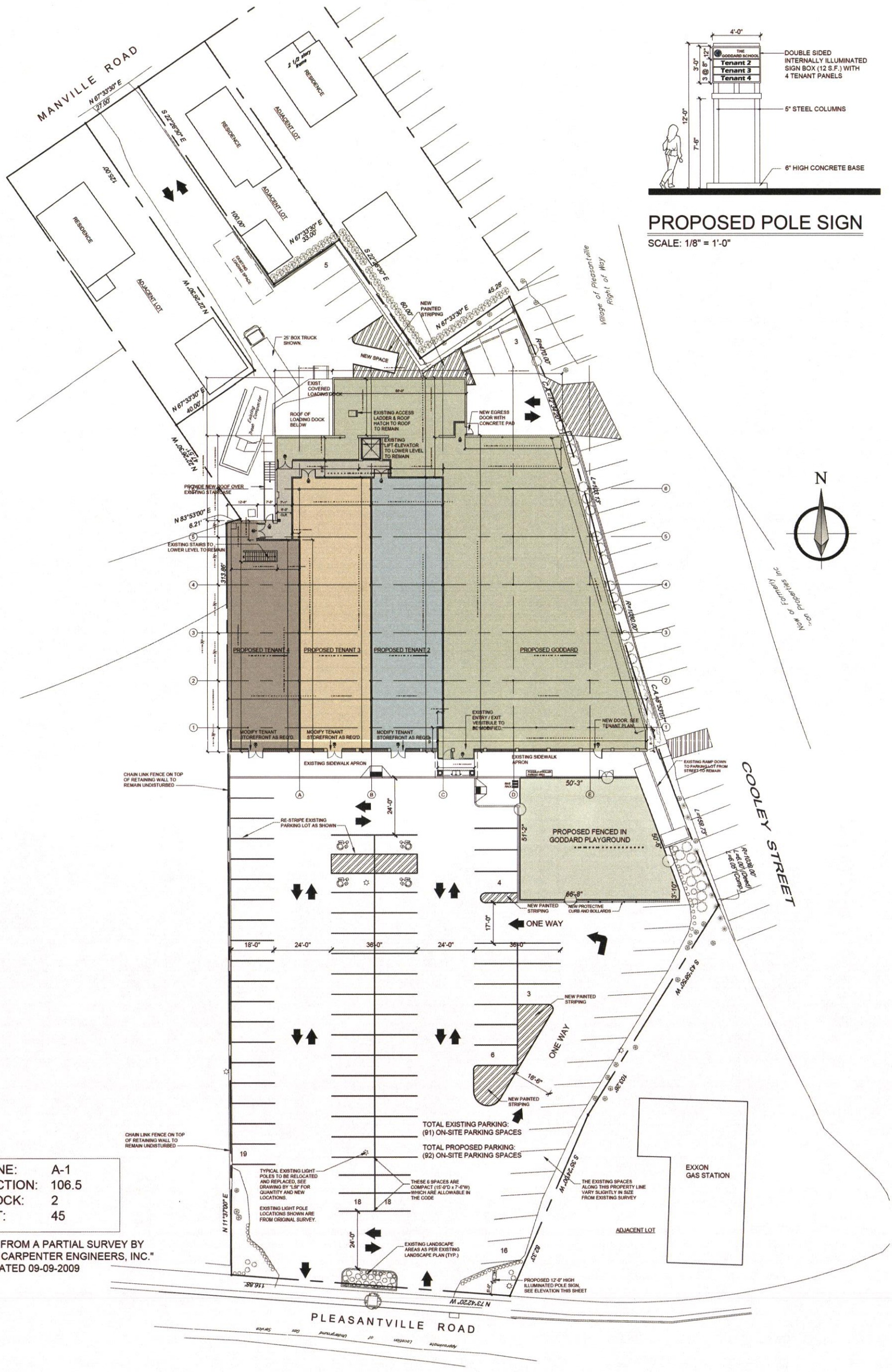
Upon review of the enclosed, we request that this matter be placed on Agenda for consideration at your June 10, 2026 meeting for initial review and consideration. Thank you for your consideration in this matter.

Very truly yours,

William Null

Enclosures

cc: Rosenbaum Design Group Architecture
Client



ZONE: A-1
SECTION: 106.5
BLOCK: 2
LOT: 45

TAKEN FROM A PARTIAL SURVEY BY
"WARD CARPENTER ENGINEERS, INC."
LAST DATED 09-09-2009

PROPOSED MODIFIED SITE PLAN WITH PLAYGROUND

SCALE: 1" = 40'-0"

PROPOSED POLE SIGN

SCALE: 1/8" = 1'-0"

05.27.2026 REVISED SEC. BLK. & LOT INFO

05.26.2026

RETAIL PROPERTY

35 PLEASANTVILLE ROAD
PLEASANTVILLE, NEW YORK

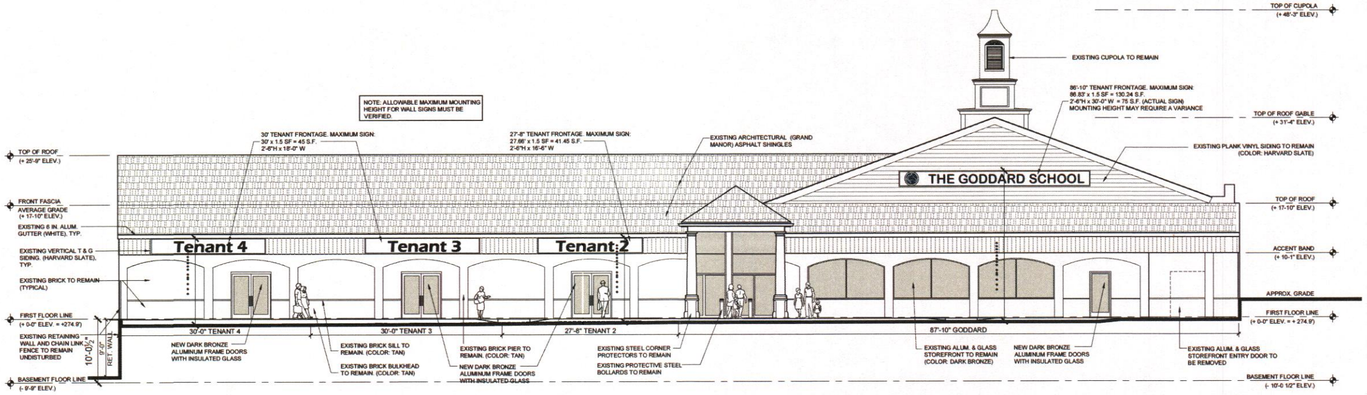
rosenbaumdesigngroup architecture
Rand K. Rosenbaum ARCHITECT
2001 MARCUS AVENUE
LOBBY EAST WING
LAKE SUCCESS, NEW YORK 11042-1011
Tel: 516.616.6111
Fax: 516.616.6222
mail@r-d-g.com

REGISTERED ARCHITECT
RAND K. ROSENBAUM
No. 23295
STATE OF NEW YORK

25039

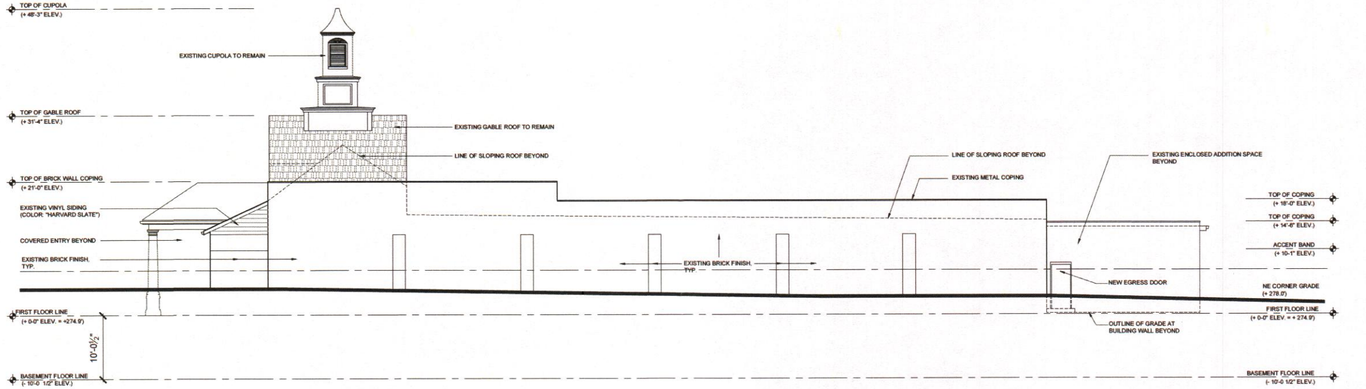
SP-1.5.2

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SOUTH ELEVATION FRONT (MODIFIED) - PLEASANTVILLE ROAD

SCALE: 1/8" = 1'-0"



EAST ELEVATION RIGHT SIDE (MODIFIED) - COOLEY STREET

SCALE: 1/8" = 1'-0"

ZONE:	A-1
SECTION:	106.5
BLOCK:	2
LOT:	45

TAKEN FROM A PARTIAL SURVEY BY "WARD CARPENTER ENGINEERS, INC." LAST DATED 09-09-2009

05.26.2026

DATE	COMMENT:
06.27.2026	REVISED SEC. BLK. & LOT INFO.

RETAIL PROPERTY

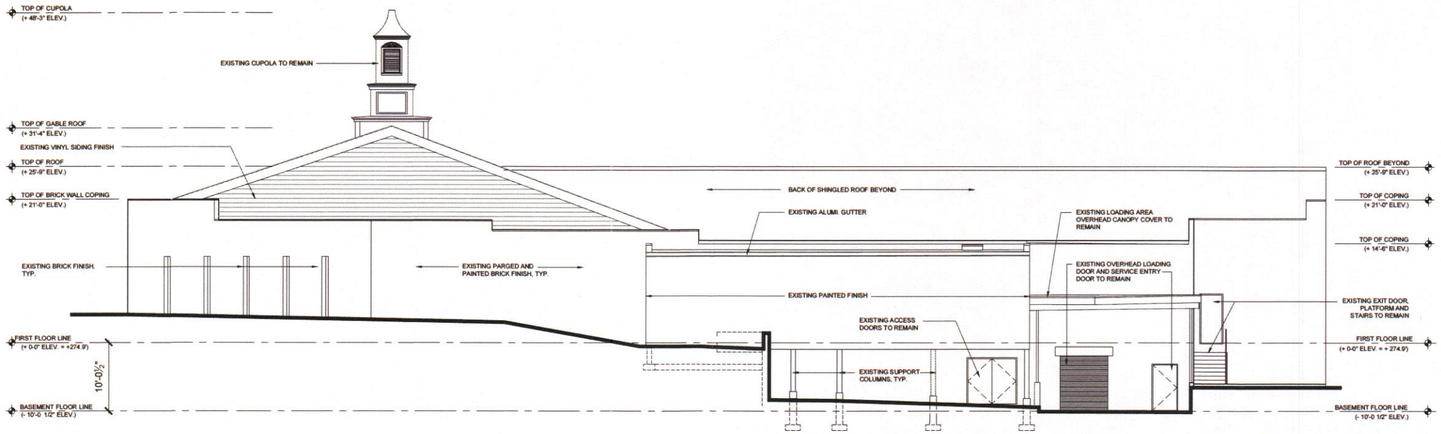
35 PLEASANTVILLE ROAD, PLEASANTVILLE, NEW YORK

rosenbaumdesigngroup architecture
Rand K. Rosenbaum ARCHITECT
2001 MARCUS AVENUE
LOBBY EAST WING
LAKE SUCCESS, NEW YORK 11042-1011
Tel: 516.616.6111
Fax: 516.616.6222
mail@r-d-g.com

REGISTERED ARCHITECT RAND K. ROSENBAUM STATE OF NEW YORK

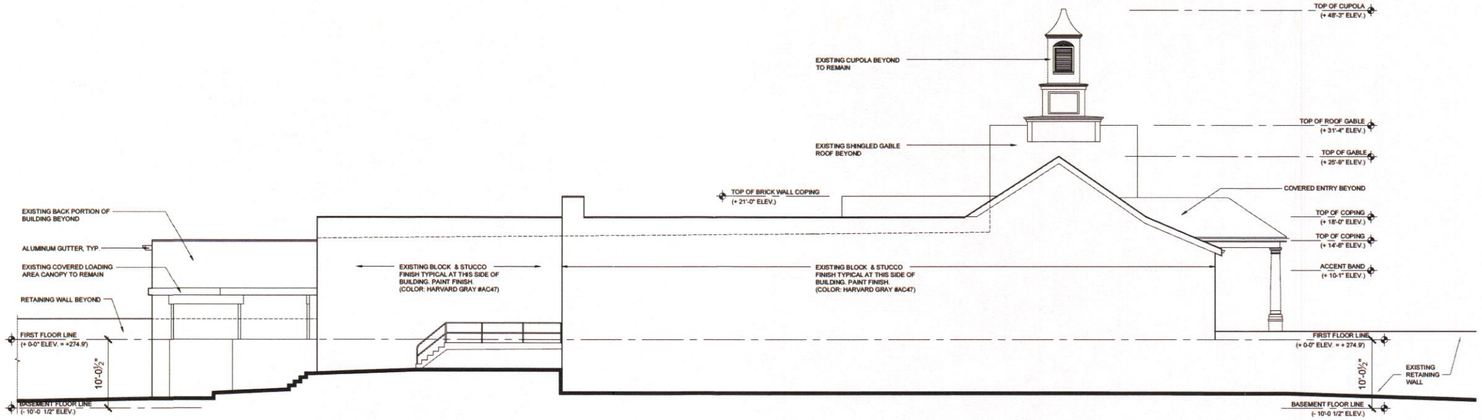
25039

EL-1



NORTH ELEVATION REAR (MODIFIED) - MANVILLE ROAD

SCALE: 1/8" = 1'-0"



WEST ELEVATION LEFT SIDE (MODIFIED)

SCALE: 1/8" = 1'-0"

ZONE:	A-1
SECTION:	106.5
BLOCK:	2
LOT:	45

TAKEN FROM A PARTIAL SURVEY BY "WARD CARPENTER ENGINEERS, INC." LAST DATED 09-09-2009

05.26.2026

DATE	COMMENT:
05.27.2026	REVISED SEC, BLK, & LOT INFO

RETAIL PROPERTY

35 PLEASANTVILLE ROAD, PLEASANTVILLE, NEW YORK

rosenbaumdesigngroup architecture

Reind K. Rosenbaum ARCHITECT

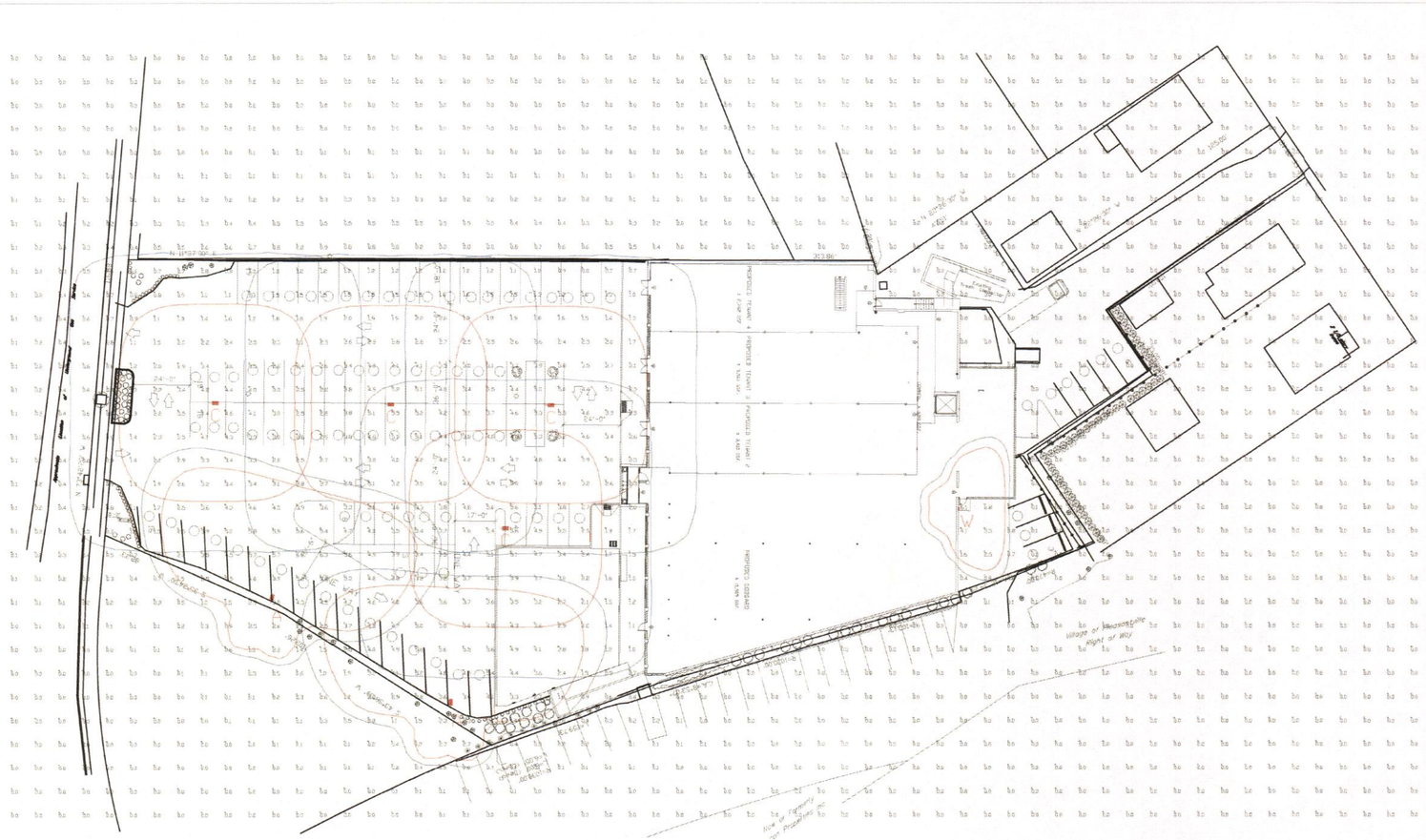
2001 MARCUS AVENUE
LOBBY EAST WING
LAKE SUCCESS, NEW YORK 11042- 1011

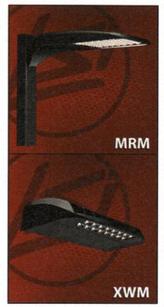
Tel: 516.616.6111
Fax: 516.616.6222
mail@r-d-g.com

REGISTERED ARCHITECT REID K. ROSENBAUM No. 025036 STATE OF NEW YORK

EL-2

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Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALCS AT GRADE	Illuminance	Fc	0.74	6.8	0.0	NA	NA	0
PARKING AREA - MAIN	Illuminance	Fc	3.33	6.3	0.7	4.71	9.00	

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	2	A	Single	MRM-LED-24L-SIL-3-50-70CRI-IH	22.5' POLE + 2.5' BASE	0.950	29444	161	B2-U0-G3
	4	C	Single	MRM-LED-24L-SIL-3W-50-70CRI	22.5' POLE + 2.5' BASE	0.950	29220	161	B3-U0-G3
	1	W	Single	XWM-3-LE1-04L-50-70CRI	18'	0.970	4473	30	B1-U0-G1

Total Project Watts
Total Watts = 990

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations should be verified and reconfirmed prior to construction. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight/Uplight/Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

SIRIC ALLIANCE, PO - 2NDSPARTA, DKD 45246 - USA
(513) 794-1805 • FAX: (513) 794-1883

LIGHTING PROPOSAL LD-165557-1

RETAIL PROPERTY
30 PLEASANTVILLE RD
PLEASANTVILLE, NY

BY:MK	DATE:05/18/26	REV:05/27/26	SHEET 1 OF 1

SCALE: 1"=30' ARCH D

0 30

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT
80 WHEELER AVENUE * PLEASANTVILLE, NY 10570
PHONE (914) 769-1926 * FAX (914) 769-5519
WWW.PLEASANTVILLE-NY.GOV

SITE PLAN PERMIT APPLICATION

* THREE (3) COPIES OF ALL REQUIRED DOCUMENTATION TO BE SUBMITTED FOURTEEN (14) DAYS * IN ADVANCE OF THE SCHEDULED PLANNING MEETING DATE

SECTION I – PROJECT ADDRESS: 35 Pleasantville Road, Pleasantville, New York

SECTION II – CONTACT INFORMATION: (PLEASE PRINT CLEARLY. ALL INFORMATION MUST BE CURRENT)

APPLICANT: DS PLEASANTVILLE LLC

ADDRESS: 474 Fulton Avenue, Hempstead, NY 11550

PHONE: 516-483-2400 CELL: _____ EMAIL: _____

OWNER: Same as Applicant.

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION III - TYPE OF WORK PROPOSED (CHECK ALL THAT APPLY)

[ ] ACCESSORY STRUCTURE [ ] ADDITION [✓] ALTERATION / RENOVATION [✓] CHANGE OF USE / OCCUPANCY
[ ] DECK [ ] DRIVEWAY / ROW PARKING [ ] GENERATOR [ ] LEGALIZATION [ ] NEW BUILDING
[ ] PATIO / TERRACE [ ] PARKING AREA [ ] RETAINING WALL [ ] SHED [ ] SOLAR PANELS [ ] SWIM POOL
[ ] TEMP STRUCT / TENT [ ] WETLANDS DISTURBANCE

SECTION IV - USE & OCCUPANCY

EXISTING / CURRENT USE: Retail

PROPOSED COMMERCIAL USE: (CHECK ALL THAT MAY APPLY)

[ ] ASSEMBLY (RESTAURANTS, THEATERS) [ ] BUSINESS (OFFICE, BANKS) [✓] EDUCATIONAL (SCHOOLS)
[ ] FACTORY / INDUSTRIAL (MANUFACTURING) [ ] HIGH HAZARD [ ] INSTITUTIONAL (ASSISTED LIVING)
[✓] MERCANTILE (RETAIL) [ ] RESIDENTIAL GROUP (APTS, HOTELS) [ ] STORAGE (WAREHOUSE)

PROPOSED RESIDENTIAL:

[ ] ONE FAMILY DWELLING [ ] TWO FAMILY DWELLING [ ] TOWNHOUSE [ ] DETACHED ACCESSORY STRUCTURE

SECTION V - SUBMISSION CHECKLIST

[✓] SITE PLAN APPLICATION [✓] OVERVIEW LETTER [ ] BUILDING PERMIT APPLICATION [✓] SHORT EAS FORM
[✓] SURVEY & DETAILED DRAWINGS [ ] ESCROW POLICY AFFIDAVIT [ ] ADDITIONAL INFORMATION

SECTION VI - APPLICATION FEE: $250 ESCROW FEE: DEPENDENT UPON SPECIFICS OF APPLICATION

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION VII – CONTACT INFORMATION: (PLEASE PRINT CLEARLY. ALL INFORMATION MUST BE CURRENT)

ARCHITECT: Rosenbaum Design Group Architecture

ADDRESS: 2001 Marcus Avenue, Lobby East Wing, Lake Success, NY 11042

PHONE: 516-616-6111 CELL: _____ EMAIL: [illegible]

ENGINEER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SITE PLANNER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

LEGAL COUNSEL: William S. Null, Esq., Cuddy & Feder LLP

ADDRESS: 445 Hamilton Ave., 14th Floor, White Plains, NY 10601

PHONE: 914-761-1300 CELL: _____ EMAIL: _____

SECTION VIII – APPLICANT CERTIFICATION

I HEREBY CERTIFY THAT I HAVE READ THE INSTRUCTIONS & EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE & CORRECT. ALL PROVISIONS OF LAWS & ORDINANCES COVERING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR LAND USE OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE: _____ DATE: 5/27/2026

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

ZONE: A-1 SECTION: 106.5 BLOCK: 2 LOT: 45

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

[ ] ARB [ ] ZONING [ ] DPW / ENGINEERING [ ] WCDOH [ ] WETLANDS [ ] FLOOD DEV
[X] WC PLANNING [ ] COUNTY ROAD [ ] STATE ROAD

BUILDING DEPARTMENT CHECKLIST:

[X] SITE PLAN APPLICATION [X] OVERVIEW LETTER [ ] BUILDING PERMIT APPLICATION [X] SHORT EAS FORM
[X] SURVEY & DETAILED DRAWINGS [ ] ADDITIONAL INFO [X] APP FEE [X] ESCROW FEE [ ] PUBLIC NOTICE & MAILINGS

PAYMENT: [X] APP CHECK #: 6114 [ ] CASH [ ] ESCROW CHECK #: _____

NAME ON CHECK: CUDDY & FEDER LLP

BLDG. INSPECTOR SIGN OFF: RH DATE: 6.2.2026

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
35 Pleasantville Road

Project Location (describe, and attach a location map):
35 Pleasantville Road, Village of Pleasantville, Tax ID: 106.5-2-45

Brief Description of Proposed Action:
A proposed renovation of the existing building on the Premises to accommodate a private preschool and additional retail tenants.

Name of Applicant or Sponsor:	Telephone: 516-483-2400
DS Pleasantville LLC	E-Mail: briangrobman@gmail.com

Address:
474 Fulton Avenue

City/PO:	State:	Zip Code:
Hempstead	NY	11550

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Department, NYDEFS	☐	☑

3. a. Total acreage of the site of the proposed action? 1.58 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.58 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☐	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
Eligible property:BIN 3037170		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

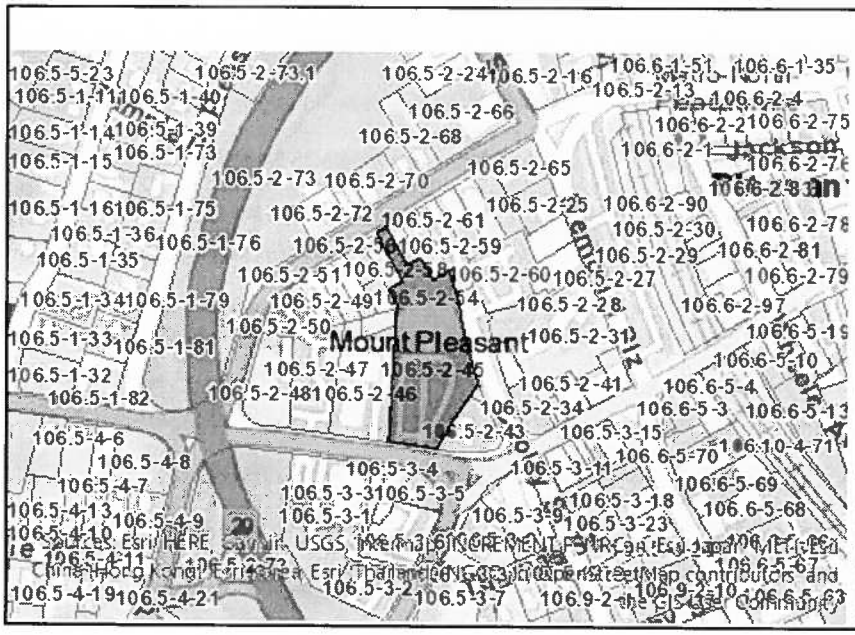
Applicant/sponsor/name: Hailey Pedicano, ESQ. Date: 5/27/2026

Signature: _____ Title: Associate Cuddy + Feder LLP

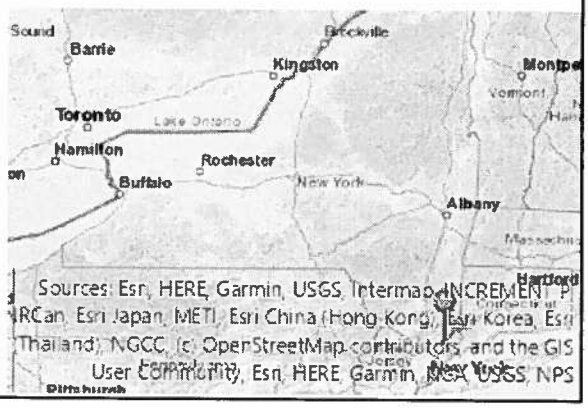
PRINT FORM

EAF Mapper Summary Report

Wednesday, May 27, 2026 12:38 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

BFJ Planning

MEMORANDUM

To:	Village of Pleasantville Planning Commission
From:	Susan Favate, AICP, PP, Principal
Subject:	35 Pleasantville Road (Former Key Food): Site Plan Review/Special Permit Central Business A-1 District BFJ Project #26875.02
Applicant:	DS Pleasantville, LLC.
Date:	June 5, 2026

Introduction and Background

The Applicant, DS Pleasantville, LLC, is seeking site plan and special permit approval for a change of use at the former Key Food grocery store at 35 Pleasantville Road into a multitenant building containing a daycare facility and three other retail/commercial tenants.

Submission

Our office is in receipt of the following:

1. Site Plan Application, dated May 27, 2026.
2. Short Environmental Assessment Form (EAF) Part 1, prepared by Hailey Pedicano, dated May 27, 2026.
3. Architectural Plans (4 sheets), prepared by Rosenbaum Design Group Architecture, dated May 26, 2026.

Planning Review

Property Description. The 1.58-acre property in question is located at 35 Pleasantville Road, between Manville Road and Cooley Street, and is developed with a one-story commercial building containing the former Key Food grocery store. The site, which is located just north of the Saw Mill River Parkway Exit 28 interchange, is within the A-1 Central Commercial District. The property is served by a large surface parking lot with 91 spaces accessed from Bedford Road. There are also two accessory parking and/or loading areas accessed from Manville Road and Cooley Street.

Proposed Development. The Applicant proposes to convert the existing commercial space into four new tenant spaces, the largest of which (on the east side of the building) would be occupied by the Goddard School, a franchised daycare/preschool company. The occupancy of the remaining three tenant spaces is yet to be determined. Other than minor building renovations and new signage and lighting, proposed exterior improvements are limited to restriping of the parking lot to create a recreation area. The net effect of this change will be an increase of 1 parking space.

Zoning. The proposed uses are permitted in the A-1 district, with the daycare requiring a special permit pursuant to the provisions of §185-19(C)(7), which includes the following requirements:

- No building shall exceed a height of 42 feet, nor shall the number of stories at any point along the periphery of such building exceed three.
- No principal building shall be closer than 30 feet to any side or rear lot line.

- The permitted building coverage shall not exceed 40%.
- Courts shall conform to the requirements of § 185-15A(6)(d).
- All parking and service areas shall have screening between them and all adjoining and neighboring properties; the design of such screening shall be subject to approval by the Planning Commission.

It is recognized that this application involves an existing building and developed site, and not all of these requirements may be achievable; however, the Applicant should address compliance to the maximum extent possible.

In addition, §185-56 contains conditions that apply to all special permit uses, which are relevant to this project:

1. All proposed structures, equipment and material shall be readily accessible for fire and police protection.

2. The proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties, in accordance with the zoning classification of such properties.

3. The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to or incongruous with the district or conflict with the normal traffic of the neighborhood.

4. The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of screening and landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

5. The site plan for such use shall be designed to ensure the accomplishment of the objectives set forth in §185-50E.

SEQRA. The Proposed Action is a Type II action under SEQRA because it involves the reuse of a commercial structure with a permitted use. Thus, no further environmental review would be required.

Comments. We offer the following comments on the application.

1. Traffic and Parking
   The Applicant indicates that the proposed uses will not generate traffic above that of the current use, yet has not provided documentation to support this. A comparative traffic generation analysis should be provided.

   With regard to parking, retail and services uses in the A-1 district require 1 space per 300 square feet, while restaurant uses require 1 space per 100 square feet plus 1 for every 2 employees. The Village does not provide a specific parking requirement for daycare uses, so the required parking would be determined by the Planning Commission. Because the Applicant has not provided square footage information for each proposed use, we are not able to determine a reasonable parking requirement that could be compared with the

proposed supply. The Applicant should provide a detailed parking analysis that encompasses all parking areas on the site (including the two accessory areas) and addresses how employee parking would be handled. We believe that there could be opportunities to reduce the surface parking supply and introduce landscaped areas within and along the periphery of the parking lot. This is especially important given that a recreational area is proposed within the lot; without adjacent landscaping, we are concerned about the usability of this space due to lack of shade. The 4 parking spaces directly to the west of this recreation area should specifically be considered for green space, both for shade and to eliminate head-in parking next to a play area.

2. Lighting and Signage
   The proposal would replace the existing parking lot lighting with 7 pole fixtures, and the Applicant has submitted a photometric plan that appears to show some spillage onto the neighboring property to the east. While this property contains a gas station and is thus not sensitive, the Applicant should address the potential to reduce or eliminate this spillage. All lighting should be fully shielded and aimed only at the areas intended to be lit. The Applicant should also discuss whether the proposed lighting is energy-efficient and/or Dark Sky compliant.

   The proposal appears to be compliant with Chapter 148 (Signs and Outdoor Display Structures), but this should be confirmed. The Applicant should discuss whether it is possible to change the sign to be externally illuminated rather than internally lit as proposed.

3. Operations
   The Applicant should fully describe the proposed daycare operation and how it would function on the site, including hours of operation, number of employees, drop/off and pick/up procedures, etc.

4. Miscellaneous Environmental Considerations
   The EAF indicates that the property is within a floodplain and adjacent to a wetland or water body; this is related to the proximity of the Saw Mill River. Again, this is an existing developed site, but the Applicant should discuss opportunities to improve the stormwater impact (through potential reduced impervious coverage) and any emergency planning considerations during flooding events.

This review is based upon the information submitted; we reserve the opportunity to provide additional comments upon the receipt of revised plans or additional documentation. Should you have any further questions or require additional information, please contact our office.

cc: Robert Hughes, Building Inspector

PLANNING COMMISSION AGENDA ITEM REPORT

Meeting of May 27, 2026

ATTACHMENTS:
PC-0527-2026 - review.pdf

Pleasantville Planning Commission
May 27, 2026

The Pleasantville Planning Commission meeting was called to order by Russell Klein, Chairman, at approximately 8 pm on Wednesday, May 27, 2026. Attending the meeting were Russell Klein, Chairman, Erik Brotherton, Perry Freitas, David Keller and Henry Leyva, Commissioners, Mark Brecker, Planning Consultant, Susan Favate, Village Planning Consultant, Jennifer Gray, Village Attorney, and Robert Hughes, Building Inspector.

1. **Referral from Board of Trustees** – Review of proposed changes to the Village Code regarding Section 185-50 Site Plan Review.

Mr. Klein noted that the proposed changes to the site plan review section related heavily to tree regulations and removal. He asked that Mr. Hughes to brief the Board on that.

Mr. Hughes said there has been a lot of discussion with the Conservation Advisory Committee and others about preventing the loss of trees. To address this, Mr. Hughes said he focused on the site plan review and the current Village regulations. He said one- and two-family home reconstructions and renovations were never involved in site planning review, but there are circumstances where a home is reconstructed or substantially renovated and the site is affected greatly by tree removal. The proposed new language (and old language to be removed) is intended to require one- and two-family homeowners to come before the Commission for a site plan review when a certain percentage of teardown or renovation is planned. Previous language in the regulations that made three-family residences exempt would get taken out. Mr. Hughes believes emphasizing trees in the site plan review by the Planning Commission would be more beneficial than having a separate tree permit situation.

Mr. Hughes said he can think of four projects that have been done recently where you drive by and see the entire site has been impacted. In those cases, the Commission had no control over whether the homeowners will plant, what species they will plant or how many plantings there will be.

New language requires homeowners to get Planning Commission approval for removal of more than 25% of healthy trees from their property.

To maintain tree buffer zones, homeowners who remove trees will be required to replant on a one-for-one or a two-for-one basis or a pay a fee in lieu of that so that the Village can have funds to replant. Mr. Hughes said they are planning to create a tree list so that people know what trees they can and can't plant.

Mr. Hughes that the Commission's review of one- and two-family properties would not be limited to trees. There would still be a full site plan review. There could be recommendations to re-site the building or the driveway, etc. It will be no different from any other development.

Site plan review of one- and two-family homes would be triggered when there is a teardown involving the removal of more than 50% of the original building footprint, exterior walls and/or FAR or an enlargement resulting in a new building area in excess of 505 of the original building footprint when the lot area is in excess of 7,500 square feet.

Mr. Keller said felt the definition of "healthy tree" and 25% might cause problems and suggested instead it read 25% of all trees that are not dead. Mr. Klein recalled attending the Village Board meeting where they trees were described as diseased, structurally dangerous (in danger of falling), etc., so the tree wouldn't necessarily be dead. Mr. Keller said he would be okay with it saying "25% of trees" rather than "25% of healthy trees."

Mr. Hughes said whenever a homeowner's claim that a tree is diseased is in question, an arborist would need to submit a report that the tree should be removed.

Mr. Keller thought the legislation should include a dollar amount in the tree replacement fee schedule, and that figure should have an automatic annual escalator of 3%, 4% or 5% on July 1st or January 1st each year. If the cap becomes too large, the legislation can be amended.

Mr. Hughes said another question that came up was someone taking a tree down on the weekend, similar to a bathroom renovation or a shed etc. In such cases they would still have to either re-plant or pay the fee. Even though the tree would be gone, there would be a mechanism to ensure the homeowner would still need to comply. Mr. Keller suggested in that case there should also be a fine.

Mr. Hughes said over there are probably three properties right now that would meet the criteria, and in the years before, there were one or two. He believes the way things are going in the Village, it is more likely that people will do complete renovations of old houses as opposed to subdivisions or vacant lots as has been more common in the past. Substantial renovations are likely to be more common in the future – perhaps two a year. The regulations aren't meant to impact homeowners doing small additions or decks – they are for substantial renovations

The Board understood and thought it made sense.

Mr. Leyva agreed that the less ambiguous the language is, the better, in terms of enforcement. Instead of having an arborist paid by the homeowner decide if a tree should be removed because it's old, diseased, etc., the regulation should state that if you take a tree down, this is what happens.

Mr. Leyva also believed the Village should make an effort to protect old-growth trees so that there isn't an unintended consequence of creating an incentive for someone to take it down and then apologize after the fact. In such cases, there should be a substantially larger penalty for removing an old growth tree and right off the bat, they should have to plant two new trees.

Mr. Hughes said the Village would do their due diligence and not take the word of an arborist paid for by the homeowner when it seems the homeowner just doesn't want the tree. He said people call him all the time regarding tree removal. The majority want to find a way to keep old-growth trees and they only seek removal because the tree has become a problem for their house or their insurance company requests it. Ultimately the legislation would not dictate what to do, it would trigger a conversation about trees.

Mr. Klein added to Mr. Leyva's comment suggesting that certain substantial, healthy, old-growth trees like the Oak on Bedford Road, be landmarked.

Mr. Klein questioned if the Board was the most qualified to say a certain landscaping plan was the right way to go. Ms. Favate said Cornell Cooperative publishes a list of recommended plantings (natives) as well as those to avoid (non-natives). She said there isn't an expectation that the Commissioners have landscaping expertise. There are some best practices to consider, such as planting trees in clusters because they do better than in isolation.

Mr. Klein said he would like the legislation to include language that supports the Commission's efforts to preserve a tree.

Previously, only developments such as the Girl Scout property have been held to standards with regard to tree removal. With the new regulations, one and two-family homes with more than 50% increase will be undergo landscaping review.

Mr. Klein asked if the Commissioners thought these types of renovations/expansions should undergo complete site plan review – not just landscaping. Mr. Leyva noted there have been a lot

of old home renovations in the community that aren't in the Special Character Overlay. He thought it would be good if the Board could have oversight on major renovations.

Michael from the Conservation Advisory Council took a moment to thank Mr. Hughes and also the Board for looking at the proposed legislation that they spent three years trying to encourage the Village to take. He said they wanted to move forward as quickly as possible because the Village of Pleasantville has lost 20% of its tree canopy over the last 20 years, and preserving the tree character of the Village is important.

Mr. Klein noted the Board was generally in favor. Mr. Hughes said he would consolidate the everyone's comments, prepare a new draft, and send it out to the Commissioners and the Board of Trustees.

2. **70 Memorial Plaza** – Caffe Nero Americas Inc. Proposed new fast food restaurant within existing vacant tenant space previously approved as retail use. New application and referral to Zoning Board of Appeals. Present: Michael Ford-Deegan, owner of Caffe Nero, Michelle Murphy, project manager.

Mr. Ford-Deegan said they have two Caffe Nero locations in Connecticut, and he and his family believe it would be a nice addition to the Village of Pleasantville. He said they have references from Darien and West Hartford where there Connecticut shops are located. They believe they can do innovative and fun things in the space.

Mr. Ford-Deegan introduced Michelle Murphy, the project manager, to provide details and answer any questions.

Mr. Klein explained that this phase of the process was a preliminary site plan review focusing on the change of use from retail to fast food. Once the Commission completes its review, they can send the applicant to the Zoning Board for variances.

Mr. Hughes said the building was approved for ground-level retail, which is exempt from parking requirements. Changing the use to fast food triggers different parking criteria needing a variance. A variance will also be needed for the 1,000-foot separation rule that requires there be 1,000 feet between two fast food establishments. In this case, three other fast food restaurants are within 1,000 feet: The Taco Project, Playa Bowl and Starbucks.

Mr. Hughes said the difference between fast food and regular restaurants is that in the former, you serve yourself, and in the latter, someone serves you. The trigger in the zoning that differentiates retail from fast food is the number of seats. When there are more than eight seats, it is considered a fast food restaurant.

Mr. Ford-Deegan briefly described the operations, explaining that a customer would enter and get into a line where they would pass by the food products and the baristas would ask if they would like a coffee or another drink and payment would take place at the end. He said it is a personal experience where the barista is with the customer until payment is made at the end of the line. It is then up to the customer to find an empty table or to take out, as a significant number of clients do. Mr. Ford-Deegan said in the other towns where they had locations, there are 15-minutes parking spaces outside. He said some people use the cafe as their office and sit for a longer time.

All of their products will be baked in the back of the kitchen.

Ms. Murphy said their proposed hours of operation are 6:30 am to 8:00 pm. As primarily a morning café concept, their busiest times are between 7-11 am. Based on Wi-Fi reports, Ms. Murphy said they get about 8-10 people an hour and customers stay for about 30-60 minutes at a time throughout the day. Mr. Ford-Deegan said the customers definitely tapered off toward the end of the day but there were people who did come in on the later side. So, while 8 pm might seem late, it has worked at their other locations, and they will stay open if it makes sense financially. He said each location is a little different, and they talk to the landlords to see what would work best.

Mr. Ford-Deegan said pick-up is prevalent everywhere and at Café Nero, they have a number of different delivery services, including GrubHub, where the drivers will be on their scooters and will park illegally no matter what you do and will come in to pick up the order. He said there are more people than you would expect that would pay for an iced latte to be delivered 15 minutes later.

Mr. Ford-Deegan said there are different ways to order and pick-up other than using a delivery service. For example, a customer can use their app to order ahead of time and then just walk in and pick up their order, avoiding having to wait in line. The pick-up area is the same for them as the one for the delivery service, but orders picked up by a delivery service tend to be larger than those placed on the mobile app by individuals. Pick-up orders increase a bit in the afternoon.

Mr. Klein said there were a lot of delivery guys parking illegally in front of Wonder, blocking things, and he was concerned this would be more of the same. Mr. Leyva agreed, adding that there very little parking in front of the building. He noted they have reworked the road in front to make it more pedestrian-friendly, but in doing so made it tougher for cars to get in and out and move through there. It's definitely more complicated.

Mr. Ford-Deegan didn't know if the delivery aspect had peeked and noted it had not appreciated as quickly in the last couple of years, but it is not like it was during COVID, for example, when people were having things delivered every day. Now it is more likely someone in the afternoon just wanting a sandwich and a coffee. Mr. Ford-Deegan added that caffeine doesn't have a preponderance of deliveries. Caffe Nero tends to attract folks who want to stay and gather. They are not a transactional business like Starbucks.

Mr. Ford-Deegan said Starbucks had moved to being more transactional and want people in and out. They removed all the comfortable seating and replaced it with hard seating. He said Caffe Nero seating is soft and comfortable around inviting with fireplaces so people feel welcome to stay.

Mr. Ford-Deegan said they tried a service window at their store in Providence, but the customers preferred to go into the store.

Regarding the parking spaces allotted as 15-minute spots in the front of a store, Mr. Ford-Deegan said that has to be kept at 15 minutes in order for it to be successful. Mr. Hughes said the building created a space for loading and unloading right in front of the lobby to accommodate Amazon deliveries and such. Mr. Klein noted that spots like that gets abused everywhere in town.

Ms. Murphy said it was also likely that there would be customers going to the train station that would not be using any parking space, just stopping in for coffee and food and heading back out on foot. He said that was one of the reasons they are interested in that space, because of its proximity to the train and being in a walking community.

Mr. Hughes said technically there are supposed to be 25 open spaces in the garage for the tenants or the public. However, the property owner informed him that in their lease they were granted none, and the public cannot use those spaces. So, there will be zero spaces allocated for the store

leases, requiring a variance for 100%. Mr. Hughes said he believes the reason the building owner changed his mind about parking was because of security reasons.

Ms. Favate recalled discussions when the building was being constructed, about the shared parking strategy and the fact that the residential spaces were not to be assigned and there were supposed to be spaces for the public and spaces dedicated to the Village, which were – they are permit spaces. She believes there are spaces in that garage that could be used. Mr. Hughes agreed there is definitely a lot of space in the garage; but according to the property owner, the public can not have access to the garage because of the gate, only the residents have access.

Mr. Hughes said it creates an issue for the application because they now technically need a 100% waiver on the parking – 43 spaces. There is a different dynamic which may or may not affect the application, which is, there were supposed to be at least 25 parking spaces accessible for commercial tenants or the public. Ms. Favate said the next step should be to talk to the building owner, because if so many of the applicant's patrons will be sitting and dwelling, you want them parking in the garage.

Hypothetically, if the building owner was complying with the original resolution and patrons were able to get into the garage to park, Mr. Klein questioned whether patrons of the café would be able to find the garage entrance, which is on the opposite side of the storefront, and would they go down some number of levels into a basement parking garage and then find their way back up to get a latte? Mr. Ford-Deegan said they did have experience with that and regulars would figure it out. Passers-by might not, so there would have to be a poster or a free coffee with a coupon saying where to park, etc.

Mr. Leyva noted they had a proposed 89 seats including the outdoor seating so it seemed to him that by necessity they would need to have a good amount of parking available. Parking in Memorial Plaza would not be enough to support the business and make it thrive.

Mr. Hughes said they need to clarify with the building owner because it impacts their application – they need to know how many spots they are asking for – and it greatly impacts their request for the Zoning Board. The requirement for 43 spaces should be offset by the 22 spaces in the garage that are supposed to be available to the public, so the variance request would be for 21 spaces.

Mr. Leyva noted that in addition to the parking variance, a variance will be needed for fast food separation. Mr. Hughes speculated that the Fast food variance was a little archaic and questioned whether that should even be a requirement.

Ms. Favate said before construction, the building owner agreed to include excess parking and that was one of the benefits. Mr. Leyva said that was a big selling point. Mr. Hughes recalled it was something like 155 spaces, 105 of which were allocated to the residential parallel zoning leaving 55 – 25 for Village commuters and an extra 25 for the public. Ms. Favate said it was assumed those 25 spots would be utilized by patrons of the commercial tenants.

Mr. Ford-Deegan said as part of the tenant agreement, they understood 25 spaces were open to the public and would be available to offset the variance count; however, just four hours ago they were informed by the landlord that is no longer the case.

Mr. Hughes understood that the building owner has an agreement with the Village to provide 25 of the extra spaces for use by permit holders. He said he just learned about the 25 spaces for the public not being available. He did not know how the building owner handles parking for the commuters, or the residents, or the permit holders.

Mr. Ford-Deegan said if it came back that 89 seats would too much, he would look at decreasing the seating and seeing if it made sense for him economically. Mr. Hughes clarified that it was not the number of seats but rather the patron area or square footage that was looked at for the variance.

Mr. Ford-Deegan said part of their layout is a training area . That could be expanded/the area would be closed, which would reduce seating.

Mr. Klein thought what they were proposing sounded lovely but questioned if it could work operationally without any off-street parking. Mr. Ford-Deegan said if there is no parking available in the garage and no off-street parking, it wouldn’t make sense. If they didn’t have off-street parking but they did have the 25 spaces in the garage and zoning gave them 100% waiver, Mr. Klein asked Mr. Ford-Deegan if the business could operate. Mr. Ford-Deegan said he would have to make sure it made sense economically. Mr. Klein noted it would be difficult to visit the café if people couldn’t find parking. Ms. Murphy pointed out that a big part of their choosing that location was because the train station is right across the street. She added that their other locations do have a large commuter clientele which comes in for coffee before work.

The applicants said they understood the parking in Memorial Plaza is permit parking, so it wouldn't be available to their customers.

Ms. Murphy said regarding the signage they typically do internally illuminated lettering and they do a canopy similar to Wonder. Mr. Hughes they would need to come before the ARB for the specifics later if they were approved for a building permit.

Ms. Favate said her only other comment was the trash in and out. The purchase of another Village trash can to place out front might be a good idea so there isn't an accumulation especially on the weekends.

Regarding deliveries, Mr. Hughes noted there was an early concern about where the deliveries would actually occur, but there are a loading dock and a freight elevator from the first level to the back of the stores. It would be ideal for the trucks to be come in there. Mr. Hughes said it was hard to enforce and named Wonder as an example. He suggested there be something written in the resolution so at least that could be referenced for specifics about deliveries.

Ms. Murphy said they use two vendors. One delivers three days a week and the other delivers two days a week; neither would be delivering daily. Mr. Ford-Deegan said their establishment is very different than Wonder.

Mr. Leyva asked Mr. Hughes if the landlord was being cooperative in making the loading dock accessible to delivery trucks. Mr. Hughes said he hadn't heard otherwise, but he didn't know for sure. He said he would check on that and if there is security or a garage door there.

Mr. Hughes said with the unanswered questions that were before them it was possible that the next Zoning Board meeting the applicant would be ready to attend would be the end of June. Ms. Gray said procedurally, before being able to refer to Zoning, the Planning Commission typically would have a specific referral of exactly what variances the applicant was seeking. She said that could be a 100% parking variance or whatever smaller percentage they decide on after continued discussion with the applicant and the landlord.

Mr. Klein suggested they say what the Village thinks the understanding is for available parking, that they ought to have 25 spots available to them. That's what our resolution says and that is the position of the Village. If the owner decides not to honor that, Ms. Gray said the applicant would

have to come back to the Planning Commission to get re-referred to the Zoning Board for that 100% variance. Ms. Gray said the Board could either wait until the parking issue is resolved or refer the applicant to Zoning for the 100% variance. – She understood the Commission's ideal if a 50% variance with the understanding that there are 25 spaces available. But since there is still some uncertainty about that, a 100% variance would cover them. Mr. Hughes suggested they submit a dual application to zoning – one for 100% and one for 50%. Mr. Keller said they would then just pull one before the night of the meeting. Mr. Hughes said might work against the applicant, however. If the Zoning Board see there is a lower number, they might go right to that 50%.

Mr. Hughes said 47 parking spaces are required. Mr. Klein noted that when an argument is made for a 50% variance, support for that is saying they have the parking on site, it functions - people are going to find their way down to the garage. That would be something that the Zoning Board would be asked to review. Mr. Hughes said that was a critical component, not necessarily the numbers, but when the argument is 50% it's saying there's parking on site and it functions and that's whether it's 5 cars or 22.

While Mr. Leyva said he didn't want to make the applicant wait, he felt it was best to clarify the situation with the landlord before referring them to Zoning.

Mr. Ford-Deegan said they would like the referral that evening and if it doesn't work out, they would come back to Planning.

Mr. Hughes made sure everyone understood that if going to the Zoning Board gets pushed to the end of July, the matter wouldn't come back to the Planning Commission until September, because there are no meetings in August.

Mr. Ford-Deegan said there were things in the lease that encouraged forward progress with building permits and moving the project along, but he recognized it was an unusual situation where the landlord may be part of the delay.

Mr. Hughes said he would have no problem on his end getting the applicant in the June Zoning meeting, but he didn't know if that was enough time for the applicant. Mr. Klein said if they still didn't have an answer, they could wait until the July meeting. He thought they should shoot for the June meeting.

Ms. Gray said resolving the issue should be a combined effort. The applicant should speak with the landlord about the spaces that were originally given to them and then taken away, and separately, representatives from the Village will also have discussions with the landlord about compliance with the original site plan resolution – the fact that those 25 spaces are supposed to be open to the public.

3. **1 & 3 Campus Drive and 8 Carey Court – US Home, LLC d/b/a Lennar** – Review and discussion of Village BOT referral regarding 1 & 3 Campus Drive and 8 Carey Court Rezoning Petition submitted by US Home, LLC d/b/a Lennar. ***Continued review.*** Present: Anthony Gioffre, Esq., Bob Geiger and Jay Cunning from Lennar, Diego Villareale, PE and Paul Syasek from JMC Planning, Ashley Lai of AKRF and Den Patrick from Cuddy & Feder.

Mr. Gioffre said since the last meeting the team had taken time to go through and address the comments made by the Commission, the Village Board of Trustees, as well as staff and public comments made at various meetings. As a result, they made some changes to the project that they believe address some of the concerns that were raised. He said they would go through the changes they made and address the various areas of the technical memorandum.

Mr. Gioffre reiterated that the initial application provided 10% affordable units, which is a requirement, and above that they provided 6 smaller footprint market-rate units. Since the last meeting they increased that number of smaller units from 6 to 12 units. As a result, more than 20% of the total units are either affordable or smaller footprint.

Mr. Villareale noted that the number of units remains at 102.

Mr. Villareale said they shifted some of the buildings on the southern side of the site to the areas that are already developed – those with the existing building and parking lot. They changed from two clusters to three and have a mix of different size units. He pointed out the smaller units within that area.

On the northern side, closest to the condominiums where to 144,000 square foot building is, they increased the building size and added some units, still working within the existing impervious area and maintaining the critical buffers.

On the southern side of the site where there is an existing single-family home, Mr. Villareale said they eliminated the entire previously proposed building closest to the wooded area. Those units of various types were reallocated. This reduced the disturbed area by about a half-acre.

Mr. Villareale pointed out the storm water basin that was mentioned during the last meeting and explained that the location was chosen based on topography and grading and where the water naturally funnels in that area. He said everything flows downhill and that location is a natural, low spot. Mr. Villareale repeated that the overall project results in a reduction in impervious area. He said stormwater would continue to be a critical component of the project, taking into consideration concerns about flooding in the area. He believes they are going above and beyond but said there was time to tweak it even more as the project progresses.

Mr. Villareale noted that there was a suggestion made to have a basin closer to Carey Court but he said the location they chose is an area that water naturally flows to and if they force it an area that isn't as natural, more grading would be involved.

Mr. Villareale said there would be clearing of trees for the storm water basin but there is opportunity for some vegetation in the area. Mr. Klein asked if there would be a lake resulting from the storm water collection. Mr. Villareale said there may be a forebay, but they would follow DEC regulations. He noted that design elements would be more thoroughly reviewed during the site plan process with focus on whether it's a wet basin, a dry basin or dry all the time.

Mr. Klein asked if the site generally slopes down to the southwest. Mr. Villareale said the land consists of plateaus: The area all the way to the west (where the existing building is) sits at a very clear plateau, which is up high. From there it comes down to the vegetated area and the existing woods. It slopes down toward the units that run parallel to the driveway on the south. It's a general natural transition down to the retaining wall and the buildings in that area. From there, everything travels naturally to the south and goes to basically where the storm water basin is.

Mr. Villareale said that in the flat area where the existing driveway is they changed the 3-pack into a 4-pack. They took advantage of that area already being paved and were able to avoid tree removal in another location.

Mr. Villareale said a lot of attention and effort was made to preserve the natural features that occur along the way the roadway that comes up. He said that early on a decision was made to preserve the natural features that exist on the property.

Mr. Klein said 5 units per acre is currently in the PUD and it seemed that the application for PUD changes applied only to the map. There was no language about the number of units per acre or perks for developing in a certain way. Ms. Gray confirmed that regarding PUD it was just a map change, there were no text changes proposed.

Mr. Villareale showed an aerial map to highlight the different areas he previously discussed, showing the existing roadways, driveways, parking lots, wooded areas, as well as where the units were moved from the south side. Mr. Klein inquired about inventory of trees in the wooded area, suggesting there might be areas that were more "valued" – scrub brush in some areas versus beautiful old trees in others. Michel from the Conservation Advisory Council (CAC) had some insight on the kinds of trees on the site and said the areas of concern were submitted by the CAC previously as well as that day to the applicant. Michael noted that the applicant had made an effort to address areas of concern, except for the one detention basin and the one unit there. He said that the most precious tree there, a 6-foot diameter tulip tree, is right where they're proposing work. He added there were several oaks and other mature tulips in the area around the existing home, so that was the most precious area according to the CAC.

Mr. Villareale said those comments were appreciated but noted they weren't really at that stage in the process yet and that there would be a time to discuss those types of later. Mr. Klein understood but said the Board needs such information in order to decide if it makes sense to convert the area to PUD district versus what it currently is, as a referral back to the Board of Trustees. He said it would be good to know what the options are to make it workable and to give the Commission confidence that the property would be successful as PUD. Mr. Klein acknowledged no one really wished to see the commercial office campus be revitalized, but in converting it from one type of use to another, they would like to know if it can work with less impact.

Mr. Villareale said the alternative would be to build a medical office instead of the PUD, which would decimate the entire area.

Mr. Keller asked if there was a possibility of breaking up the stormwater management into two smaller ones. Mr. Villareale said that is definitely something they could look into. He said looking at the site as a whole, they would be reducing impervious area. He emphasized that they prioritized stormwater management, understanding the concerns about flooding. Currently, it is believed that drainage flows to Washington Avenue and some to Manville Lane, and there are other drainage systems that drain in different areas. Flooding has historically been a concern for the homes on Washington Avenue. Mr. Villareale said their plans to remove some impervious surface will by default reduce drainage onto Washington.

Mr. Villareale noted there was an existing storm water basin that drains further to the north. There are a lot of outlet points that can be considered and they can absolutely look at the possibility of making more than one basin later on in the development process.

Mr. Leyva said it still wasn't clear what they purpose of the meeting was – were they moving forward as if it was a done deal or were they still considering if the project was the best one for that parcel of the land?

Ms. Gray said the application has been referred to the Planning Commission by the Board of Trustees for a recommendation regarding the zoning change. The Planning Commission should review the changes made by the applicant after the last meeting, provide comments and then refer it back to the Board of Trustees. Ms. Gray explained that the Commission's comments were being developed through their discussion with the applicant and the consultants. Everything is being documented and recommendations will be given back to the Board of Trustees. Ms. Gray explained the checklist that was developed is based on the code requirements for what the Planning Commission was required to review and report back on (to the BOT).

Ms. Gray gave an example of a comment: the Board of Trustees should consider exploring whether a different layout could be achieved on the south side of the site to preserve more of the forested area.

Mr. Leyva understood and wished to make three (3) points:

1. The sense of it as a micro-community as an extension of Pleasantville – It didn't feel like that but rather felt more like stacked housing spread out over a 20-acre parcel. In order for it to be a community it should have certain amenities such as maybe a clubhouse, an

outdoor swimming pool, tennis courts, a play area for kids, a park-like area for the community. That would make it a community. Right now, none of that existed.

2. The commuter and transit connectivity from the community to the train station and the congestion that might be added to the community – A mandatory shuttle required to take people to the train station during rush hour or transportation to drop off school children or something similar should be worked out to take the burden off the additional traffic during those busy hours.
3. Taking advantage of the park-like acreage. The CAC had wonderful ideas about developing that and making it a shared space between that micro-community and the larger community so that the communities can interact.

Mr. Leyva understood that some units were planned for the already developed areas but thought that there was an opportunity to concentrate even more of the development in those developed areas and then leave more open area for trails or more community-centric public areas. Mr. Leyva said there was some movement from the first proposal, but for the most part ,he felt it looked pretty much the same.

Mr. Leyva appreciated the applicant making a total of 20% more affordable housing but noted that a significant portion of the development is over a million dollars and there are needs in the community for senior housing – more density at a lower cost.

Mr. Keller pointed out an existing stormwater drainage on the northwest corner. Mr. Villareale said that was a potential second location for them to use for stormwater drainage.

Mr. Keller suggested possibly moving the 9 buildings north to create more of a connectivity along the south side.

Regarding traffic, Mr. Keller expressed a concern about a bottleneck occurring if there is a car traveling north on Bedford Road wanting to make a left into the property and cars coming south from the Chappaqua direction making is impossible to make the left turn into the property. This could result in cars being backing up and causing a bottleneck at the T where Manville Road and Bedford Road meet. He believed that could be especially problematic during the afternoons when, in his experience, traffic is the heaviest going south from Chappaqua into Pleasantville.

Mr. Villareale didn't have the traffic study in front of him but said that explicit driveway was looked at as part of the study and it also looked at the number of vehicles at that location, who's coming in and out etc. He said they looked at a conservative analysis as well. He said he would get the specific numbers for them. Ms. Favate believed that location was accounted for.

Ms. Favate said another issue that was raised early on by the public was concern about school drop-off and said the answer from the applicant on why they didn't track it was because it wasn't peak hour. Ms. Favate said it would still be helpful to show those numbers.

Mr. Keller said the remnants of the old foundation wall are really an open space and could offer some recreation opportunities like a sitting area, for example. Mr. Villareale said they would consider all the comments made.

Ms. Ashely said after the changes that were made, the number of school aged children stayed the same because they were still all 3-bedroom units. The changes did decrease the tax revenue slightly because taxes are based on the value of the unit; but overall, the project is still tax positive even with the smaller units on the updated proposal. Mr. Klein clarified that there will still be more tax revenue generated for the village and the school district over the cost associated with the school-aged children.

Ms. Ashley said they also calculated the data based on if it was all single-family homes and what that meant in terms of school-aged children. The calculations were based on a 3-bedroom single-family home because that's equivalent to the three-bedroom town home and it does have a slightly higher generation rate but overall, it only ended up with one more child, so still pretty low. Ms. Favate pointed out that people aren't building a lot of 3 bedroom homes. Ms. Ashley said if the units were 4-bedroom, the number would be higher, but if they had four-bedroom units, they wouldn't be able to fit them into the same footprint.

Ms. Ashley said they did reach out to the police, fire, parks and recreation services and did not find any new significant adverse impacts. Overall, the agencies did not object to the applicant's conclusions.

Ms. Ashley said there was a new table added to the technical memorandum that walks through everything and is also reflected in the checklist that was provided.

Ms. Ashely said they found that the project was consistent with the comprehensive plan overall as well as the zoning overall.

Ms. Favate said another issue was a higher water demand and there had been some correspondence with the Village Engineer. The village engineer is closely monitoring water usage on a village-wide level because water comes from New York City and if you exceed the allocation, the village pays for it. Ms. Favate noted water was projected as a 3.5% increase annualized, but the sense she got from the engineers was that currently that could be accommodated and was not a real area of concern. She said they were keeping tabs on that.

Mr. Keller reiterated his earlier comment about the traffic concern. Mr. Villareale said they would provide a summary in a table regarding the numbers from their traffic study, including the issue that came up about school pick up hours and it would be clear how the traffic was different throughout the day. Mr. Villareale agreed the 3pm-5pm period was a concern. Mr. Keller said there was a lot of traffic heading south and all it would take is one car wanting to turn left into the property and while they're waiting there the cars have backed up behind them. Mr. Villareale said he understood where the concern was and he would go back to the study and the engineer to get information regarding that issue.

Mr. Klein confirmed with the applicant that sight lines, turns, curvature of roadway, elevation changes, fire access were also evaluated in the traffic study.

There is a road connecting Foxwood and this site. Mr. Klein questioned whether someone might come in, turn left and have to go back through the neighborhood. Mr. Villareale repeated that the connection out to Manville was going to be made emergency access only so it would be gated off. He said the idea is to focus everything toward Bedford Road to deter people from making that left turn. They consulted with Foxwood about circulation.

Ms. Ashley said that there were comments from the fire department that are more site plan related and the applicant expects as the project moves along there will be additional consultation with them about the location of hydrants and things of that nature.

Ms. Gray said if there was anything in the document provided by the applicant that stood out to the Board or that they were in disagreement with or that they needed further information on, it was a good time to address it.

Mr. Klein said they touched upon briefly in the last meeting the architecture and while he understood that was a detailed item for later site plan review, he believed it related to the point made by the applicant that it is compatible with the Master Plan and that it maintains the quality and character of Pleasantville's residential neighborhoods. As he pointed out at the last meeting, Mr. Klein said the applicant had chosen two styles from their catalog of pre-designed units and in his opinion, they are not representative of the character of Pleasantville – especially with a lot of garage doors and parked cars in the front.

Mr. Klein suggested each member should highlight items that they wanted to discuss or give feedback on. Ms. Gray said it really needed to be done at a public meeting. Mr. Villareale said they would appreciate specific feedback but would like to get it in a timely manner. The Board members confirmed they received and reviewed the document but noted there were about 70 pages so they didn't have responses prepared for all of the items. However, they would like the opportunity to respond.

Mr. Leyva expressed a desire to have a site visit and be talked through the layout of the place as it is now and thought that should happen before the Board made any determination. Ms. Gray said it was private property so it was up to the owner whether or not to allow members of the public onto the property. She continued that they had to be cognizant of a formal meeting – that a form of the Board can be present for a site visit as long as there's not deliberation occurring – just an exchange of facts and dialogue but no opinion or deliberation or decision making.

Ms. Gray said the Board could also send their comments to her and Ms. Favate and they would then compile the comments into one cohesive document so that everyone was looking at the same thing. That could be given to the applicant before the next meeting. Ms. Gray said if they were going to have them ready for the next meeting, the comments should be back to her by June 3.

Mr. Hughes said he could arrange a site visit with the property owner. The Board members all expressed interest in doing that. Michael from CAC expressed a desire to attend. Mr. Villareale said he would have to confirm if he could do Saturday morning. Mr. Hughes said he would have to confirm with the property owner first.

Ms. Gray said a lot of the things that were discussed that evening – traffic, stormwater, transportation, tree removal – doubles for SEQRA.

The Board and the applicant made tentative plans to walk the site on Saturday at 11 am if Mr. Hughes received an OK from the property owner. Michael from CAC was also planning on joining.

Ms. Gray explained that after she received the comments on the document from the Board members she and Ms. Favate would create a cohesive document at which point that document, if acceptable to the Board, could have a motion to adopt that document and send it as the recommendation to the Trustees. Mr. Leyva questioned what the case was if half of the members agreed on one thing and the other half agreed on another. Ms. Gray said three members would be the recommendation but that a footnote could be added to say that the other two Board members disagreed.

Ms. Gray summarized that they would help the Board report both sides and quantify them, that they would put everything together and then the document would have to be discussed in public, similar to when a draft resolution is prepared in advance for review and comment. There might be changes made during the public meeting that would get incorporated as part of the Board's vote.

Mr. Keller pointed out that when they vote on a draft resolution, they voted on an entire resolution, but this summary would have a number of points. He wondered if each point should be voted on separately to get the majority opinion. That way, the Village Board would get a comprehensive set of comments. Ms. Gray said that was a good question and a good point.

4. Minutes

A motion to approve the minutes of the April 22, 2026, Planning Commission and Architectural Review Board meeting was made by Mr. Keller, seconded by Mr. Freitas and unanimously carried.

A motion to adjourn the meeting was made by Mr. Leyva, seconded by Mr. Keller, and unanimously carried.

The meeting adjourned at approximately 10:30pm

Respectfully submitted,

Mary Sernatinger
Secretary