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, November 18, 2026 at 8:00 PM, at Village Hall, 2nd Floor 80 Wheeler Avenue, Pleasantville, New York 10570.

AGENDA

1. MEETING ACCESS

   Join Zoom Meeting

   https://us06web.zoom.us/j/83066361078?pwd=To60M7sMj7ybabAJnFKJY4cEKo3cll.1

2. APPLICATIONS SPECIFIC TO THE ARCHITECTURAL REVIEW BOARD

   2a 294 Bedford Road - Grace Liu-Happ
   Proposed addition & changes to the exterior of the existing structure within the Special Character District - ***New application***
   ARB Presentation - Material Board.pdf
   Architectural plans.pdf
   ARB Application Signed.pdf

3. APPLICATIONS SPECIFIC TO THE PLANNING COMMISSION

   3a 444 Bedford Road - The Landmark at 444
   Request for extension of previously approved site plan resolution for a proposed mixed use development consisting of 36 apartment units and retail shop - ***Review of resolution draft***
   Site Plan Extension Request 4.pdf

   3c 37 Orchard Street - Christopher Kajdzik
   Site plan review due to proposal to demolish existing single family structure on-site - ***New application***
   Project Overview Letter - 11.6.2026.pdf
   Planning Review Set - 11.6.2026_reduced.pdf
   Site Photos - 11.6.2026.pdf
   Neighboring Properties - 10.5.2026.pdf
   Short EAS - 11.6.2026_signed.pdf
   Site Plan Permit Application - 11.5.2026.pdf
   Consultant memo 11.13.2026.pdf

4. APPLICATIONS SPECIFIC TO THE PLANNING COMMISSION & ARCHITECTURAL REVIEW BOARD

4a 147 Bedford Road - Nilton Castro
Request for Special Permit to implement accessory apartment within the existing single family dwelling - ***Application back from ZBA for continued review by PC & ARB***
Proposed architectural renderings and elevations.pdf
Prior Architectural Drawings.pdf

5. MINUTES OF MEETING

PC ARB Meeting of October 14, 2026

PLANNING COMMISSION AGENDA ITEM REPORT

Join Zoom Meeting

https://us06web.zoom.us/j/83066361078?pwd=To60M7sMj7ybabAJnFKJY4cEKo3cll.1

PLANNING COMMISSION AGENDA ITEM REPORT

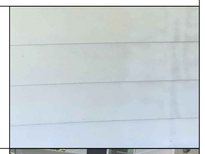
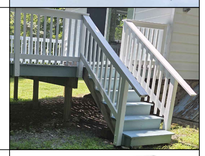
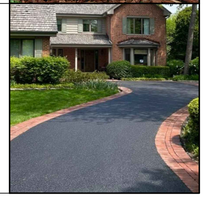
294 Bedford Road - Grace Liu-Happ

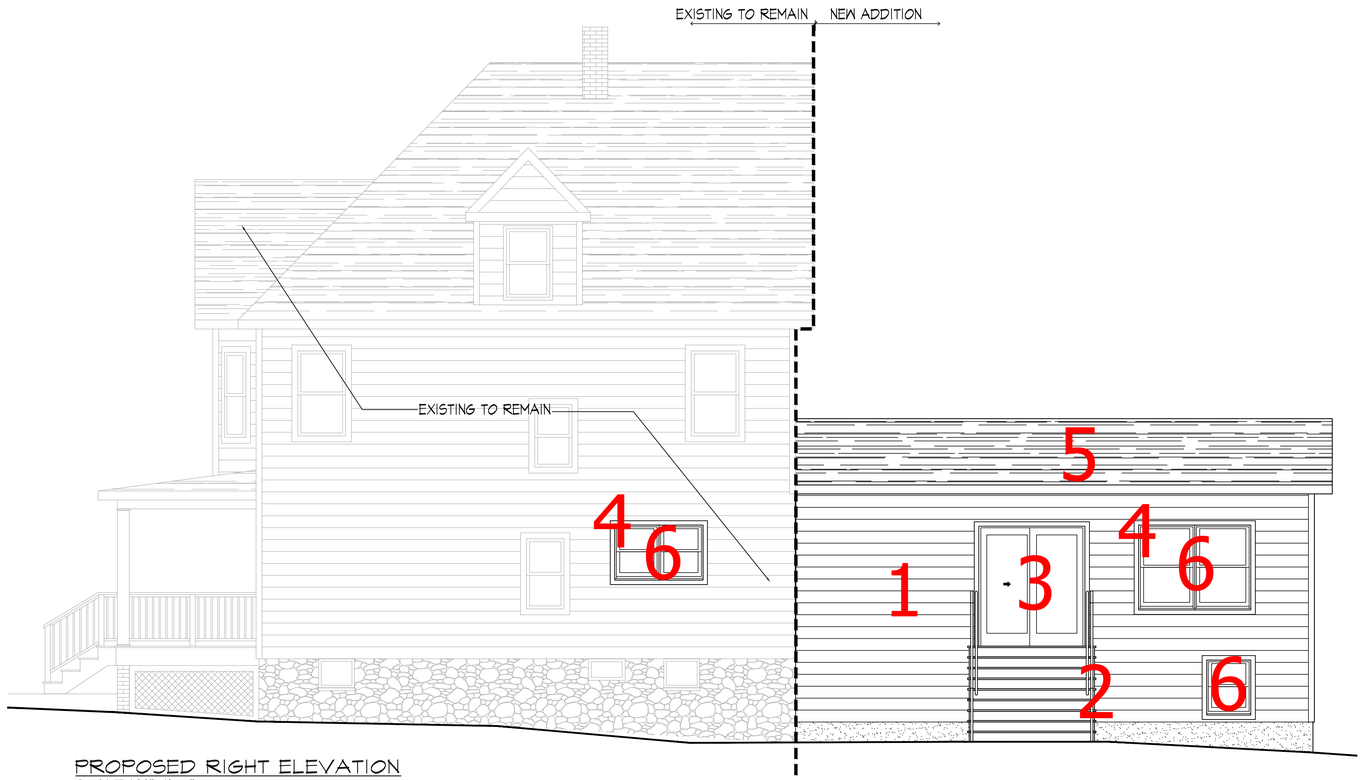
Proposed addition & changes to the exterior of the existing structure within the Special Character District - ***New application***

ATTACHMENTS:

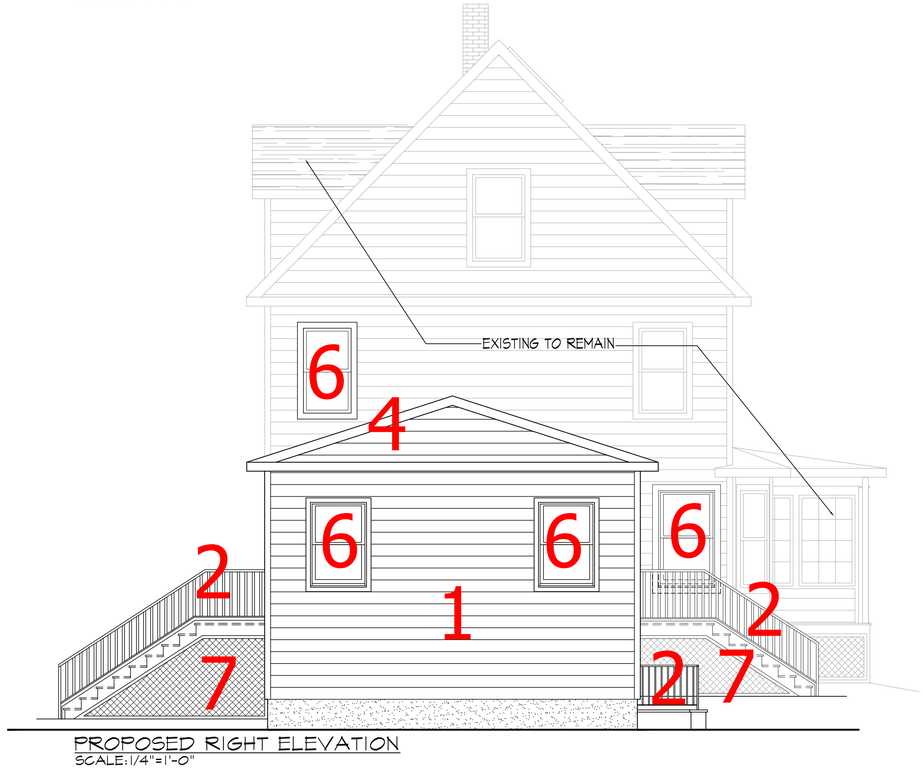
ARB Presentation - Material Board.pdf
Architectural plans.pdf
ARB Application Signed.pdf

MATERIAL LEGEND

1	WHITE SIDING TO MATCH EXISTING	
2	WHITE RAILING TO MATCH EXISTING	
3	WHITE ANDERSEN 400 SERIES PATIO DOOR	
4	WHITE TRIM BOARD TO MATCH EXISTING	
5	ASPHALT ROOF SHINGLES TO MATCH EXISTING	
6	WHITE ANDERSEN 400 SERIES WINDOW	
7	WHITE LATTICE TO MATCH EXISTING	
8	ASPHALT DRIVEWAY	



PROPOSED RIGHT ELEVATION
SCALE:1/4"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE:1/4"=1'-0"



PROPOSED 10' x 20' SHED - PRE MANUFACTURED (BY OTHERS)
SCALE:NTS

LIU-HAPP RESIDENCE
294 BEDFORD RD, PLEASANTVILLE

MATERIALITY

SCALE:N.T.S
NOVEMBER 12, 2026

dimovski architecture PLLC
59 Kensico Road, Thornwood, NY 10594
(914) 747-3500 | (914) 747-3588 fax
www.dimovskiarchitecture.com

Addition & Alteration to the

LIU-HAPP RESIDENCE



PHOTO OF EXISTING HOUSE - FRONT
SCALE: NTS



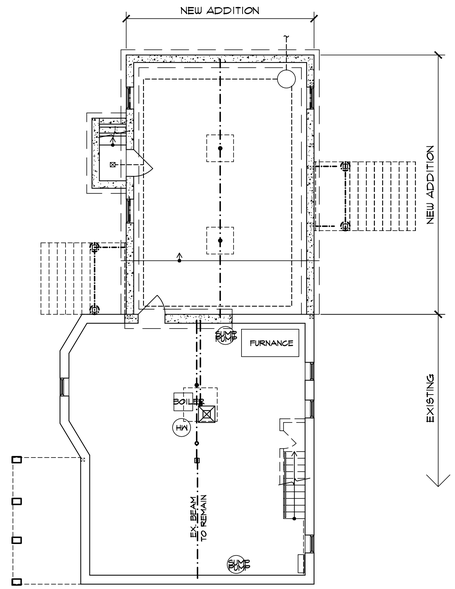
PHOTO OF EXISTING HOUSE - RIGHT SIDE
SCALE: NTS



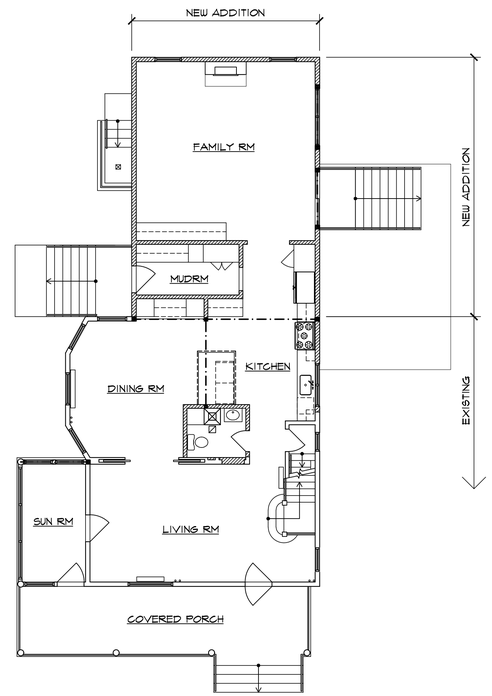
PHOTO OF EXISTING HOUSE - REAR
SCALE: NTS



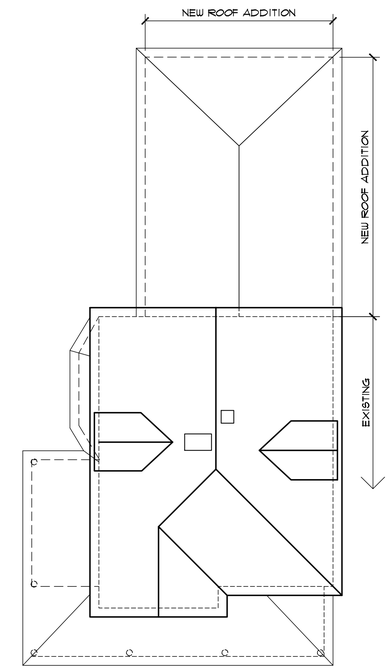
PHOTO OF EXISTING HOUSE - LEFT SIDE
SCALE: NTS



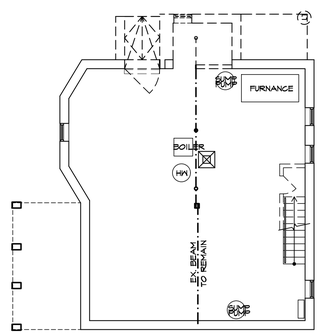
PROPOSED BASEMENT PLAN
SCALE: 1/8"=1'-0"



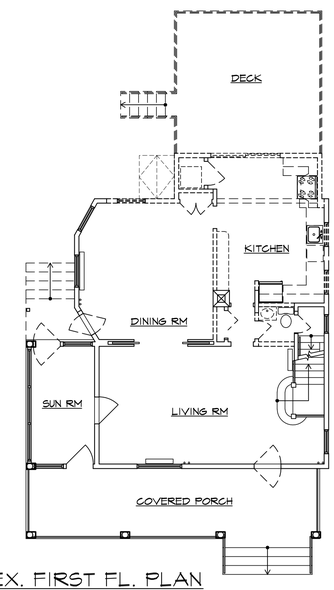
PROPOSED FIRST FL. PLAN
SCALE: 1/8"=1'-0"



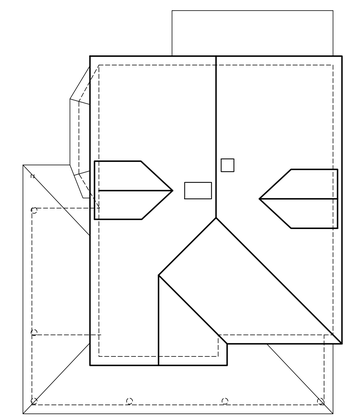
PROPOSED ROOF
SCALE: 1/8"=1'-0"



EX. BASEMENT PLAN
SCALE: 1/8"=1'-0"



EX. FIRST FL. PLAN
SCALE: 1/8"=1'-0"



EX. ROOF PLAN
SCALE: 1/8"=1'-0"

REV. & ISSUE	DATE
ISSUE FOR BID/ PERMIT	11-05-26
ISSUE FOR ARB	11-12-26

DRAWING TITLE:

-EXISTING HOUSE PHOTOGRAPHS
-EXISTING PLANS
-PROPOSED PLANS

ADDITION / ALTERATION TO
LIU-HAPP RESIDENCE
294 BEDFORD ROAD
PLEASANTVILLE, NY 1570

dimovski architecture
59 Kensico Road, Thornwood, NY 10594
(914) 747-3500 | (914) 747-3588 fax
www.dimovskiarchitecture.com

SEAL:

REGISTERED ARCHITECT
KAUFETTE DIMOVSKI
032360
STATE OF NEW YORK

INFO:

DATE: SEPTEMBER 10, 2026
PROJECT NO.: 26162
DRAWN BY: MS
CHECKED BY: PD/SGD

DRAWING NO.:

A-1



PROPOSED RIGHT ELEVATION RENDER
SCALE:NTS



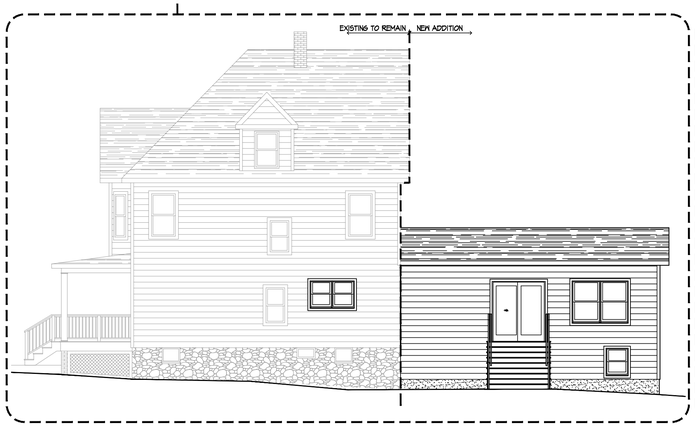
PROPOSED REAR ELEVATION RENDER
SCALE:NTS



PROPOSED 10' x 20' SHED -
PRE MANUFACTURED (BY OTHERS)
SCALE:NTS



PROPOSED FRONT ELEVATION
SCALE:1/8"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE:1/8"=1'-0"



PROPOSED REAR ELEVATION
SCALE:1/8"=1'-0"



PROPOSED LEFT ELEVATION
SCALE:1/8"=1'-0"



EX. FRONT ELEVATION
SCALE:1/8"=1'-0"



EX. RIGHT ELEVATION
SCALE:1/8"=1'-0"



EX. REAR ELEVATION
SCALE:1/8"=1'-0"



EX. LEFT ELEVATION
SCALE:1/8"=1'-0"

REV. & ISSUE	DATE
ISSUE FOR BID/ PERMIT	11-05-26
ISSUE FOR ARB	11-12-26

DRAWING TITLE:

-EXISTING ELEVATIONS
-PROPOSED ELEVATIONS
-PROPOSED SHED RENDER

ADDITION / ALTERATION TO LIU-HAPP RESIDENCE

294 BEDFORD ROAD
PLEASANTVILLE, NY 1570

dimovskiarchitecture
59 Kensico Road, Thornwood, NY 10594
(914) 747-3500 | (914) 747-3588 fax
www.dimovskiarchitecture.com

SEAL:

REGISTERED ARCHITECT
JAULETTE DIMOVSKI
032360
STATE OF NEW YORK

INFO:

DATE: SEPTEMBER 10, 2026

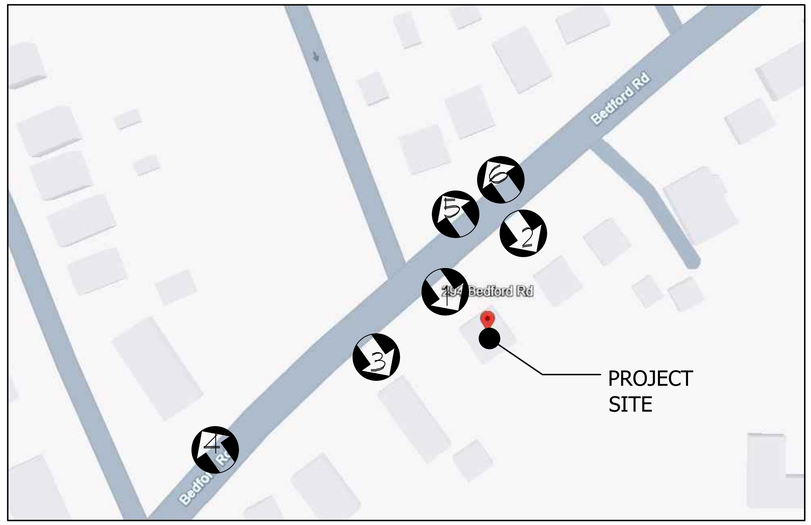
PROJECT NO.: 26162

DRAWN BY: MS

CHECKED BY: PD/SGD

DRAWING NO.:

A-2



A PHOTO KEY MAP
SCALE: N.T.S.



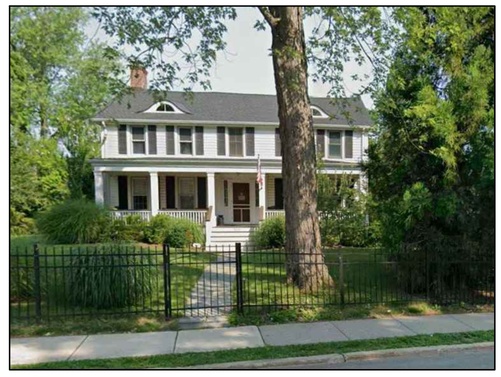
1 294 BEDFORD RD.
SCALE: N.T.S.



2 BEDFORD RD.
SCALE: N.T.S.



3 BEDFORD RD.
SCALE: N.T.S.



4 BEDFORD RD.
SCALE: N.T.S.



5 BEDFORD RD.
SCALE: N.T.S.



6 BEDFORD RD.
SCALE: N.T.S.

REV. & ISSUE	DATE
ISSUE FOR BID/ PERMIT	11-05-26

DRAWING TITLE:
- PHOTO KEY MAP
- NEIGHBORHOOD CONTEXT PHOTOGRAPHS

ADDITION / ALTERATION TO
LIU-HAPP RESIDENCE
294 BEDFORD ROAD
PLEASANTVILLE, NY 1570

dimovskiarchitecture
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www.dimovskiarchitecture.com

SEAL:
REGISTERED ARCHITECT
PAULETTE DIMOVSKI
032365
STATE OF NEW YORK

INFO:
DATE: SEPTEMBER 10, 2026
PROJECT NO.: 26162
DRAWN BY: MS
CHECKED BY: PD/SGD

DRAWING NO.:
A-3

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: SIX (6) COPIES 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: 294 Bedford Road, Pleasantville, NY 10570

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

APPLICANT: Dimovski Architecture, PLLC

ADDRESS: 59 Kensico Road, Thornwood, NY 10594

PHONE: 914-747-3500 CELL: _____ EMAIL: [redacted]

TENANT: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

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

SUBMITTED INFORMATION (CHECK ALL THAT APPLY)

[ ] FLOOR PLANS [ ] SITE PLAN [ ] EXISTING RENDERING / PHOTOS [X] SCALED DETAILED ELEVATIONS
[ ] PROPOSED RENDERINGS / PHOTOS [X] 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: Grace Liu-Happ

OWNER'S SIGNATURE: _____

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: Dimovski Architecture, PLLC

ADDRESS: 59 Kensico Road, Thornwood, NY 10594

PHONE: 914-747-3500 CELL: _____ EMAIL: _____

~~DESIGNER~~: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

CONTRACTOR: TBD

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: 11/6/20

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

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

BUILDING DEPARTMENT CHECKLIST:

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

[ ] CHECK #: _____ [ ] CASH

NAME ON CHECK: _____

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____

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

444 Bedford Road - The Landmark at 444

Request for extension of previously approved site plan resolution for a proposed mixed use development consisting of 36 apartment units and retail shop - ***Review of resolution draft***

ATTACHMENTS:
Site Plan Extension Request 4.pdf

LAW OFFICE OF
JEFFREY W. GASBARRO

October 14, 2026

Mr. Russell Klein, Chairman
Village of Pleasantville Planning Commission
Village Hall
80 Wheeler Avenue
Pleasantville, New York 10570

Re: <u>444 Bedford Road, Pleasantville ("The Landmark at 444")</u>
(S/B/L: 106.6 – 5 – 18/19, Zone District: A-1)
Request for Site Plan Approval Extension

Dear Chairman Klein and Members of the Planning Commission,

On July 23, 2025, this Planning Commission issued site plan and subdivision approvals for the project at 444 Bedford Road, Pleasantville ("The Landmark at 444"). The Planning Commission has granted three extensions of the site plan approval, which is currently valid through November 15, 2026. We respectfully request, pursuant to Pleasantville Village Code 185-50(F)(11), that the Planning Commission extend the site plan approval for an additional 120 days after the current expiration date.

Sincerely,



Jeffrey W. Gasbarro, Esq.

200 EXECUTIVE BLVD., SUITE 200A, OSSINING, NY 10562
(914) 236 4443 — (914) 758 0465 FAX — jeff@jeffgasbarrolaw.com

PLANNING COMMISSION AGENDA ITEM REPORT

37 Orchard Street - Christopher Kajdzik

Site plan review due to proposal to demolish existing single family structure on-site - ***New application***

ATTACHMENTS:

Project Overview Letter - 11.6.2026.pdf
Planning Review Set - 11.6.2026_reduced.pdf
Site Photos - 11.6.2026.pdf
Neighboring Properties - 10.5.2026.pdf
Short EAS - 11.6.2026_signed.pdf
Site Plan Permit Application - 11.5.2026.pdf
Consultant memo 11.13.2026.pdf

DATUM
ARCHITECTURE | PLANNING | CONSTRUCTION

Friday 6th of November, 2026

Project overview letter for proposed one-family residence at:

Property Address:	37 Orchard St Pleasantville NY 10570
Property Owner:	Christopher Kajdzik
Project Title:	Renovation & New Addition
Parcel ID:	99.18-4-9
Drawing Set(s):	37 Orchard St – Planning Review Set – 11.6.2026 – *Prepared by Datum Architecture*

Dear Village of Pleasantville Planning Commission,

c/o Russell Klein, *Chairman*
Erik Brotherton, David Keller, Henry Leyva, Perry Freitas, *Members*
Robert Hughes, *Building Inspector*

This letter accompanies the plans submitted on behalf of the property owner, Christopher Kajdzik, for the one-family residence at 37 Orchard St. The project's area variances were approved by the Zoning Board of Appeals on October 29, 2026, and the design, building footprint and setbacks remain as approved.

This application is before the Planning Commission under the Village's updated site plan review requirements, Zoning Code § 185-50B(3). The lot is larger than 7,500 sf, and rebuilding the house removes more than 50% of the original building's exterior walls. Under that section, this constitutes a "tear-down" of the original building and requires site plan approval.

Following a partial interior demolition, we found that the existing house was built using a balloon framing construction technique. Balloon framing has continuous wall cavities from the foundation to the roof that allow fire to spread between floors. The cost of installing the required fire blocking in addition to the modifications required to facilitate the new design for the house made the work prohibitive. Portions of the existing structure were also sagging and in generally poor condition. After a review with our structural engineer, it was determined that the best path forward is to demolish the original frame structure while retaining a majority of the existing basement foundation, and rebuild as new construction within the confines of the approved variances.

The only notable change from the approved plans is that the building height increases by approximately 2', to a total height of 27'-1", to accommodate modern floor framing methods. This remains within the maximum building height permitted by the Village of Pleasantville Zoning Code. Public notice mailings for the variance have already been completed, and no objections were raised by neighbors at the public hearing.

The existing trees and vegetation on the site were cleared before the Village formally adopted its updated tree removal regulations, and this was done with the knowledge of, and in coordination with, the Building Inspector, Robert Hughes. As part of the site work, we are proposing new trees and vegetation as shown on the SD-100 Site Plan. We look forward to working with the Village of Pleasantville to complete this project.

Please contact me on 917.929.9573 / philip@datumdesign.com directly for any questions you may have about the proposed scope of work.

Regards,



Philip Andrew Holub, RA, AIA
NYS Registration No. 043889
Architect, Datum Architecture PLLC

C:\Users\PhilipHolub\OneDrive - Datum Architecture PLLC\Desktop\2614_37 Orchard St\1_Architecture\0_BIM\2614_37 Orchard St - ZBA Set - Working Updates - CD_wn3.rvt 11/6/2026 1:03:10 PM







Renovation & New Addition

37 Orchard St Pleasantville NY 10570

Drawing Index

Sheet Order	Sheet Number	Sheet Name	Rev. #	Current Rev.	Rev. Date
1	T-000	Cover Sheet	2	Planning Review Set	11.6.2026
2	SD-100	Site Plan	2	Planning Review Set	11.6.2026
3	SD-101	Existing Survey	1	ZBA Submission	10.6.2026
4	A-100	General Plan - Level 1	2	Planning Review Set	11.6.2026
5	A-101	General Plan - Level 2	2	Planning Review Set	11.6.2026
6	A-102	General Plan - Roof Level	1	ZBA Submission	10.6.2026
7	A-200	Elevations	2	Planning Review Set	11.6.2026
8	A-201	Elevations	2	Planning Review Set	11.6.2026
9	A-700	Reflected Ceiling / Electrical Plan - Level 1	1	Planning Review Set	11.6.2026
10	A-701	Reflected Ceiling / Electrical Plan - Level 2	1	Planning Review Set	11.6.2026
11	S-100	Structural Plan - Foundation Level	1	Planning Review Set	11.6.2026
12	S-101	Structural Plan - Level 1	1	Planning Review Set	11.6.2026
13	S-102	Structural Plan - Level 2	1	Planning Review Set	11.6.2026

Grand total: 13

DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENCE.

Project Title

Renovation & New Addition

37 Orchard St Pleasantville NY 10570

Property Owner

Christopher Kajdzik
39 Washington Ave
Pleasantville NY 10570

Architect

Datum Architecture PLLC
Philip Andrew Holub, AIA
37 King St
Chappaqua NY 10514
917.929.9573
philip@datumdesign.com

Structural Engineer

Sorrell Engineering PLLC
Matt Sorrell, P.E
matt@sorrellpe.com
718.924.0070

General Contractor

Vitex Contracting LLC
Vitaliy Vasilik
vitexcontractingllc@gmail.com
914.885.4957

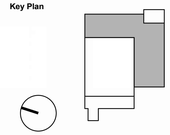
DATUM
ARCHITECTURE | PLANNING | CONSTRUCTION

Seal

REGISTERED ARCHITECT
PHILIP ANDREW HOLUB
043889
STATE OF NEW YORK

Legal Disclaimer
It is a violation of the New York State Education Law 7209 for any person to alter a document that bears the seal of a professional architect or engineer, unless the person is acting under the direction of a licensed architect or engineer.

Key Plan



No.	Issue Name	Date
2	Planning Review Set	11.6.2026
1	ZBA Submission	10.6.2026

Date 8/13/2026

Project Number 2614

Scale

Sheet Title

Cover Sheet

Sheet No.

T-000

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G:\My Projects\2614_37 Orchard St\1_Architecture\0_BIM\2614_37 Orchard St - ZBA Set - Window Updates - CD_arch19.rvt
11/6/2026 1:03:11 PM

Project Area Calculations

HOUSE AREA CALCULATIONS (square feet):

EXISTING GROSS AREA*		
Basement (Unfinished)	-	676
1st Floor	-	1,040
2nd Floor	-	685
Total Existing	**-**	***2,401***
TOTAL FINISHED AREA PROPOSED*		
1st Floor		1,040
+ Living Room Addition	**+**	**405**
2nd Floor		685
+ Bedroom Addition	**+**	**743**
Total	=	2,859
Total New	-	1,148
Current Taxable Area:		*1,568*

* To the exterior of walls

BEDROOM & BATHROOM COUNT

BEDROOM COUNT		
Existing	-	3
Proposed	-	**3 (no change)**
BATHROOM COUNT		
Existing	-	1 full, 1 half
Proposed	-	**2 full, 1 half**

EXTERIOR AREA CALCULATIONS (square feet):

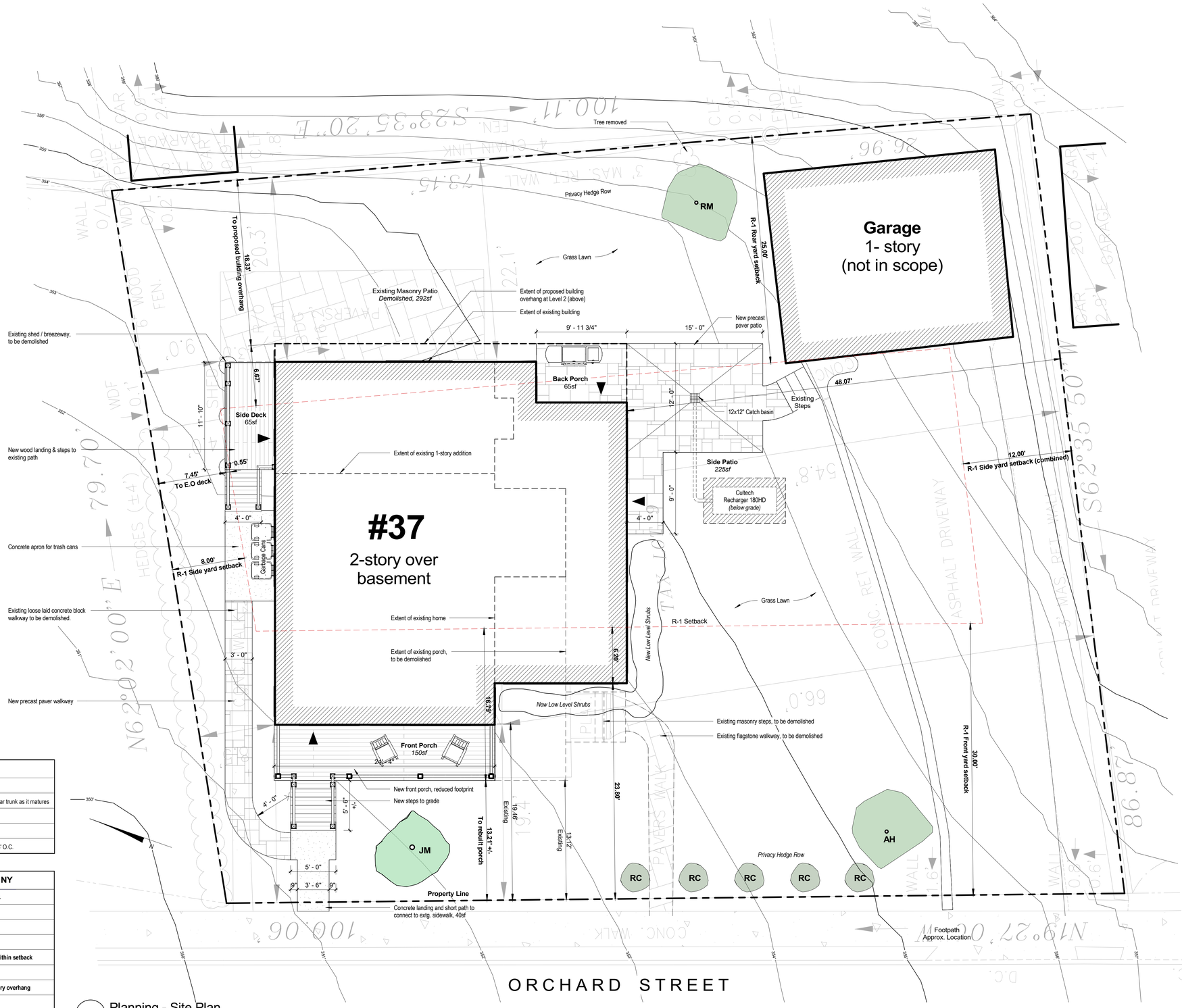
EXISTING		
Front Porch	-	240
Rear Patio	-	393
Total Existing	**-**	***566***
PROPOSED		
Front Porch	-	149
Rear Porch	-	65
Side Patio & Walkways	-	408
Total Proposed	**-**	***622***

IMPERVIOUS AREA (square feet):

EXISTING		
House	-	1,101
Porch	-	314
Not in scope:		
Garage	-	532
Driveway	-	983
To be demolished:		
Rear Patio	-	292
Breezeway / Shed	-	54
Side walkway	-	98
Front Entry Path	-	90
Total Existing	**-**	***3,464***
PROPOSED IMPERVIOUS SURFACES		
House	-	1,445
Porches	-	242
Patio	-	225
Side Pathway	-	149
Front Landing	-	34
Not in scope:		
Garage	-	532
Driveway	-	983
Total Proposed	**-**	***3,610***
Net Increase	**-**	**146**

PLANTING & SITE ACCESS NOTES

1. The owner of the property acknowledges that the Village of Pleasantville and other agencies having jurisdiction shall have the right to enter the property at reasonable times and in a reasonable manner for purposes of inspection.
2. Exact location of proposed plantings and species types may vary from this plan based on site plan revisions and/or actual field conditions.
3. Plant species substitutions may be made with the approval of the project landscape architect prior to planting. Substituted plants shall be at an equal or greater size as noted using a similar type plant.
4. Planting methods shall be in accordance with the "American Standards for Nursery Stock", latest edition, as published by the American Nursery & Landscape Association.
5. The contractor shall verify with the project engineer that the new plantings do not interfere with existing and/or proposed utilities, sight lines, and/or structures.
6. This plan for planting purposes only. See plans by others for additional information.
7. Spray new plantings immediately after installation with a white-tailed deer repellent and continue as needed to maintain plants free of significant deer browsing. Protect trunks of newly planted trees from deer rubbing as needed to maintain healthy trees.
8. Seed lawn areas with a high quality fescue and bluegrass seed mixture. Apply soil amendments and seed areas at the methods and rate recommended by the manufacturer. Lightly mulch seeded area with weed-free clean hay.
9. Landscape areas to be manually hand watered approximately 1x per week from May 15th through October 15th. During times of rainfall, weekly irrigation shall be reduced accordingly. Before each manually hand watering event, the weather forecast shall be reviewed to determine upcoming rain events and the irrigation rate refined as needed.



10 Planning - Site Plan
3/16" = 1'-0"

PLANT LIST

QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
1	AH	American Hophornbeam	*Ostrya virginiana*	2.5-3" Cal.	B&B	Limb up to 7'-8' clear trunk as it matures
1	RM	Red Maple	*Acer rubrum* 'October Glory'	2.5-3" Cal.	B&B	Shade tree
1	JM	Japanese Red Maple	*Acer palmatum* 'Bloodgood'	6-7' Ht.	B&B	Red foliage
5	RC	Eastern Red Cedar	*Juniperus virginiana*	6-7' Ht.	B&B	Screen hedge, 6'-8' O.C.

ZONING INFORMATION - R1 - 99.18-4-9 - Village of Pleasantville NY

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ.
Minimum lot area (acres)	7,500 sf	8,282 sf	No Change	No
Minimum frontage & lot width (ft)	75'	100.06'	No Change	No
Minimum lot depth (ft)	100'	79.70' & 86.87'	No Change	No
Minimum front yard (ft)	30'	19.4'	**23.8'**	**Yes, 6.2' to new work within setback**
Minimum side yard (ft)	8min. / 20 for both	8.5' & 63.3'	**7.45'** & 48.07'	**Yes, 0.55' to new deck**
Minimum rear yard (ft)	25'	20.3'	**18.3'**	**Yes, 6.7' for second story overhang**
Max. average principal building height (ft)	2 stories or 30'	2 stories or 30'	No Change	No
Min. floor area (sq ft)	800 sq ft	1,568 sf	2,355 sq ft	No
Maximum building coverage (sq ft)	20% / 1,656 sf	1,040 sf	1,445 sf	No

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Project Title

Renovation & New Addition

37 Orchard St Pleasantville NY 10570

Property Owner
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Pleasantville NY 10570

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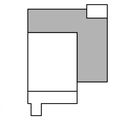
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REGISTERED ARCHITECT PHILIP ANDREW HOLUB 033889 STATE OF NEW YORK

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Key Plan



No.	Issue Name	Date
2	Planning Review Set	11.6.2026
1	ZBA Submission	10.6.2026

Date 8/13/2026
Project Number 2614
Scale As indicated

Sheet Title
Site Plan

Sheet No.
SD-100

DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENCE.

G:\My Drive\Projects\2614_37 Orchard St\1_Architecture\0_BIM\2614_37 Orchard St - ZBA Set - Window Updates - CD_wr23.rvt 2/2/2026 1:03:20 PM

Exterior Door Schedule

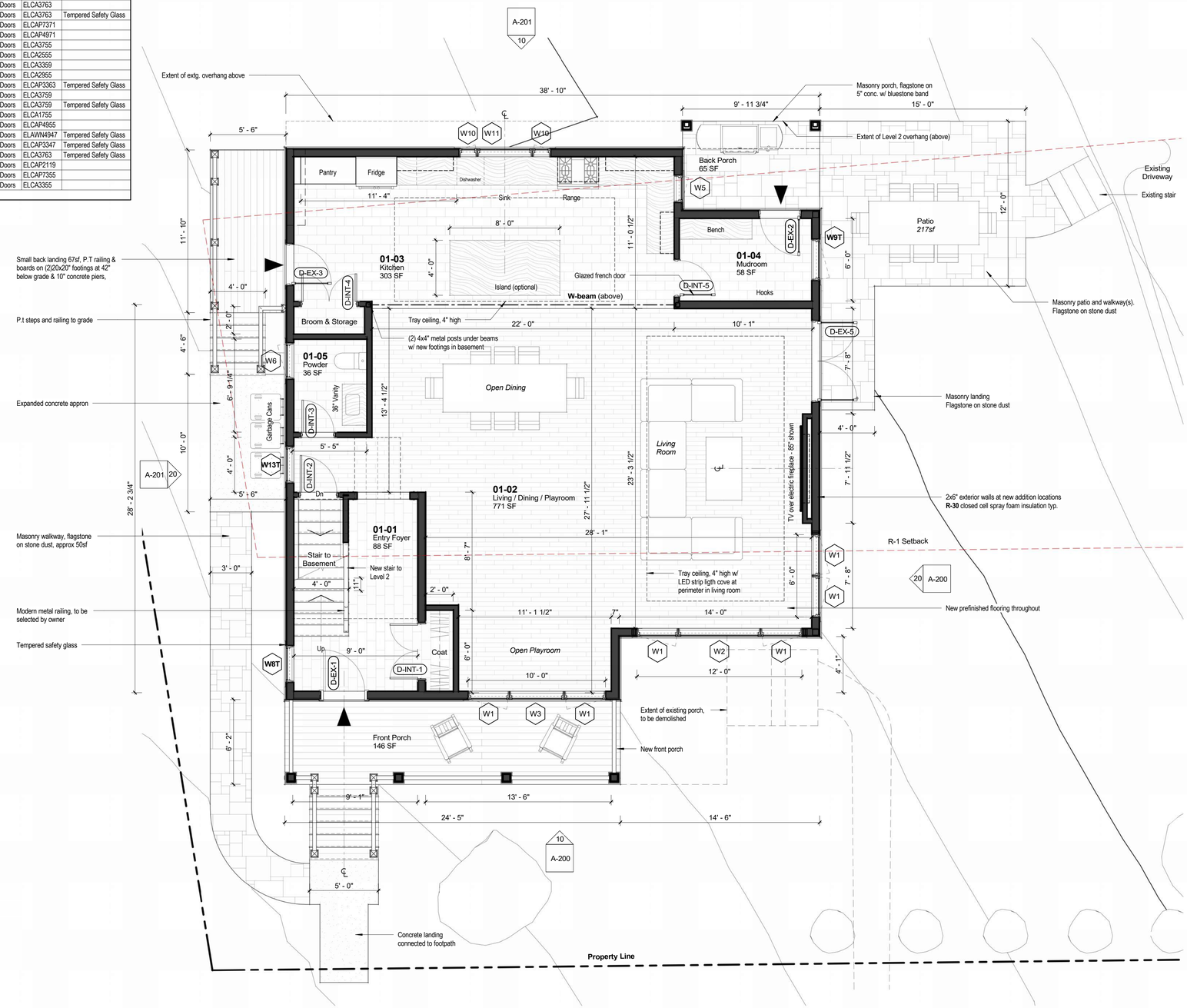
Door Type	Count	Door Description	Width	Height	Description	Swing	Daylight Area	Manufacturer	Model	Comments
D-EX-1	1	Door-Exterior-Simpson-Craftsman	3' - 0"	7' - 0"	Entry Door	LH		Simpson Door Company	36x84"	w/ Transom
D-EX-2	1	Door-Entry-Marvin-Inswing_1_Panel_French_Door-Elevate	3' - 0 5/16"	7' - 2"	3684 FR DOOR	RH	14.00 SF	Marvin Windows and Doors	ELIFD3070	
D-EX-3	1	Door-Entry-Marvin-Inswing_1_Panel_French_Door-Elevate	3' - 0 5/16"	7' - 2"	3684 FR DOOR	RH	14.00 SF	Marvin Windows and Doors	ELIFD3070	
D-EX-5	1	Door-Entry-Marvin-Inswing_2_Panel_French_Door-Elevate	5' - 11"	7' - 11 1/2"	7296 FR DOOR	Double	31.57 SF	Marvin Windows and Doors	ELIFD6080	
Grand total: 4										

Window Schedule

Window Type	Count	Window Description	Width	Height	Head Height	Sill Height	Daylight Area	Egress Area	Egress Window	Manufacturer	Model	Comments
W1	6	Window-Casement-Marvin-Elevate	3' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	14.09 SF	12.62 SF	Yes	Marvin Windows and Doors	ELCA3763	
W1T	1	Window-Casement-Marvin-Elevate	3' - 0"	5' - 11 1/8"	7' - 3 1/2"	1' - 4 3/8"	14.09 SF	12.62 SF	Yes	Marvin Windows and Doors	ELCA3763	Tempered Safety Glass
W2	1	Window-Casement-Marvin-Picture-Elevate	6' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	30.56 SF		NO	Marvin Windows and Doors	ELCAP7371	
W3	1	Window-Casement-Marvin-Picture-Elevate	4' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	19.58 SF		NO	Marvin Windows and Doors	ELCAP4971	
W4	2	Window-Casement-Marvin-Elevate	3' - 0"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	10.67 SF	9.59 SF	Yes	Marvin Windows and Doors	ELCA3755	
W5	1	Window-Casement-Marvin-Elevate	2' - 0"	4' - 7 1/8"	7' - 11 1/8"	3' - 4"	6.51 SF	5.36 SF	No	Marvin Windows and Doors	ELCA2555	
W6	1	Window-Casement-Marvin-Elevate	2' - 8"	4' - 11 1/8"	8' - 0"	3' - 0 7/8"	10.03 SF	8.83 SF	Yes	Marvin Windows and Doors	ELCA3359	
W7	2	Window-Casement-Marvin-Elevate	2' - 4"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	7.90 SF	7.70 SF	Yes	Marvin Windows and Doors	ELCA2955	
W8T	1	Window-Casement-Marvin-Picture-Elevate	2' - 8"	5' - 3 1/8"	8' - 0"	2' - 8 7/8"	10.77 SF		NO	Marvin Windows and Doors	ELCAP3363	Tempered Safety Glass
W9	8	Window-Casement-Marvin-Elevate	3' - 0"	4' - 11 1/8"	<varies>	<varies>	11.52 SF	10.35 SF	Yes	Marvin Windows and Doors	ELCA3759	
W9T	2	Window-Casement-Marvin-Elevate	3' - 0"	4' - 11 1/8"	<varies>	<varies>	11.52 SF	10.35 SF	Yes	Marvin Windows and Doors	ELCA3759	Tempered Safety Glass
W10	2	Window-Casement-Marvin-Elevate	1' - 4"	4' - 7 1/8"	8' - 0"	3' - 4 7/8"	3.74 SF	2.55 SF	No	Marvin Windows and Doors	ELCA1755	
W11	1	Window-Casement-Marvin-Picture-Elevate	4' - 0"	4' - 7 1/8"	8' - 0"	3' - 4 7/8"	14.83 SF		NO	Marvin Windows and Doors	ELCAP4955	
W12T	1	Window-Awning-Marvin-Elevate	4' - 0"	3' - 11 1/8"	7' - 3 1/2"	3' - 4 3/8"	12.45 SF			Marvin Windows and Doors	ELAWN4947	Tempered Safety Glass
W13T	1	Window-Casement-Marvin-Picture-Elevate	2' - 8"	3' - 11 1/8"	7' - 0"	3' - 0 7/8"	7.79 SF		NO	Marvin Windows and Doors	ELCAP3347	Tempered Safety Glass
W14T	1	Window-Casement-Marvin-Elevate	3' - 0"	5' - 3 1/8"	7' - 3 1/2"	2' - 0 3/8"	12.38 SF	11.10 SF	Yes	Marvin Windows and Doors	ELCA3763	Tempered Safety Glass
W15	3	Window-Casement-Marvin-Picture-Elevate	2' - 11"	1' - 3 1/2"	<varies>	<varies>	2.13 SF		NO	Marvin Windows and Doors	ELCAP2119	
W16	1	Window-Casement-Marvin-Picture-Elevate	6' - 0"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	23.14 SF		NO	Marvin Windows and Doors	ELCAP7355	
W17	2	Window-Casement-Marvin-Elevate	2' - 8"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	9.28 SF	8.18 SF	Yes	Marvin Windows and Doors	ELCA3355	
Grand total: 38												

Interior Door Schedule

Level	Mark	From Room: Name	To Room: Name	Height	Width	Panel Type	Swing	Hardware Set	Comments
Level 1	D-INT-1	Coat	Entry Foyer	84"	48"	1-Panel	Double	Closet	
Level 1	D-INT-2	Living / Dining / Playroom	Stair to Basement	84"	32"	1-Panel	LH	Passage	
Level 1	D-INT-3	Living / Dining / Playroom	Powder	84"	28"	1-Panel	LH	Privacy	
Level 1	D-INT-4	Broom & Storage	Kitchen	84"	48"	1-Panel	Double	Closet	
Level 1	D-INT-5	Kitchen	Mudroom	86"	32"	1-Panel Glass	RH	Passage	
Level 2	D-INT-6	Hallway	Bedroom 2	84"	30"	1-Panel	RH	Passage	
Level 2	D-INT-7	Hallway	Passage	84"	30"	1-Panel	RH	Privacy	
Level 2	D-INT-8	Passage	Walk-in-closet	84"	28"	1-Panel	RH	Passage	
Level 2	D-INT-9	Primary Bathroom	Walk-in-closet	84"	28"	1-Panel	LH	Privacy	
Level 2	D-INT-10	Primary Bedroom	Primary Bathroom	84"	30"	1-Panel	LH	Privacy	
Level 2	D-INT-11	Office	Primary Bedroom	84"	72"	1-Panel Glass	Pocket Slider	Thumb Pull & Latch	Double
Level 2	D-INT-12	Closet	Office	84"	72"	1-Panel	Double	Closet	
Level 2	D-INT-13	Hallway	Laundry	84"	30"	1-Panel	RH	Privacy	
Level 2	D-INT-14	Hallway	Hall Bath	84"	30"	1-Panel	LH	Passage	
Level 2	D-INT-15	Hallway	Bedroom 3	84"	30"	1-Panel	RH	Passage	
Level 2	D-INT-16	Bedroom 3	Closet	84"	48"	1-Panel	Double	Closet	
Level 2	D-INT-17	Bedroom 2	Walk-in-closet 2	84"	26"	1-Panel	LH	Passage	
Grand total: 17									



10 General Plan - Level 1
1/4" = 1'-0"

LIGHT AND VENTILATION

				LIGHT (8%)		*VENTILATION (4%)*		
FLOOR	**NO.**	**ROOM**	**AREA**	**REQ'D**	**PROVIDED**	**REQ'D**	**PROVIDED**	*COMPLIES?*
Level 1	01-01	Entry Foyer (1)	88 SF	7.04 SF	10.77 SF	3.52 SF	18.90 SF	*YES*
	01-02/03	Kitchen / Living / Dining / Playroom	1074 SF	85.92 SF	202.56 SF	42.96 SF	142.72 SF	*YES*
	01-05	Powder	36 SF	3.00 SF	(4)	1.50 SF	(3)	*YES*
Level 2	02-02	Primary Bedroom (2)	221 SF	17.68 SF	44.38 SF	8.84 SF	39.88 SF	*YES*
	02-03	Office	105 SF	8.40 SF	46.18 SF	4.20 SF	20.70 SF	*YES*
	02-04	Primary Bathroom	148 SF	3.00 SF	(4)	1.50 SF	(3)	*YES*
	02-06	Bedroom 2 (2)	194 SF	15.52 SF	41.60 SF	7.76 SF	37.06 SF	*YES*
	02-08	Hall Bath	67 SF	3.00 SF	(4)	1.50 SF	(3)	*YES*
	02-10	Bedroom 3 (2)	152 SF	12.16 SF	27.32 SF	6.08 SF	25.75 SF	*YES*

(1) - NON HABITABLE SPACE
(2) - ONE WINDOW IN THIS SPACE MUST BE EGRESS COMPLIANT AS PER NYS RESIDENTIAL BUILDING CODE 2025 R310.2.1 WHICH STATES: *MINIMUM OPENING AREA - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).*
(3) - AS PER R303.3 ADDITIONAL LOCAL EXHAUST SYSTEM (CFM AS PER RCP PLANS) TO BE PROVIDED.
(4) - ARTIFICIAL LIGHT W/ AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT 32" ABOVE FL; TO BE PROVIDED TO SATISFY REQUIREMENTS SETFORTH BY NEW YORK STATE RESIDENTIAL CODE - 2020 R303.1 - EXCEPTION 2

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Project Title

Renovation & New Addition

37 Orchard St Pleasantville NY 10570

Property Owner
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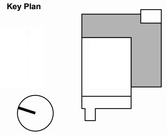
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REGISTERED ARCHITECT PHILIP ANDREW HOLUB 053889 STATE OF NEW YORK

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Key Plan



No.	Issue Name	Date
2	Planning Review Set	11.6.2026
1	ZBA Submission	10.6.2026

Date 8/13/2026
Project Number 2614
Scale 1/4" = 1'-0"

Sheet Title
General Plan - Level 1

Sheet No.
A-100

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Exterior Door Schedule

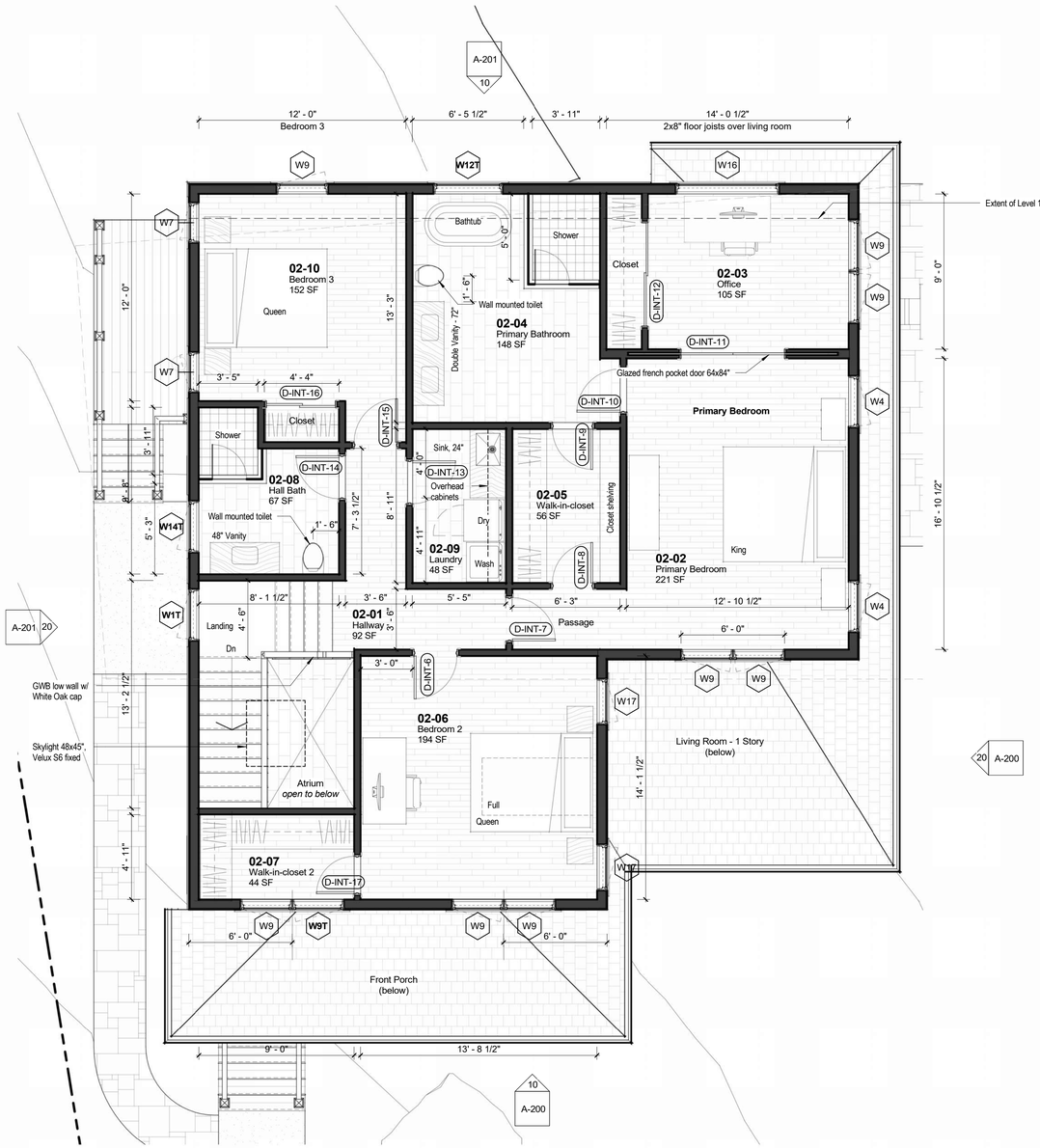
Door Type	Count	Door Description	Width	Height	Description	Swing	Daylight Area	Manufacturer	Model	Comments
D-EX-1	1	Door-Exterior-Simpson-Craftsman	3' - 0"	7' - 0"	Entry Door	LH		Simpson Door Company	36x84"	w/ Transom
D-EX-2	1	Door-Entry-Marvin-Inswing_1_Panel_French_Door-Elevate	3' - 0 5/16"	7' - 2"	3684 FR DOOR	RH	14.00 SF	Marvin Windows and Doors	ELIFD3070	
D-EX-3	1	Door-Entry-Marvin-Inswing_1_Panel_French_Door-Elevate	3' - 0 5/16"	7' - 2"	3684 FR DOOR	RH	14.00 SF	Marvin Windows and Doors	ELIFD3070	
D-EX-5	1	Door-Entry-Marvin-Inswing_2_Panel_French_Door-Elevate	5' - 11"	7' - 11 1/2"	7296 FR DOOR	Double	31.57 SF	Marvin Windows and Doors	ELIFD6080	
Grand total: 4										

Window Schedule

Window Type	Count	Window Description	Width	Height	Head Height	Sill Height	Daylight Area	Egress Area	Egress Window	Manufacturer	Model	Comments
W1	6	Window-Casement-Marvin-Elevate	3' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	14.09 SF	12.62 SF	Yes	Marvin Windows and Doors	ELCA3763	
W1T	1	Window-Casement-Marvin-Elevate	3' - 0"	5' - 11 1/8"	7' - 3 1/2"	1' - 4 3/8"	14.09 SF	12.62 SF	Yes	Marvin Windows and Doors	ELCA3763	Tempered Safety Glass
W2	1	Window-Casement-Marvin-Picture-Elevate	6' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	30.56 SF		NO	Marvin Windows and Doors	ELCAP7371	
W3	1	Window-Casement-Marvin-Picture-Elevate	4' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	19.58 SF		NO	Marvin Windows and Doors	ELCAP4971	
W4	2	Window-Casement-Marvin-Elevate	3' - 0"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	10.67 SF	9.59 SF	Yes	Marvin Windows and Doors	ELCA3755	
W5	1	Window-Casement-Marvin-Elevate	2' - 0"	4' - 7 1/8"	7' - 11 1/8"	3' - 4"	6.51 SF	5.36 SF	No	Marvin Windows and Doors	ELCA2555	
W6	1	Window-Casement-Marvin-Elevate	2' - 8"	4' - 11 1/8"	8' - 0"	3' - 0 7/8"	10.03 SF	8.83 SF	Yes	Marvin Windows and Doors	ELCA3359	
W7	2	Window-Casement-Marvin-Elevate	2' - 4"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	7.90 SF	7.70 SF	Yes	Marvin Windows and Doors	ELCA2955	
W8T	1	Window-Casement-Marvin-Picture-Elevate	2' - 8"	5' - 3 1/8"	8' - 0"	2' - 8 7/8"	10.77 SF		NO	Marvin Windows and Doors	ELCAP3363	Tempered Safety Glass
W9	8	Window-Casement-Marvin-Elevate	3' - 0"	4' - 11 1/8"	<varies>	<varies>	11.52 SF	10.35 SF	Yes	Marvin Windows and Doors	ELCA3759	
W9T	2	Window-Casement-Marvin-Elevate	3' - 0"	4' - 11 1/8"	<varies>	<varies>	11.52 SF	10.35 SF	Yes	Marvin Windows and Doors	ELCA3759	Tempered Safety Glass
W10	2	Window-Casement-Marvin-Elevate	1' - 4"	4' - 7 1/8"	8' - 0"	3' - 4 7/8"	3.74 SF	2.55 SF	No	Marvin Windows and Doors	ELCA1755	
W11	1	Window-Casement-Marvin-Picture-Elevate	4' - 0"	4' - 7 1/8"	8' - 0"	3' - 4 7/8"	14.83 SF		NO	Marvin Windows and Doors	ELCAP4955	
W12T	1	Window-Awning-Marvin-Elevate	4' - 0"	3' - 11 1/8"	7' - 3 1/2"	3' - 4 3/8"	12.45 SF			Marvin Windows and Doors	ELAWN4947	Tempered Safety Glass
W13T	1	Window-Casement-Marvin-Picture-Elevate	2' - 8"	3' - 11 1/8"	7' - 0"	3' - 0 7/8"	7.79 SF		NO	Marvin Windows and Doors	ELCAP3347	Tempered Safety Glass
W14T	1	Window-Casement-Marvin-Elevate	3' - 0"	5' - 3 1/8"	7' - 3 1/2"	2' - 0 3/8"	12.38 SF	11.10 SF	Yes	Marvin Windows and Doors	ELCA3763	Tempered Safety Glass
W15	3	Window-Casement-Marvin-Picture-Elevate	2' - 11"	1' - 3 1/2"	<varies>	<varies>	2.13 SF		NO	Marvin Windows and Doors	ELCAP2119	
W16	1	Window-Casement-Marvin-Picture-Elevate	6' - 0"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	23.14 SF		NO	Marvin Windows and Doors	ELCAP7355	
W17	2	Window-Casement-Marvin-Elevate	2' - 8"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	9.28 SF	8.18 SF	Yes	Marvin Windows and Doors	ELCA3355	
Grand total: 38												

Interior Door Schedule

Level	Mark	From Room: Name	To Room: Name	Height	Width	Panel Type	Swing	Hardware Set	Comments
Level 1	D-INT-1	Coat	Entry Foyer	84"	48"	1-Panel	Double	Closet	
Level 1	D-INT-2	Living / Dining / Playroom	Stair to Basement	84"	32"	1-Panel	LH	Passage	
Level 1	D-INT-3	Living / Dining / Playroom	Powder	84"	28"	1-Panel	LH	Privacy	
Level 1	D-INT-4	Broom & Storage	Kitchen	84"	48"	1-Panel	Double	Closet	
Level 1	D-INT-5	Kitchen	Mudroom	86"	32"	1-Panel Glass	RH	Passage	
Level 2	D-INT-6	Hallway	Bedroom 2	84"	30"	1-Panel	RH	Passage	
Level 2	D-INT-7	Hallway	Passage	84"	30"	1-Panel	RH	Privacy	
Level 2	D-INT-8	Passage	Walk-in-closet	84"	28"	1-Panel	RH	Passage	
Level 2	D-INT-9	Primary Bathroom	Walk-in-closet	84"	28"	1-Panel	LH	Privacy	
Level 2	D-INT-10	Primary Bedroom	Primary Bathroom	84"	30"	1-Panel	LH	Privacy	
Level 2	D-INT-11	Office	Primary Bedroom	84"	72"	1-Panel Glass	Pocket Slider	Thumb Pull & Latch	Double
Level 2	D-INT-12	Closet	Office	84"	72"	1-Panel	Double	Closet	
Level 2	D-INT-13	Hallway	Laundry	84"	30"	1-Panel	RH	Privacy	
Level 2	D-INT-14	Hallway	Hall Bath	84"	30"	1-Panel	LH	Passage	
Level 2	D-INT-15	Hallway	Bedroom 3	84"	30"	1-Panel	RH	Passage	
Level 2	D-INT-16	Bedroom 3	Closet	84"	48"	1-Panel	Double	Closet	
Level 2	D-INT-17	Bedroom 2	Walk-in-closet 2	84"	26"	1-Panel	LH	Passage	
Grand total: 17									



10 General Plan - Level 2
1/4" = 1'-0"

LIGHT AND VENTILATION

				LIGHT (8%)		VENTILATION (4%)		
FLOOR	NO.	ROOM	AREA	REQ'D	PROVIDED	REQ'D	PROVIDED	COMPLIES?
Level 1	01-01	Entry Foyer (1)	88 SF	7.04 SF	10.77 SF	3.52 SF	18.90 SF	YES
	01-02/03	Kitchen / Living / Dining / Playroom	1074 SF	85.92 SF	202.56 SF	42.96 SF	142.72 SF	YES
	01-05	Powder	36 SF	3.00 SF	(4)	1.50 SF	(3)	YES
Level 2	02-02	Primary Bedroom (2)	221 SF	17.68 SF	44.38 SF	8.84 SF	39.88 SF	YES
	02-03	Office	105 SF	8.40 SF	46.18 SF	4.20 SF	20.70 SF	YES
	02-04	Primary Bathroom	148 SF	3.00 SF	(4)	1.50 SF	(3)	YES
	02-06	Bedroom 2 (2)	194 SF	15.52 SF	41.60 SF	7.76 SF	37.06 SF	YES
	02-08	Hall Bath	67 SF	3.00 SF	(4)	1.50 SF	(3)	YES
	02-10	Bedroom 3 (2)	152 SF	12.16 SF	27.32 SF	6.08 SF	25.75 SF	YES

(1) - NON HABITABLE SPACE
(2) - ONE WINDOW IN THIS SPACE MUST BE EGRESS COMPLIANT AS PER NYS RESIDENTIAL BUILDING CODE 2025 R310.2.1 WHICH STATES: *MINIMUM OPENING AREA - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).*
(3) - AS PER R303.3 ADDITIONAL LOCAL EXHAUST SYSTEM (CFM AS PER RCP PLANS) TO BE PROVIDED.
(4) - ARTIFICIAL LIGHT W/ AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT 32" ABOVE FL; TO BE PROVIDED TO SATISFY REQUIREMENTS SETFORTH BY NEW YORK STATE RESIDENTIAL CODE - 2020 R303.1 - EXCEPTION 2

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Project Title

Renovation & New Addition

37 Orchard St Pleasantville NY 10570

Property Owner
Christopher Kajdzik
39 Washington Ave
Pleasantville NY 10570

Architect
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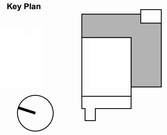
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Key Plan



No.	Issue Name	Date
2	Planning Review Set	11.6.2026
1	ZBA Submission	10.6.2026

Date 8/13/2026
Project Number 2614
Scale 1/4" = 1'-0"

Sheet Title
General Plan - Level 2

Sheet No.
A-101

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20 Elevation - South - Garage Side Yard

1/4" = 1'-0"

Exterior Door Schedule

Door Type	Count	Door Description	Width	Height	Description	Swing	Daylight Area	Manufacturer	Model	Comments
D-EX-1	1	Door-Exterior-Simpson-Craftsman	3' - 0"	7' - 0"	Entry Door	LH		Simpson Door Company	36x84"	w/ Transom
D-EX-2	1	Door-Entry-Marvin-Inswing_1_Panel_French_Door-Elevate	3' - 0 5/16"	7' - 2"	3684 FR DOOR	RH	14.00 SF	Marvin Windows and Doors	ELIFD3070	
D-EX-3	1	Door-Entry-Marvin-Inswing_1_Panel_French_Door-Elevate	3' - 0 5/16"	7' - 2"	3684 FR DOOR	RH	14.00 SF	Marvin Windows and Doors	ELIFD3070	
D-EX-5	1	Door-Entry-Marvin-Inswing_2_Panel_French_Door-Elevate	5' - 11"	7' - 11 1/2"	7296 FR DOOR	Double	31.57 SF	Marvin Windows and Doors	ELIFD6080	
Grand total: 4										

Window Schedule

Window Type	Count	Window Description	Width	Height	Head Height	Sill Height	Daylight Area	Egress Area	Egress Window	Manufacturer	Model	Comments
W1	6	Window-Casement-Marvin-Elevate	3' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	14.09 SF	12.62 SF	Yes	Marvin Windows and Doors	ELCA3763	
W1T	1	Window-Casement-Marvin-Elevate	3' - 0"	5' - 11 1/8"	7' - 3 1/2"	1' - 4 3/8"	14.09 SF	12.62 SF	Yes	Marvin Windows and Doors	ELCA3763	Tempered Safety Glass
W2	1	Window-Casement-Marvin-Picture-Elevate	6' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	30.56 SF		NO	Marvin Windows and Doors	ELCAP7371	
W3	1	Window-Casement-Marvin-Picture-Elevate	4' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	19.58 SF		NO	Marvin Windows and Doors	ELCAP4971	
W4	2	Window-Casement-Marvin-Elevate	3' - 0"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	10.67 SF	9.59 SF	Yes	Marvin Windows and Doors	ELCA3755	
W5	1	Window-Casement-Marvin-Elevate	2' - 0"	4' - 7 1/8"	7' - 11 1/8"	3' - 4"	6.51 SF	5.36 SF	No	Marvin Windows and Doors	ELCA2555	
W6	1	Window-Casement-Marvin-Elevate	2' - 8"	4' - 11 1/8"	8' - 0"	3' - 0 7/8"	10.03 SF	8.83 SF	Yes	Marvin Windows and Doors	ELCA3359	
W7	2	Window-Casement-Marvin-Elevate	2' - 4"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	7.90 SF	7.70 SF	Yes	Marvin Windows and Doors	ELCA2955	
W8T	1	Window-Casement-Marvin-Picture-Elevate	2' - 8"	5' - 3 1/8"	8' - 0"	2' - 8 7/8"	10.77 SF		NO	Marvin Windows and Doors	ELCAP3363	Tempered Safety Glass
W9	8	Window-Casement-Marvin-Elevate	3' - 0"	4' - 11 1/8"	<varies>	<varies>	11.52 SF	10.35 SF	Yes	Marvin Windows and Doors	ELCA3759	
W9T	2	Window-Casement-Marvin-Elevate	3' - 0"	4' - 11 1/8"	<varies>	<varies>	11.52 SF	10.35 SF	Yes	Marvin Windows and Doors	ELCA3759	Tempered Safety Glass
W10	2	Window-Casement-Marvin-Elevate	1' - 4"	4' - 7 1/8"	8' - 0"	3' - 4 7/8"	3.74 SF	2.55 SF	No	Marvin Windows and Doors	ELCA1755	
W11	1	Window-Casement-Marvin-Picture-Elevate	4' - 0"	4' - 7 1/8"	8' - 0"	3' - 4 7/8"	14.83 SF		NO	Marvin Windows and Doors	ELCAP4955	
W12T	1	Window-Awning-Marvin-Elevate	4' - 0"	3' - 11 1/8"	7' - 3 1/2"	3' - 4 3/8"	12.45 SF			Marvin Windows and Doors	ELAWN4947	Tempered Safety Glass
W13T	1	Window-Casement-Marvin-Picture-Elevate	2' - 8"	3' - 11 1/8"	7' - 0"	3' - 0 7/8"	7.79 SF		NO	Marvin Windows and Doors	ELCAP3347	Tempered Safety Glass
W14T	1	Window-Casement-Marvin-Elevate	3' - 0"	5' - 3 1/8"	7' - 3 1/2"	2' - 0 3/8"	12.38 SF	11.10 SF	Yes	Marvin Windows and Doors	ELCA3763	Tempered Safety Glass
W15	3	Window-Casement-Marvin-Picture-Elevate	2' - 11"	1' - 3 1/2"	<varies>	<varies>	2.13 SF		NO	Marvin Windows and Doors	ELCAP2119	
W16	1	Window-Casement-Marvin-Picture-Elevate	6' - 0"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	23.14 SF		NO	Marvin Windows and Doors	ELCAP7355	
W17	2	Window-Casement-Marvin-Elevate	2' - 8"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	9.28 SF	8.18 SF	Yes	Marvin Windows and Doors	ELCA3355	
Grand total: 38												



10 Elevation - West - Front Yard

1/4" = 1'-0"

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Project Title

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Property Owner
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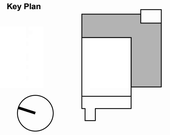
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Key Plan



No.	Issue Name	Date
2	Planning Review Set	11.6.2026
1	ZBA Submission	10.6.2026

Date
8/13/2026

Project Number
2614

Scale
1/4" = 1'-0"

Sheet Title
Elevations

Sheet No.
A-200

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20 Elevation - North - Side Yard
1/4" = 1'-0"

Exterior Door Schedule

Door Type	Count	Door Description	Width	Height	Description	Swing	Daylight Area	Manufacturer	Model	Comments
D-EX-1	1	Door-Exterior-Simpson-Craftsman	3' - 0"	7' - 0"	Entry Door	LH		Simpson Door Company	36x84"	w/ Transom
D-EX-2	1	Door-Entry-Marvin-Inswing_1_Panel_French_Door-Elevate	3' - 0 5/16"	7' - 2"	3684 FR DOOR	RH	14.00 SF	Marvin Windows and Doors	ELIFD3070	
D-EX-3	1	Door-Entry-Marvin-Inswing_1_Panel_French_Door-Elevate	3' - 0 5/16"	7' - 2"	3684 FR DOOR	RH	14.00 SF	Marvin Windows and Doors	ELIFD3070	
D-EX-5	1	Door-Entry-Marvin-Inswing_2_Panel_French_Door-Elevate	5' - 11"	7' - 11 1/2"	7296 FR DOOR	Double	31.57 SF	Marvin Windows and Doors	ELIFD6080	
Grand total: 4										

Window Schedule

Window Type	Count	Window Description	Width	Height	Head Height	Sill Height	Daylight Area	Egress Area	Egress Window	Manufacturer	Model	Comments
W1	6	Window-Casement-Marvin-Elevate	3' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	14.09 SF	12.62 SF	Yes	Marvin Windows and Doors	ELCA3763	
W1T	1	Window-Casement-Marvin-Elevate	3' - 0"	5' - 11 1/8"	7' - 3 1/2"	1' - 4 3/8"	14.09 SF	12.62 SF	Yes	Marvin Windows and Doors	ELCA3763	Tempered Safety Glass
W2	1	Window-Casement-Marvin-Picture-Elevate	6' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	30.56 SF		NO	Marvin Windows and Doors	ELCAP7371	
W3	1	Window-Casement-Marvin-Picture-Elevate	4' - 0"	5' - 11 1/8"	8' - 0"	2' - 0 7/8"	19.58 SF		NO	Marvin Windows and Doors	ELCAP4971	
W4	2	Window-Casement-Marvin-Elevate	3' - 0"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	10.67 SF	9.59 SF	Yes	Marvin Windows and Doors	ELCA3755	
W5	1	Window-Casement-Marvin-Elevate	2' - 0"	4' - 7 1/8"	7' - 11 1/8"	3' - 4"	6.51 SF	5.36 SF	No	Marvin Windows and Doors	ELCA2555	
W6	1	Window-Casement-Marvin-Elevate	2' - 8"	4' - 11 1/8"	8' - 0"	3' - 0 7/8"	10.03 SF	8.83 SF	Yes	Marvin Windows and Doors	ELCA3359	
W7	2	Window-Casement-Marvin-Elevate	2' - 4"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	7.90 SF	7.70 SF	Yes	Marvin Windows and Doors	ELCA2955	
W8T	1	Window-Casement-Marvin-Picture-Elevate	2' - 8"	5' - 3 1/8"	8' - 0"	2' - 8 7/8"	10.77 SF		NO	Marvin Windows and Doors	ELCAP3363	Tempered Safety Glass
W9	8	Window-Casement-Marvin-Elevate	3' - 0"	4' - 11 1/8"	<varies>	<varies>	11.52 SF	10.35 SF	Yes	Marvin Windows and Doors	ELCA3759	
W9T	2	Window-Casement-Marvin-Elevate	3' - 0"	4' - 11 1/8"	<varies>	<varies>	11.52 SF	10.35 SF	Yes	Marvin Windows and Doors	ELCA3759	Tempered Safety Glass
W10	2	Window-Casement-Marvin-Elevate	1' - 4"	4' - 7 1/8"	8' - 0"	3' - 4 7/8"	3.74 SF	2.55 SF	No	Marvin Windows and Doors	ELCA1755	
W11	1	Window-Casement-Marvin-Picture-Elevate	4' - 0"	4' - 7 1/8"	8' - 0"	3' - 4 7/8"	14.83 SF		NO	Marvin Windows and Doors	ELCAP4955	
W12T	1	Window-Awning-Marvin-Elevate	4' - 0"	3' - 11 1/8"	7' - 3 1/2"	3' - 4 3/8"	12.45 SF			Marvin Windows and Doors	ELAWN4947	Tempered Safety Glass
W13T	1	Window-Casement-Marvin-Picture-Elevate	2' - 8"	3' - 11 1/8"	7' - 0"	3' - 0 7/8"	7.79 SF		NO	Marvin Windows and Doors	ELCAP3347	Tempered Safety Glass
W14T	1	Window-Casement-Marvin-Elevate	3' - 0"	5' - 3 1/8"	7' - 3 1/2"	2' - 0 3/8"	12.38 SF	11.10 SF	Yes	Marvin Windows and Doors	ELCA3763	Tempered Safety Glass
W15	3	Window-Casement-Marvin-Picture-Elevate	2' - 11"	1' - 3 1/2"	<varies>	<varies>	2.13 SF		NO	Marvin Windows and Doors	ELCAP2119	
W16	1	Window-Casement-Marvin-Picture-Elevate	6' - 0"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	23.14 SF		NO	Marvin Windows and Doors	ELCAP7355	
W17	2	Window-Casement-Marvin-Elevate	2' - 8"	4' - 7 1/8"	7' - 3 1/2"	2' - 8 3/8"	9.28 SF	8.18 SF	Yes	Marvin Windows and Doors	ELCA3355	
Grand total: 38												



10 Elevation - East - Backyard
1/4" = 1'-0"

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Project Title

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Property Owner
Christopher Kajdzik
39 Washington Ave
Pleasantville NY 10570

Architect
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Philip Andrew Holub, AIA
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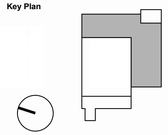
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Key Plan



No.	Issue Name	Date
2	Planning Review Set	11.6.2026
1	ZBA Submission	10.6.2026

Date 8/13/2026
Project Number 2614
Scale 1/4" = 1'-0"

Sheet Title
Elevations

Sheet No.
A-201



Front of House - West Elevation



Front of House & Side Yard - South-West Corner



Side Yard - South-West Corner



Side & Back Yard - South-East Corner



Side Yard - South Elevation

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Architect:
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917.929.9573
philip@datumdesign.com

Client
Christopher Kajdzik

Project Address
37 Orchard St
Pleasantville NY
10570

Scale

Date
11/6/2026

Sheet Title
Project Site

Sheet No.
P-000



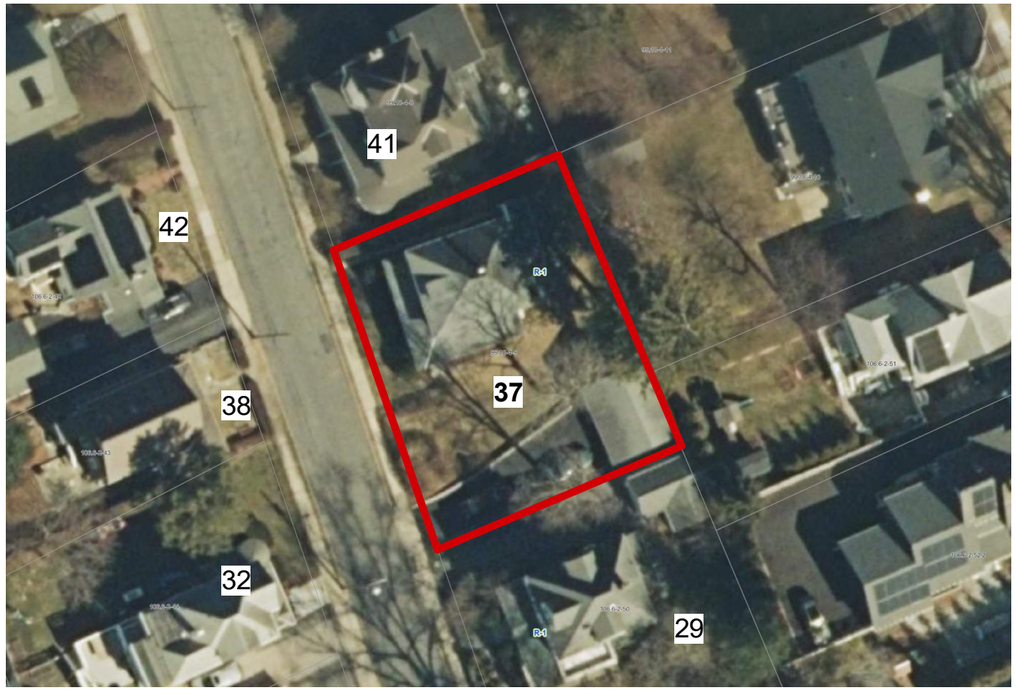
41 Orchard St - Next door neighbor to the North



29 Orchard St - Next door neighbor to the North



42 Orchard St - Neighbor across the street



Satellite View - 37 Orchard St



32 Orchard St - Neighbor across the street

N



38 & 42 Orchard St - Neighbor across the street

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Architect:
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917.929.9573
philip@datumdesign.com

Client
Christopher Kajdzik

Project Address
37 Orchard St
Pleasantville NY
10514

Scale

Date
03/31/26

Sheet Title
Neighboring Properties

Sheet No.
P-001

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:
Residential Renovation & Addition

Project Location (describe, and attach a location map):
37 Orchard St Pleasantville NY 10570

Brief Description of Proposed Action:
Single Family Residence. Demolition of existing structure down to foundation. Expansion of existing foundation. New frame construction.

Name of Applicant or Sponsor:	Telephone: 917.929.9573
Philip Holub RA, AIA	E-Mail: philip@datumdesign.com

Address:
37 King St

City/PO:	State:	Zip Code:
Chappaqua	NY	10514

	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: Village of Pleasantville Building Department	☐	☑

3. a. Total acreage of the site of the proposed action? 0.19 acres
   b. Total acreage to be physically disturbed? 0.0574 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.19 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?	☑	☐
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:		
Subsurface storm water infiltrators as required		
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: Philip Holub, RA, AIA Date: 11.6.2026

Signature: _____ Title: Architect

PRINT FORM

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: 37 Orchard St, Pleasantville NY 10570

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

APPLICANT: Philip Andrew Holub, RA, AIA

ADDRESS: 37 King St Chappaqua NY 10514

PHONE: _____ CELL: 917.929.9573 EMAIL: _____

OWNER: Christopher Kajdzik

ADDRESS: 37 Orchard St, Pleasantville NY 10570

PHONE: _____ CELL: 917.232.2487 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 [X] 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: Single Family Residence

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

[X] SITE PLAN APPLICATION [X] OVERVIEW LETTER [X] BUILDING PERMIT APPLICATION [X] SHORT EAS FORM
[X] SURVEY & DETAILED DRAWINGS [X] ESCROW POLICY AFFIDAVIT [X] 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: Datum Architecture PLLC

Address: 37 King St Chappaqua NY 10514

Phone: _____ Cell: 917.929.9573 Email: m

Engineer: Sorrell Engineering

Address: PO Box 201, Beacon, NY 12508

Phone: _____ Cell: 718.924.0070 Email: _____

Site Planner: _____

Address: _____

Phone: _____ Cell: _____ Email: _____

Legal Counsel: _____

Address: _____

Phone: _____ 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: 11/5/2025

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Zone: R-1 Section: 99.18 Block: 4 Lot: 9

Additional Board / Dept. Approvals Required:

[ ] ARB [X] Zoning [X] DPW / Engineering [ ] WCDOH [ ] Wetlands [ ] Flood Dev

[ ] WC planning [ ] County Road [ ] State Road

Building Department Checklist:

[X] Site Plan Application [X] Overview letter [X] 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 #: 135 $300 [ ] Cash [X] Escrow Check #: 136 $3000

Name on check: Christopher Kajdzik

Bldg. Inspector sign off: RH Date: 11.9.2026

BFJ Planning

MEMORANDUM

To:	Village of Pleasantville Planning Commission
From:	Susan Favate, AICP, PP, Principal
Subject:	37 Orchard Street: Site Plan Review Single-Family Residence R-1 District BFJ Project #26875.04
Applicant:	Christopher Kajdzik
Date:	November 13, 2026

Introduction

The Applicant, Christopher Kajdzik, is seeking site plan approval for replacement of an existing single-family dwelling at 37 Orchard Street. Originally proposed as an addition, the proposed development evolved into a new building, as the cost of renovation became prohibited due to the construction and condition of the existing home. The proposal has received area variances from the Zoning Board of Appeals (described below), and is appearing before the Planning Commission under the recently amended requirements of §185-50(B)(3), which require site plan approval for the removal of more than 50% of single-family dwellings on lots greater than 7,500 square feet.

Submission

Our office is in receipt of the following:

1. Site Plan Permit Application, dated November 5, 2026.
2. Short Environmental Assessment Form (EAF) Part 1, prepared by Philip Holub, dated November 6, 2026.
3. Project overview letter, prepared by Philip Holub, dated November 6, 2026.
4. Architectural Plans (6 sheets), prepared by Datum Architecture PLLC, dated August 13, 2026, last revised November 6, 2026.
5. Views of neighboring properties, dated March 31, 2026.
6. Site photos, dated November 6, 2026.

Planning Review

Property Description. The 0.19-acre (8,282-square-foot) property in question is located at 37 Orchard Road, between Manville Road and Bedford Road, and is developed with a two-story, approximately 2,400-square-foot single-family home, within the R-1 single-family residence district.

Proposed Development. The Applicant proposes to demolish the existing structure and replace it with a new dwelling of approximately 2,860 square feet. The new home would contain the same number of bedrooms (three) but would add one new full bathroom. Total impervious coverage would increase by 146 square feet, from 3,464 square feet to 3,610 square feet. The new home would be about 2 feet higher than the existing one, to just over 27 feet, but would meet the maximum permitted height of 30 feet. The existing trees and vegetation were cleared from the site prior to the Village's adoption of updated tree removal requirements in its site plan regulations. The Applicant proposes to plant three new deciduous trees and a row of five evergreen hedge trees.

Zoning. The proposed new home required the following variances, which were granted by the ZBA at its October 29, 2026, meeting:

- Minimum front yard, where 30 feet is required, 19.4 feet exists, and 23.8 feet is proposed.
- Minimum side yard, where 8 feet for one yard and 20 feet for the combined yards are required, 8.5 feet/63.3 feet exists, and 7.45 feet/48.07 feet is proposed (for the new side deck).
- Minimum rear yard, where 25 feet is required, 20.3 feet exists, and 18.3 feet is proposed (for the second-story overhang).

SEQRA. The Proposed Action is a Type II action with regard to SEQRA because it involves the construction of a single-family home. Therefore, no further environmental review would be required.

Comments. We offer the following comments on the application.

1. Landscaping
   The Applicant proposes to plant one each of the following trees: American Hophombeam, Red Maple, and Japanese Red Maple, as well as five Eastern Red Cedar trees to create a hedge along the street frontage. We note that Japanese Red Maple trees are considered invasive by Westchester County and should be avoided. We suggest the Applicant consider an alternative such as Eastern Redbud or Flowering Dogwood, both of which are on the County's list of recommended native street trees.

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

147 Bedford Road - Nilton Castro

Request for Special Permit to implement accessory apartment within the existing single family dwelling - ***Application back from ZBA for continued review by PC & ARB***

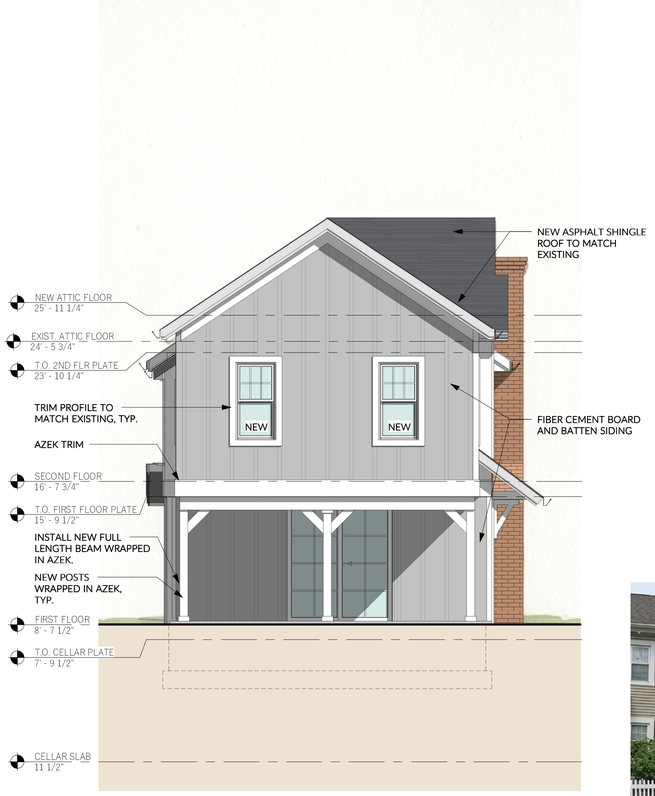
ATTACHMENTS:
Proposed architectural renderings and elevations.pdf
Prior Architectural Drawings.pdf







4 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

MATERIALS LEGEND

ARCHITECTURAL ASPHALT SHINGLE:
TO MATCH EXISTING

BOARD AND BATTEN SIDING:
JAMES HARDIE
LIGHT MIST

AZEK TRIMBOARD:
WHITE

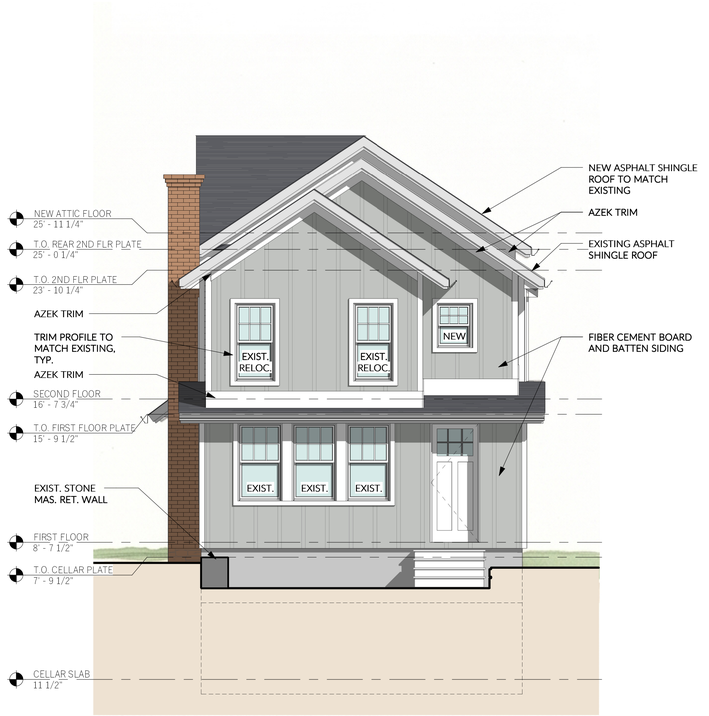
EXTERIOR MATERIAL NOTES:

EXTERIOR TRIM:	AZEK - WHITE
GUTTERS:	WHITE ALUMINUM, 4" K PROFILE
LEADERS:	WHITE ALUMINUM 3" RECTANGULAR





2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

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Date Issued:
08/24/2026 PB AND ZB APPROVAL

Project Title:
Castro Residence
147 Bedford Road
Pleasantville, NY 10570

Drawing Title:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"

0 4 8 12

Date: 08/24/26
Project No: 26-10 / 26-11
Drawing By: JR
Checked By: JT

Seal:
REGISTERED ARCHITECT JACQUELYN ANNE THAYER 030224 STATE OF NEW YORK
EXPIRES: 02/29/28

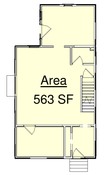
Drawing No:
A2.0
sheet 3 of 3



4 FOOTPRINT DIAGRAM
1" = 20'-0"



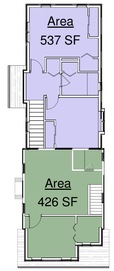
6 EXIST. SECOND FLOOR
1/16" = 1'-0"



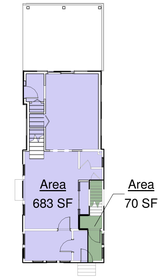
5 EXIST. FIRST FLOOR
1/16" = 1'-0"

EXIST. MAIN RESIDENCE GFA: 885 SF
PERMITTED ADU: 221.25 SF* (25%)

*LESS THAN PERMITTED MIN. ADU SIZE



8 SECOND FLOOR GFA
1/16" = 1'-0"

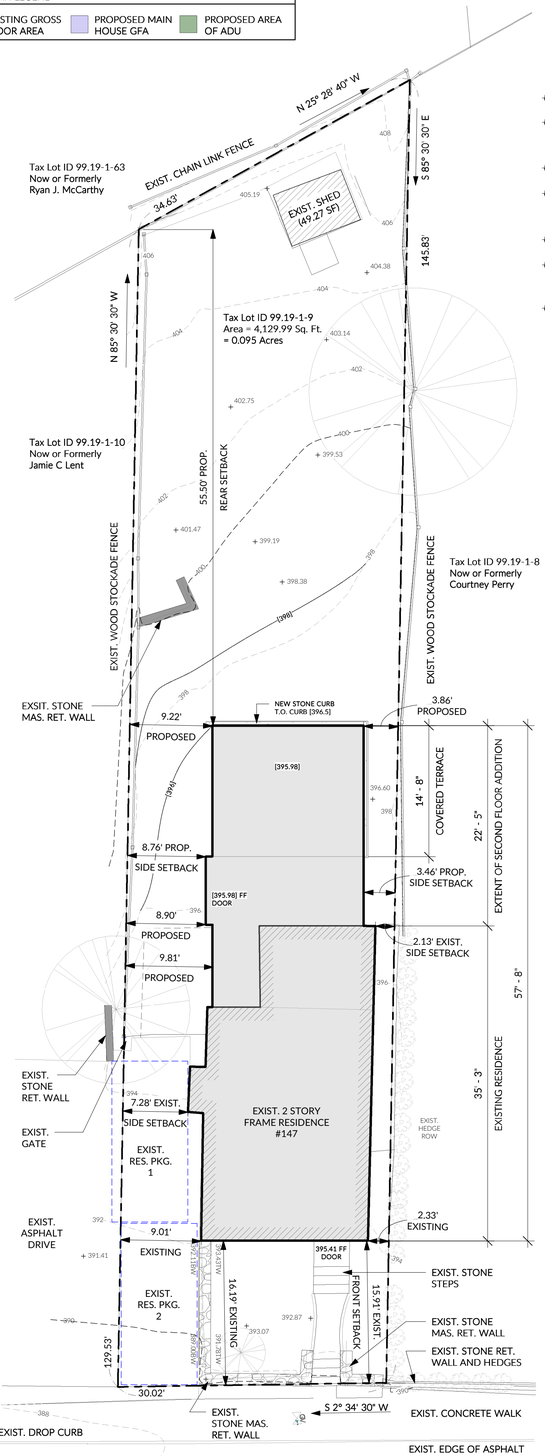


7 FIRST FLOOR GFA
1/16" = 1'-0"

PROP.MAIN RESIDENCE GFA: 1,716 SF
PERMITTED ADU: 429 SF (25%)
PROP. ADU: 496 SF (28.9%)

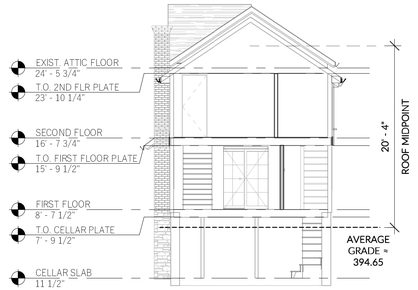
AREA PLAN LEGEND

EXISTING GROSS FLOOR AREA	PROPOSED MAIN HOUSE GFA	PROPOSED AREA OF ADU

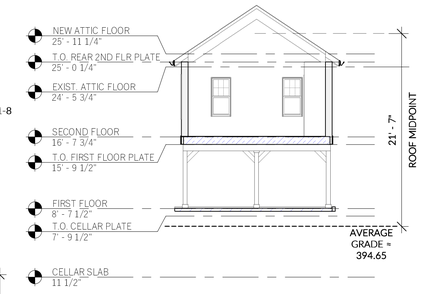


BEDFORD ROAD

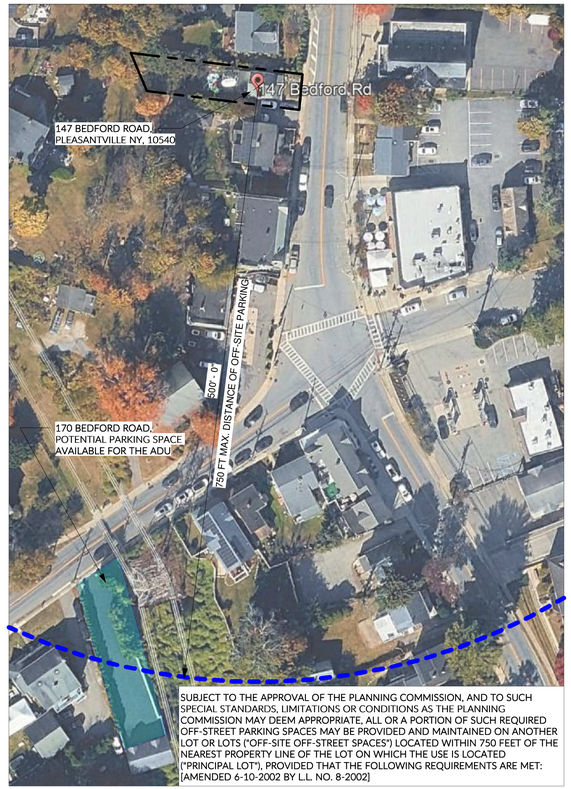
1 SITE PLAN
1/8" = 1'-0"



9 STORY/ HEIGHT DIAGRAM - FRONT
1/8" = 1'-0"



10 STORY/ HEIGHT DIAGRAM - REAR ADDITION
1/8" = 1'-0"



SUBJECT TO THE APPROVAL OF THE PLANNING COMMISSION, AND TO SUCH SPECIAL STANDARDS, LIMITATIONS OR CONDITIONS AS THE PLANNING COMMISSION MAY DEEM APPROPRIATE, ALL OR A PORTION OF SUCH REQUIRED OFF-STREET PARKING SPACES MAY BE PROVIDED AND MAINTAINED ON ANOTHER LOT OR LOTS ("OFF-SITE OFF-STREET SPACES") LOCATED WITHIN 750 FEET OF THE NEAREST PROPERTY LINE OF THE LOT ON WHICH THE USE IS LOCATED ("PRINCIPAL LOT"), PROVIDED THAT THE FOLLOWING REQUIREMENTS ARE MET: [AMENDED 6-10-2002 BY L.L. NO. 8-2002]

3 PROPOSED OFF-SITE PARKING FOR ADU

ZONING CHART

ZONE: R-2A
PARCEL #: 99.19-1-9

CODE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SF	4,130 SF*	NO CHANGE (EXIST. NONCONFORMING)
MINIMUM LOT WIDTH	50 FT. (1F) / 75 FT. (2F)	30 FT	NO CHANGE (EXIST. NONCONFORMING) 30.02 FT 1F EXIST. NONCONFORMING 30.02 FT 2F PROP. NONCONFORMING
MINIMUM LOT DEPTH	100 FT	±130 FT	NO CHANGE (CONFORMING)
MINIMUM YARD (FEET) FRONT: SIDE: REAR:	 30 FT VARIES[a] 25 FT	 16 FT 7.28/2.13 FT +/- 78 FT	NO CHANGE (EXIST. NONCONFORMING) NO CHANGE (EXIST. NONCONFORMING) 56 FT (CONFORMING)
MAXIMUM HEIGHT STORIES: FEET (TO MEAN):	 2 1/2 30	 2 20'-4" +/-	 2 (CONFORMING) 21'-7" (CONFORMING)
MAXIMUM FLOOR AREA / FAR:	0.25 (1,032.5 SF)	885 SF (0.214 FAR)	1,716 SF (0.415 FAR) (NONCONFORMING)
MAXIMUM BUILDING COVERAGE 1ST FLOOR + SHED	20% OF ALLOWED FAR (826 SF)	563 SF + 49.27 SF = 612.27 SF (14.82%)	19% (753 + 49.27 = 802.27 SF) (CONFORMING)
MINIMUM LANDSCAPE COVERAGE	30% (1,239 SF)	85% (3,493 SF)	75% (3,083 SF - CONFORMING)

a- The aggregate of both side yards must be 20 feet. For a dwelling built without a garage, there must be aggregate side yards of 32 feet with one being a minimum of 20 feet; the lesser side yard can be reduced to eight feet if a garage is built on the lot.

Note: Items indicated in blue represent conditions for which zoning variances are being sought.

ADU REQUIREMENTS

[WITHIN A SINGLE-FAMILY DWELLING.]

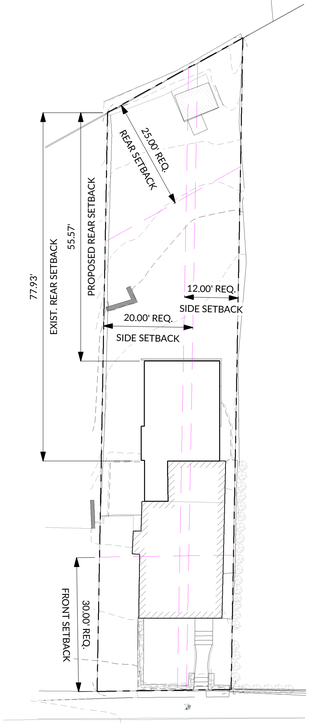
ZONE: R-2A
PARCEL #: 99.19-1-9

CODE	REQ. /ALLOWED	EXISTING	PROPOSED	VARIANCE REQ.
PRINCIPAL DWELLING UNIT GROSS FLOOR AREA	N/A	885 SF	1,716 SF	NO
MINIMUM SIZE OF ACCESSORY APARTMENT	250 SF*	NONE	496 SQ FT (CONFORMING)	NO
MAXIMUM SIZE OF ACCESSORY APARTMENT	*25% OF GFA (1,716 SQ FT)	NONE	496 SQ FT (29 %) /NONCONFORMING	YES
NUMBER OF ACCESSORY DWELLING UNITS PER LOT	ONE	NONE	ONE	NO
OFF-STREET PARKING PRINCIPAL DWELLING ACCESSORY DWELLING	 TWO 1 PER BEDROOM	 TWO NONE	 TWO / CONFORMING ONE** / CONFORMING	NO

*THE MINIMUM LIVABLE FLOOR AREA FOR AN ACCESSORY APARTMENT LOCATED WITHIN A PRINCIPAL DWELLING BUILDING SHALL BE 250 SQUARE FEET, BUT IN NO CASE SHALL IT EXCEED 25% OF THE GROSS FLOOR AREA OF THE DWELLING BUILDING IN WHICH IT IS LOCATED.

EXISTING GROSS AGGREGATE FLOOR AREA: THE SUM OF THE GROSS HORIZONTAL AREAS OF THE SEVERAL FLOORS OF THE BUILDING OR BUILDINGS ON A LOT, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTERLINE OF PARTY WALLS SEPARATING TWO BUILDINGS, WITH APPLICABLE EXCLUSIONS AS DEFINED IN §185-3 OF THE VILLAGE OF PLEASANTVILLE ZONING LAW.

** OFF-SITE PARKING: REFER TO NOTE ON 3/0.3 (THIS SHEET)



NOTE: APPLYING THE REQUIRED ZONING SETBACKS RESULTS IN NO BUILDABLE AREA ON THE PROPERTY DUE TO OVERLAPPING SIDE SETBACKS

2 SETBACK DIAGRAM
1/16" = 1'-0"

NOTE: THE SITE PLAN ABOVE WAS CREATED USING INFORMATION TAKEN FROM A SURVEY PREPARED BY:
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L.S. NYS LIC. NO. 051271
SURVEYED JULY 15, 2026
MAP DRAWN JULY 16, 2026

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Date Issued:
08/24/2026 PB AND ZB APPROVAL

Project Title:
Castro Residence
147 Bedford Road
Pleasantville, NY 10570

Drawing Title:
SITE PLAN

Scale: As indicated
0 4 8 12

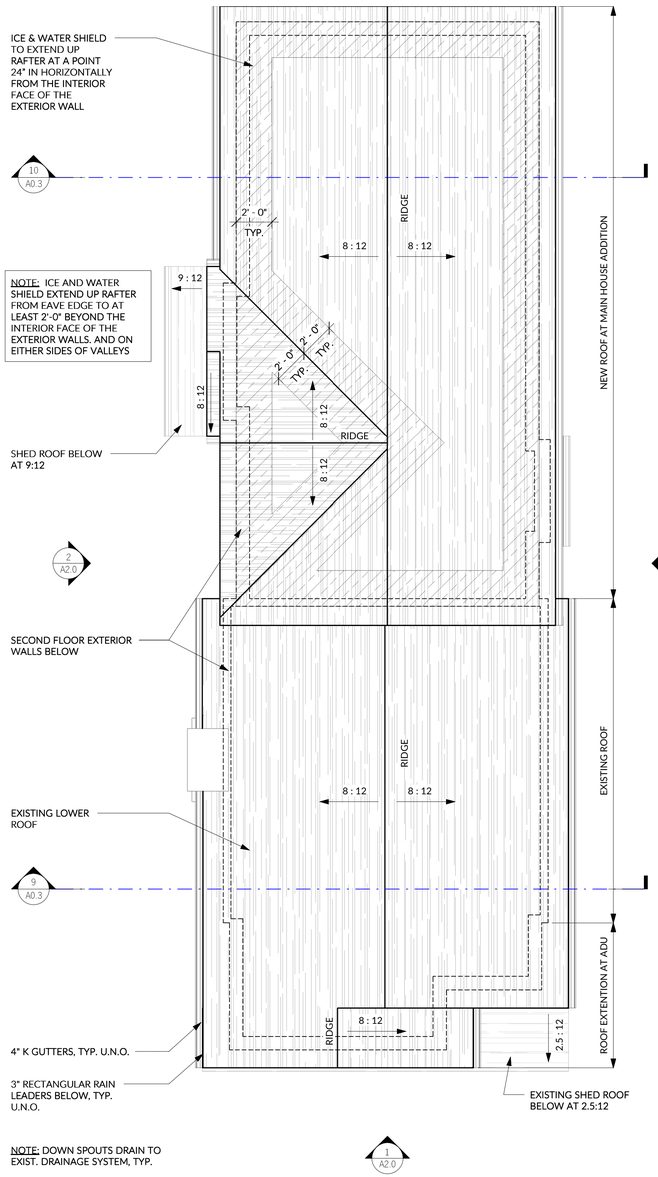
Date: 08/24/26
Project No: 26-10 / 26-11
Drawing By: JR
Checked By: JT

Seal: REGISTERED ARCHITECT JUDITH ANNE CASTRO 030224 STATE OF NEW YORK
EXPIRES: 02/29/28

Drawing No: A0.3
sheet 1 of 3

ROOF LEGEND

- SHINGLE ROOF
- WATERPROOFING MEMBRANE

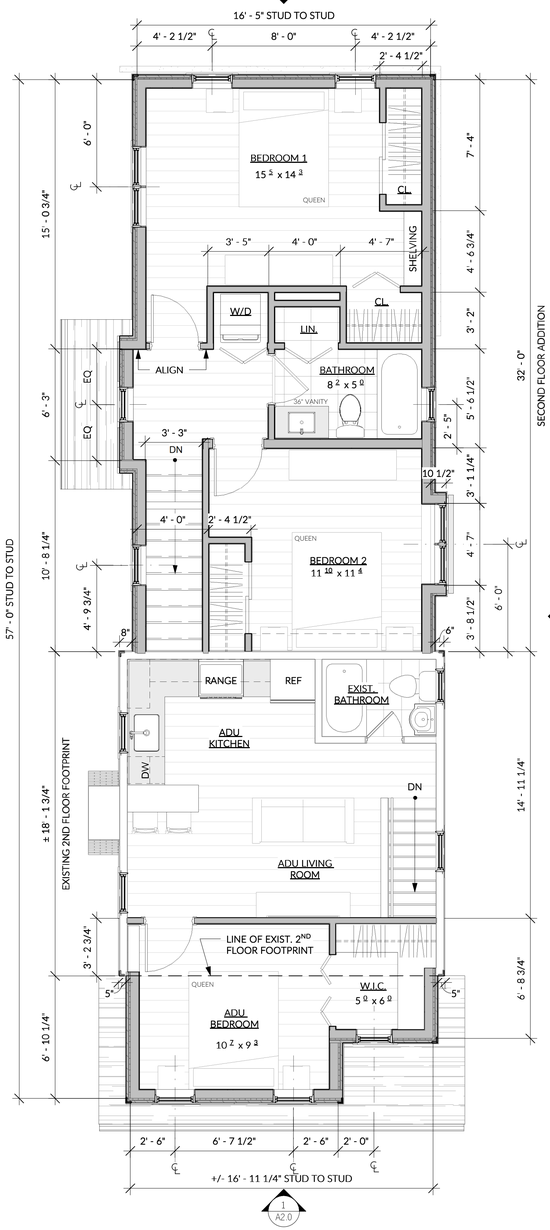


NOTE: DOWN SPOUTS DRAIN TO EXIST. DRAINAGE SYSTEM, TYP.

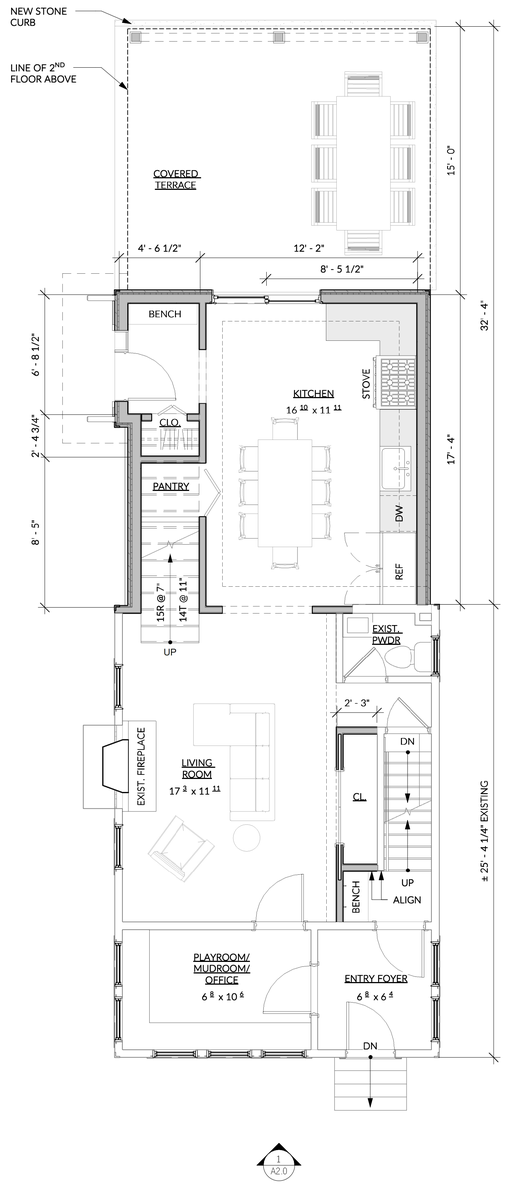
3 PROPOSED ROOF PLAN
1/4" = 1'-0"

WALL LEGEND:

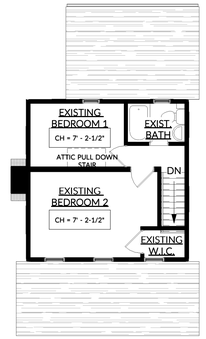
- EXISTING WALL TO REMAIN
- NEW WALL - SEE PARTITION TYPES



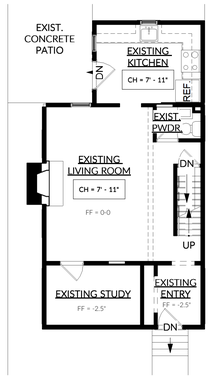
2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



5 SECOND FLOOR PLAN - EXISTING CONDITIONS.
1/8" = 1'-0"



4 FIRST FLOOR PLAN - EXISTING CONDITIONS.
1/8" = 1'-0"

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Date Issued:
08/24/2026 PB AND ZB APPROVAL

Project Title:
Castro Residence
147 Bedford Road
Pleasantville, NY 10570

Drawing Title:
FLOOR PLANS

Scale: As indicated
0 4 8 12

Date: 08/24/26
Project No: 26-10 / 26-11
Drawing By: JR
Checked By: JT

Seal: REGISTERED ARCHITECT JOCELYN ANNE TAYLOR 036224 STATE OF NEW YORK
EXPIRES: 02/29/28

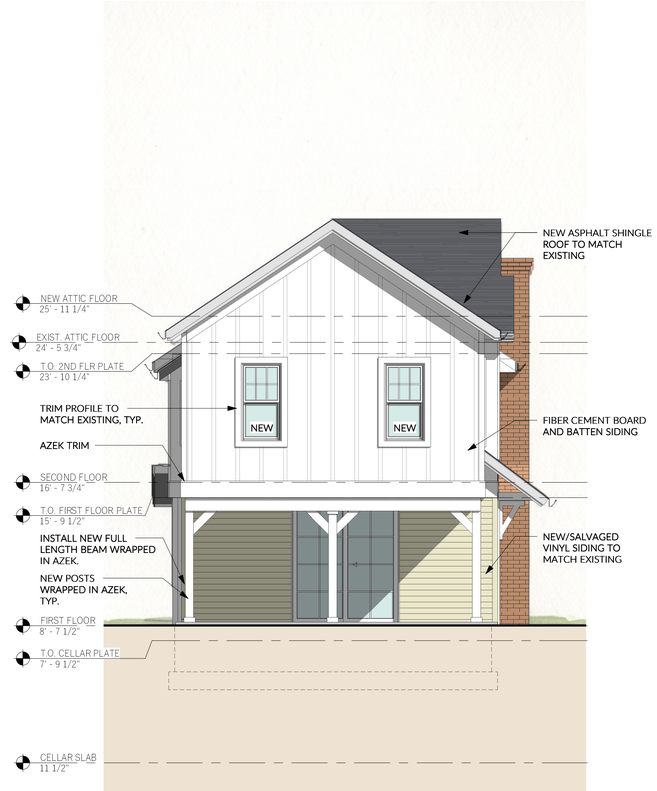
Drawing No: A1.0
sheet 2 of 3



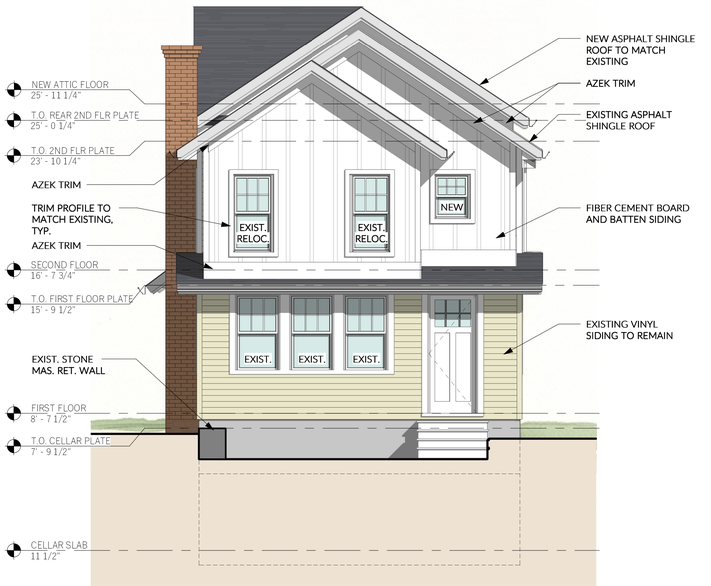
4 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

MATERIALS LEGEND

ARCHITECTURAL ASPHALT SHINGLE:
TO MATCH EXISTING

SIDING:
TO MATCH EXISTING

BOARD AND BATTEN SIDING:
FIBER CEMENT
WHITE

AZEK TRIMBOARD

EXTERIOR MATERIAL NOTES:

EXTERIOR TRIM: AZEK - WHITE
GUTTERS: WHITE ALUMINUM, 4" K PROFILE
LEADERS: WHITE ALUMINUM 3" RECTANGULAR

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Date Issued:
08/24/2026 PB AND ZB APPROVAL

Project Title:
Castro Residence
147 Bedford Road
Pleasantville, NY 10570

Drawing Title:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"

0 4 8 12

Date: 08/24/26

Seal: REGISTERED ARCHITECT JUDITH ANNE THEISS 030224 STATE OF NEW YORK
EXPIRES: 02/29/28

Project No: 26-10 / 26-11

Drawing By: JR

Checked By: JT

Drawing No: A2.0

sheet 3 of 3

PLANNING COMMISSION AGENDA ITEM REPORT

PC ARB Meeting of October 14, 2026