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## **MEMORANDUM**

To: Russell Klein, Chairman,  
and the Village of Pleasantville Planning Commission

Date: May 14, 2025

Subject: **The Landmark at 444 – 444 Bedford Road – Special Permit, Site Plan and Subdivision Applications**

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The Applicant has submitted the following materials for review as part of the proposed Application for Special Permit, Site Plan and Subdivision for the property located at 444 Bedford Road:

1. The following set of plans entitled, “The Landmark at 444” prepared by ARQ Architecture, P.C. last revised 4/30/25:
  - a. Sheet T-100, “Title Sheet,”
  - b. Sheet S-100, “Existing Site Plan and Images,”
  - c. Sheet S-101, “Proposed Site Plans, Development Plans, Zoning Data and Images,”
  - d. Sheet S-102, “Exist. And Prop. Schematic Plan & Drone Photo,”
  - e. Sheet S-103, “Ramsey Land Survey,”
  - f. Sheet S-104, “Cross Sections Along Bedford Road,”
  - g. Sheet S-105, “Proposed Intersection Sight Distance Plans,”
  - h. Sheet S-106, “Proposed Intersection Sight Distance Plan w/ Aerial View,”
  - i. Sheet S-107, “Proposed Intersection Sight Distance, Stopping Sight Distance Plans & Profiles,”
  - j. Sheet S-108, “Proposed Vehicle Maneuverability Plans and Proposed Civic Space,”
  - k. Sheet S-109, “Key Maps, Table and Proposed Development Elevations,”
  - l. Sheet S-110, “Exist. & Proposed Pervious Area and Landscaping Plan,”
  - m. Sheet S-111, “Green Roof Details & Specification Sheets,”
  - n. Sheet S-112, “Phase Plans and Construction Sequence,”
  - o. Sheet S-113, “Key Plan & 3D Views,”
  - p. Sheet S-114, “Key Plan & View to Equipment Screening,”
2. The following set of architectural plans entitled, “The Landmark at 444” prepared by ARQ Architecture, P.C. last revised 4/30/25:
  - a. Sheet A-100, “Exist. & Proposed Floor Plans,”
  - b. Sheet A-101, “Exist. & Proposed Floor Plans,”
  - c. Sheet A-102, “Typical Duplex & Schematic Interior 3D,”



- d. Sheet A-200, "Exist. & Proposed 3D Views,"
- e. Sheet A-201, "Exist. & Proposed Rendered Elevations,"
- f. Sheet A-202, "Exist. & Proposed Elevations,"
- g. Sheet A-203, "Exist. & Proposed Elevations,"
- h. Sheet A-204, "Proposed Fenestration and Schematic Details,"
- i. Sheet A-300, "Schematic Sections,"
- j. Sheet A-400, "Neighborhood Analysis of Transitional Materials,"
- k. Sheet A-401, "Neighborhood Analysis,"
- l. Sheet A-402, "Drone Pictures,"
- m. Sheet A-403, "Existing & Proposed 3D Views,"

3. Photometric plans prepared by NY Lighting Group dated 4/17/25.

We provided the following comments based on our review of the submission:

#### **Vehicle Maneuverability, Parking Plan & Traffic Assessment Letter Report**

- 1. For the Bedford Road driveway, Intersection Sight Distance (ISD) to the left will exceed the requirements and is acceptable. The Applicant should confirm that the two planters and bike racks do not exceed a height of 3.5 feet, which would block the sight line.

#### **SEQRA**

- 2. The EAF notes that the property may contain or be adjacent to properties eligible for the National or State Historic Register. The Applicant has noted that the project has been submitted to the NYS Historic Preservation Office (SHPO) for review. The SHPO has provided a response dated 10/15/2024 with a recommendation regarding the windows in the existing building for the Commission's consideration as part of the SEQRA review.

#### **Subdivision**

- 3. The preliminary subdivision plat notes that it is the "Survey for Tax Lots Merger of 444 Bedford Road." However, the lot lines between Tax Lot 17 and the other tax lots and between Tax Lot 19 and Tax Lot 18 have not been labeled as "to be abandoned."

#### **Lighting Plan**

- 4. The building-mounted lighting on the eastern side of the building is noted as having a mounting height of 12 feet. The photometric plan shows light footcandle levels over 5 at the property line with lighting



“spilling” over on to the adjacent property. Taking into account the grade change, where will the fixtures be mounted in relation to the adjacent residence? If the fixtures cause glare to the adjacent residence, the lighting will need to be revised.

5. The pool amenity area is proposed to be lit with 15-foot-high pole mounted fixture. According to the lighting specifications and the photometric plan, the light will create intense lighting (8 to 10 footcandles) around the entire area. While we do acknowledge that there needs to be adequate lighting for safety, this type of lighting is more commonly used in a parking lot rather than in a residential amenity area. We recommend that the lighting plan be revised to provide multiple, lower-mounted lights that will not cause such glare from the area while still providing safety.

### **Landscaping Plan**

6. As previously requested, the Landscaping Plan should also be revised to note the quantity of plantings proposed. In addition to the symbols, the plant locations should be marked with the initials listed under “Key” in the Proposed Planting Legend.
7. Sheet S-108 notes plantings on the 4<sup>th</sup> level of the building by pool. These plantings should be included in the “Proposed Planting Legend.”
8. The Landscaping Plan has been revised to propose Sullivant’s Sedge in the courtyard area. The plant was selected because it is native to New York. However, this type of sedge is not readily available in commercial nurseries. We recommend that it be replaced with Big Bluestem, Broad-leaf Sedge, Little Bluestem, Bottlebrush grass, or Northern Prairie Dropseed, which are all native species and recommended by the New York State Department of Conservation.

If you have any questions, please do not hesitate to contact our office.

Sarah L. Brown, AICP  
Associate, Principal Planner

cc: Robert Hughes, Building Inspector