

George Latimer  
County Executive

January 3, 2023

Eric Morrissey, Village Administrator  
Village of Pleasantville, NY  
80 Wheeler Avenue  
Pleasantville, NY 10570

**County Planning Board Referral File: PLV 22-001- Central Business A-1 District Moratorium**

Dear Mr. Morrissey:

The Westchester County Planning Board has received a proposed local law that would implement a six-month moratorium on the approval of building permit, variance, special use permit, site plan and subdivision applications concerning properties located in the Central Business A-1 District, including the Central Business A-1 Subarea, within the Village of Pleasantville. The intent of moratorium is to maintain the status quo while the Board of Trustees assesses whether changes are warranted to ensure that the current scope of development permitted under the Zoning Code is appropriate. The moratorium cites the recent construction of three mixed-use developments, as well as the ongoing pandemic, as reasons why this assessment needs to be undertaken now.

Certain types of applications, including area variances for one- and two-family dwellings, or applications for existing commercial or retail structures with less than 4,000 square feet, would be automatically exempt from this moratorium. Additional exemptions can be made by the Board of Trustees on a case-by-case basis.

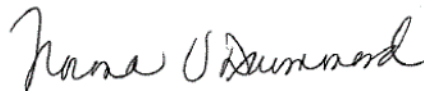
We have reviewed the proposed moratorium under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code.

While we appreciate the efforts the Village has made in channeling more transit-oriented residential development into downtown Pleasantville, we are concerned that this moratorium has the potential to substantially delay or stop the continued development of additional housing that is needed in our region. While we agree that the Village should have an opportunity to enact a moratorium to conduct an assessment of existing zoning, we urge the Village to keep within six-month timeframe of the proposed moratorium.

Please inform us of the Village's decision so that we can make it a part of the record.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond  
Commissioner

NVD/LH