Village of
Pleasantville

Village Hall
80 Wheeler Ave, 2nd Floor
Pleasantville, NY 10570

PLEASANTVILLE VILLAGE BOARD OF TRUSTEES WORK SESSION MEETING

To: Village Board of Trustees Work Session Members:

There will be a meeting of the Pleasantville Village Board of Trustees Work Session on Monday, November 23, 2026 at 7:00 PM, at Village Hall 80 Wheeler Ave, 2nd Floor Pleasantville, NY 10570.

AGENDA

Discussion/Topics

6:00 PM â€“ Executive Session: To discuss the proposed acquisition of real property, where publicity would substantially affect the value thereof.

7:00PM: Board of Trustees work session discussion with Village consultants and potentially the applicant regarding the proposed zoning amendments submitted by US Home, LLC (d/b/a Lennar) to rezone 8 Carey Court from the One-Family Residence (RRR) District to the Campus Office (CO) District, and subsequently rezone 8 Carey Court, 1 Campus Drive, and 3 Campus Drive to the Planned Unit Development (PUD) District. This work session is intended for discussion among the Board, its consultants, and potentially the applicant. The meeting will be open to the public (in person and via Zoom), but public comments will not be taken during this discussion.

8:20PM: Discussion regarding Nannahagan Brook Wall Project bid results
Nannahagan Brook Wall Project - Bid Results.pdf
Nannahagan Brook Wall Recontruction Project - Add Alternate.pdf

VILLAGE BOARD OF TRUSTEES WORK SESSION AGENDA ITEM REPORT

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VILLAGE BOARD OF TRUSTEES WORK SESSION AGENDA ITEM REPORT

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ATTACHMENTS:
Nannahagan Brook Wall Project - Bid Results.pdf
Nannahagan Brook Wall Recontruction Project - Add Alternate.pdf

11/13/2026

Village of Pleasantville Bid Opening Logsheet

Project Bid # 2026-02
Bid Opening Nannahagan Brook Retaining Wall Improvments

No.	Name of Company	Total Bid Estimate Amount	Bond (Yes or No)
1	Scape-Tech Landscape Technology Inc., 19 Sunderland Lane, Katonah, NY 10536	① Base - 4,552,423 ② Alt A - 1,566,677 ③ 6,119,100	Yes
2	T & A Construction Inc., 910 West Dover Road, Pawling, NY 12564	① Base 2,925,000 ② Alt A - 654,205 ③ 3,579,205	Yes
3	Halcyon Construction, 65 Marble Avenue, Pleasantville, NY 10570	① Base - 6,850,000 ② Alt A - 1,526,500 ③ 8,376,500	Yes
4	Ground Control Excavating Inc, 63 Waterbury Road, Warwick, NY 10990	① Base - 4,235,100 ② Alt A - 1,457,200 ③ 5,692,300	Yes
5	Montesano, 76 Plain Avenue, New Rochelle, NY 10801	① Base - 3,016,500 ② Alt A - 533,500 ③ 3,550,000	Yes
6	Villa Construction, 189 Brady Ave, Hawthorne, NY 10532	① Base - 4,707,000 ② Alt A - 931,000 ③ 5,638,000	Yes

Alyssa Hochstein

Administrator

From: Superintendent Public Works
Sent: Monday, November 16, 2026 1:43 PM
To: Scherer Peter
Cc: Administrator
Subject: RE: Nannahagan Brook wall project - bid results & next steps

Mayor/Eric,

I hope all is well. Please refer to the below screenshots from prior Woodard & Curran deliverables for Friday's discussion.

1. Peach Box = Proposed Wall Segment 2 (Base Bid)
2. Green Box = Proposed Wall Segment 1A (Base Bid)
3. Pink Box = Proposed Wall Segment 1B (Add Alternate)

Thank you.



Segment Prioritization

The prioritization identified below is based on the proximity of the embankment to roadways, existing conditions of the wall, field observations of existing brook conditions, and the anticipated impact of potential failure on safety and existing infrastructure. The following prioritization is provided for the Village's consideration. However, as previously acknowledged all segments are noted to have exceeded their service life and potential risk or order of failure can not be measured.

TABLE 3: SEGMENT PRIORITY

Priority	Segment
1	Segment 1A
2	Segment 2
3	Segment 7
4	Segment 3
5	Segment 1B
6	Segment 4
7	Segment 6
8	Segment 5

Segments 1A, 2, and 7 are prioritized due to proximity to roadways. Segment 3's prioritization considers location within the brook (bend) and associated existing deterioration of the area. Segment 1B is prioritized based on proximity to the roadway and existing wall/embankment conditions. Segment 4 prioritization considers the condition of the existing wall and proximity

1+20	1+63	DLSW	3'	3 Courses of stone; Wall appears to be stable; Embankment lessens; Wall is getting further from roadway	Replace Wall	2
1+63	2+05	EARTH	N/A	No stone wall; Heavy VG; Entire embankment is visible	Replace Wall	1
2+05	2+10	DLSW	3'	Wall stones begin again; Still Heavy VG	Replace Wall	1
2+10	2+16	EARTH	N/A	No wall; Embankment visible; Stones in brook	Replace Wall	1
2+16	2+55	DLSW	3.5'	Wall begins again; Loosely dry-stacked; Stones missing From bottom; Batter OK; Stable?	Replace Wall	1
2+55	2+78	DLSW	3.5'	Batter OK; Stable; Between (2) Trees - Wall looks intact until just upstream of small waterfall in brook	Replace Wall	2
2+78	2+90	DLSW	1' to 2'	Only 1-2 courses of stone; Embankment visible	Replace Wall	1
2+90	3+10	EARTH	N/A	Large tree stump in stream; No wall	Replace Wall	1
3+10	3+22	DLSW	1' to 2'	Only 1-2 courses of stone; Embankment visible; Heavy VG (Tree); Tree located at top of wall	Replace Wall	1

Sincerely,

Anthony R. Carr, PE, CFM
Lieutenant, US Coast Guard
Superintendent of Public Works/Village Engineer

Village of Pleasantville