



Village of Pleasantville

Building Department

80 Wheeler Avenue / Pleasantville, New York
10570
(914) 769-1926 Fax: (914) 769-5519

PLEASANTVILLE PLANNING COMMISSION MEETING

To: Planning Commission Members:

There will be a meeting of the Pleasantville Planning Commission on Wednesday, February 12, 2025, at 8:00 PM, at Village Hall, 2nd Floor 80 Wheeler Avenue, Pleasantville, New York.

AGENDA

1. **Meeting Access**

Topic: Planning / ARB

Time: Feb 12, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83484829168?pwd=yD4ilacqlt7cZOllbabxy32gBoBYNa.1>

Meeting ID: 834 8482 9168

Passcode: 941315

One tap mobile

+16465588656,,83484829168# US (New York)

2. **APPLICATIONS SPECIFIC TO PLANNING COMMISSION**

3. **134 Marble Avenue**

Prospero - 134 Marble Avenue - Proposal to amend prior site plan resolution and implement warehouse with retail use via Special Permit within existing first floor from prior non-conforming manufacturing, assembling and warehouse use - ***New application - referral to ZBA***

4. **Minutes of Meeting**

Meeting minutes of December 12, 2024

Very truly yours

Robert Hughes
Building Inspector



Meeting Access

Topic: Planning / ARB

Time: Feb 12, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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APPLICATIONS SPECIFIC TO PLANNING COMMISSION

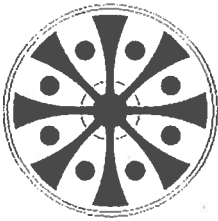


134 Marble Avenue

Prospero - 134 Marble Avenue - Proposal to amend prior site plan resolution and implement warehouse with retail use via Special Permit within existing first floor from prior non-conforming manufacturing, assembling and warehouse use - *New application - referral to ZBA*

ATTACHMENTS:

Description	Type	Upload Date
Overview letter dated 1.25.25	Backup Material	2/7/2025
Architectural plans dated 1.21.25	Backup Material	2/7/2025
EAS form dated 1.25.25	Backup Material	2/7/2025
Site Plan app dated 1.28.25	Backup Material	2/7/2025
Special Permit app dated 1.28.25	Backup Material	2/7/2025
Consultant memo dated 2.12.25	Backup Material	2/12/2025



JMF Architect, PLLC

January 25, 2025

Village of Pleasantville
80 Wheeler Ave
Pleasantville, NY 10570

RE: Change of use for 134 Marble Ave

Dear Planning Commission,

Our application is to change the use of the first floor space of the existing building from an office space with warehouse to a warehouse with a retail space. This mirrors the use before our last application. The use change requires a Special Use Permit. We will also be seeking an area variance from the Zoning Board of Appeals for the size of the retail space. The allowed area is 15% of the floor and we are proposing 20%. The lessee is a carpet and flooring warehouse and showroom. They are an existing local business looking to relocate. There is no proposed changes to the site plan.

CHANGE OF USE
FOR FIRST FLOOR
134 MARBLE AVENUE
PLEASANTVILE, NY
SECTION 106.10, BLOCK 2, LOTS 41 & 42



SITE LOCATION

INDEX OF DRAWINGS				
134 MARBLE AVE (SECTION 106.10, BLOCK 2, LOT 41 & 42)				
No.	DRAWING	DRAWING TITLE	REV.	DATE
GENERAL				
1	T-1	TITLE SHEET	6	1/21/25
CIVIL				
2	S-2	SITE PLAN	7	1/21/25
ARCHITECTURAL				
3	D-1	EXISTING CONDITIONS -- FIRST FLOOR	2	1/10/24
ARCHITECTURAL				
4	A-1	FOUNDATION PLAN	2	1/10/24
5	A-2	FIRST FLOOR CONSTRUCTION & LIFE SAFETY PLAN	4	1/21/25
6	A-3	ELEVATIONS AND DETAILS	4	5/29/24
7	A-4	RESTROOM PLANS & ELEVATIONS AND DETAILS	4	1/21/25
8	A-5	GENERAL NOTES	2	1/10/24



MARBLE AVENUE



IRVINGTON STREET



CASTLETON STREET

PHASE I APPROVED BY THE VILLAGE OF PLEASANTVILLE
PLANNING COMMISSION ON SEPTEMBER 27, 2023

No.	Date	Comments
6	1/21/25	CHANGE OF USE
5	5/29/24	FIELD CHANGES BY OWNER
4	2/16/24	PER PLANNING COMMENTS
3	2/4/24	PER BLDG DEPT COMMENTS
2	1/10/24	ISSUED TO PLANNING
1	12/10/23	ISSUED FOR REVIEW
REVISIONS		

JMF Architects

2287 Mark Road
Yorktown, NY 10598
914-733-2214 Tel.
jimflandreau@yahoo.com

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES NO RESPONSIBILITY FOR ANY SUCH ALTERATION OR RE-USE WITHOUT HIS CONSENT.

DO NOT SCALE DRAWINGS



Project
CHANGE OF USE - FIRST FLOOR
INTERIOR ALTERATIONS
Drawing Title
TITLE SHEET

Owner's Information
PROSPERO
134 MARBLE AVE
PLEASANTVILLE, NY

Original Date:
11/6/23
Project No:
23-50
T-1
1 of 1 Sheets

ZONING CHART			
ZONE - RO-3 (LOTS COMBINED)			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	5,000 SF	22,500 SF	NO CHANGE
FRONTAGE	50.0 FT	200.0 SF	NO CHANGE
LOT WIDTH	50.0 FT	200.0 SF	NO CHANGE
LOT DEPTH	50.0 FT	125.0 SF	NO CHANGE
DISTANCE FROM STREET	20.0 FT	5,737.52 SF	NO CHANGE
SETBACKS:			
FRONT (MARBLE AVE)	15.0 FT	15.75 FT	NO CHANGE
FRONT (CASTLETON ST)	15.0 FT	34.45 FT	NO CHANGE
FRONT (IRVINGTON ST)	15.0 FT	97.0 FT	NO CHANGE
SIDE	15.0 FT	0.15 FT	NO CHANGE
REAR	15.0 FT	0.18 FT	NO CHANGE
BUILDING HEIGHT	2 1/2 STORIES OR 25.0 FT	2 1/2 STORIES OR 29.5 FT	NO CHANGE
COVERAGE	40.0% (9,000 SF)	24.9% (5,608.72 SF)	NO CHANGE
BUILDING FOOTPRINT	4,000 SF	5,608.72 SF	NO CHANGE
MAXIMUM BUILDING WALL LENGTH	80 FT	112.25 FT	NO CHANGE

SITE PLAN APPROVAL FOR LAYOUT, PARKING LANDSCAPING AND LIGHTING HAS BEEN APPROVED UNDER A SEPARATE APPLICATION. THIS APPLICATION IS TO AMEND THE CHANGE OF USE OF THE FIRST FLOOR FROM OFFICE SPACE WITH AN ACCESSORY WAREHOUSE SPACE TO WAREHOUSE SPACE WITH RETAIL.

PARKING CHART			
	REQUIRED	AREA	PROVIDED
RETAIL - FIRST FLOOR	1 PER 300 SF	1,169.02 SF	4 SPACES
WAREHOUSE - FIRST FLOOR	1 PER 500 SF	3,250.7 SF	7 SPACES
GENERAL OFFICE - SECOND FLOOR	1 PER 250 SF	4,489.94 SF	18 SPACES
TOTAL REQUIRED			29 SPACES
PARKING SPACES PROVIDED - 29 SPACES (3 HANDICAPPED)			
** EXISTING VARIANCE GRANTED IS FOR 23 PARKING SPACES			

IRVINGTON STREET

EXISTING CURB CUT

Edge of Asphalt

Drop Curb

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	SW		5	EVLVE	EVL502_254F730-120-277V	EVL502 WALL PACK	1	2400	0.95

LOT 40
NOW OR FORMERLY
AG DUKE REALTY, LLC

5.0' LANDSCAPE BUFFER

MARBLE AVENUE

1 PARKING AND LANDSCAPING SITE PLAN
S-3 SCALE 1/8" = 1'-0"

3 STORY BUILDING

LOT 40
NOW OR FORMERLY
AG DUKE REALTY, LLC

2 STORY STUCCO BUILDING

1 STORY CONCRETE BLOCK BUILDING

2 STORY BRICK & STUCCO BUILDING

2 STORY BRICK & STUCCO BUILDING #134

WALL MOUNTED LIGHT FIXTURE (TYP)
MOUNTED AT 9 FEET

SIDEWALK

BROWN MULCH

Stone Curb

CONCRETE RET. WALL 100.00'

Row of Pines

Stone Curb

Asphalt Drive

Hedge

CONCRETE RET. WALL

Stone Curb

8" PINE

Edge of Pavement

24.91' - EXISTING

CASTLETON STREET

LAWN

Concrete Curb

Drop Curb

No.	Date	Comments
7	1/21/25	CHANGE OF USE
6	5/29/24	FIELD CHANGES PER OWNER
5	3/14/24	PER PLANNING COMMENTS
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REVISIONS		



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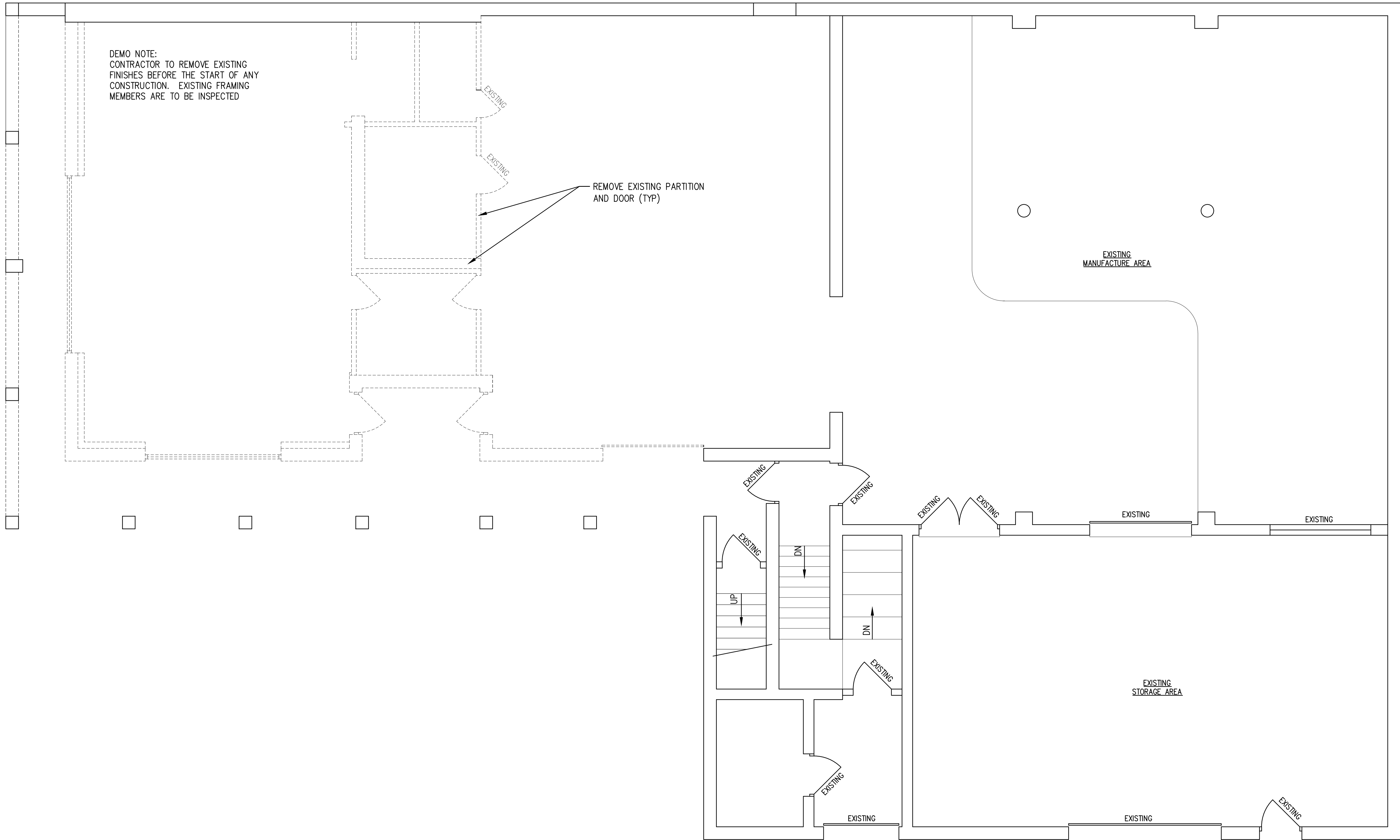


Project
CHANGE OF USE - FIRST FLOOR
INTERIOR ALTERATIONS
Drawing Title
SITE PLAN

Owner's Information
PROSPERO
134 MARBLE AVE
PLEASANTVILLE, NY

Original Date:
11/6/23
Project No:
23-50

S-1
1 of 1 Sheets



DEMO NOTE:
CONTRACTOR TO REMOVE EXISTING
FINISHES BEFORE THE START OF ANY
CONSTRUCTION. EXISTING FRAMING
MEMBERS ARE TO BE INSPECTED

REMOVE EXISTING PARTITION
AND DOOR (TYP)

EXISTING
MANUFACTURE AREA

EXISTING
STORAGE AREA

1 FIRST FLOOR DEMO PLAN
D-1 SCALE 1/4" = 1'-0"

No.	Date	Comments
2	1/10/23	ISSUED TO PLANNING
1	12/10/23	ISSUED FOR REVIEW
REVISIONS		



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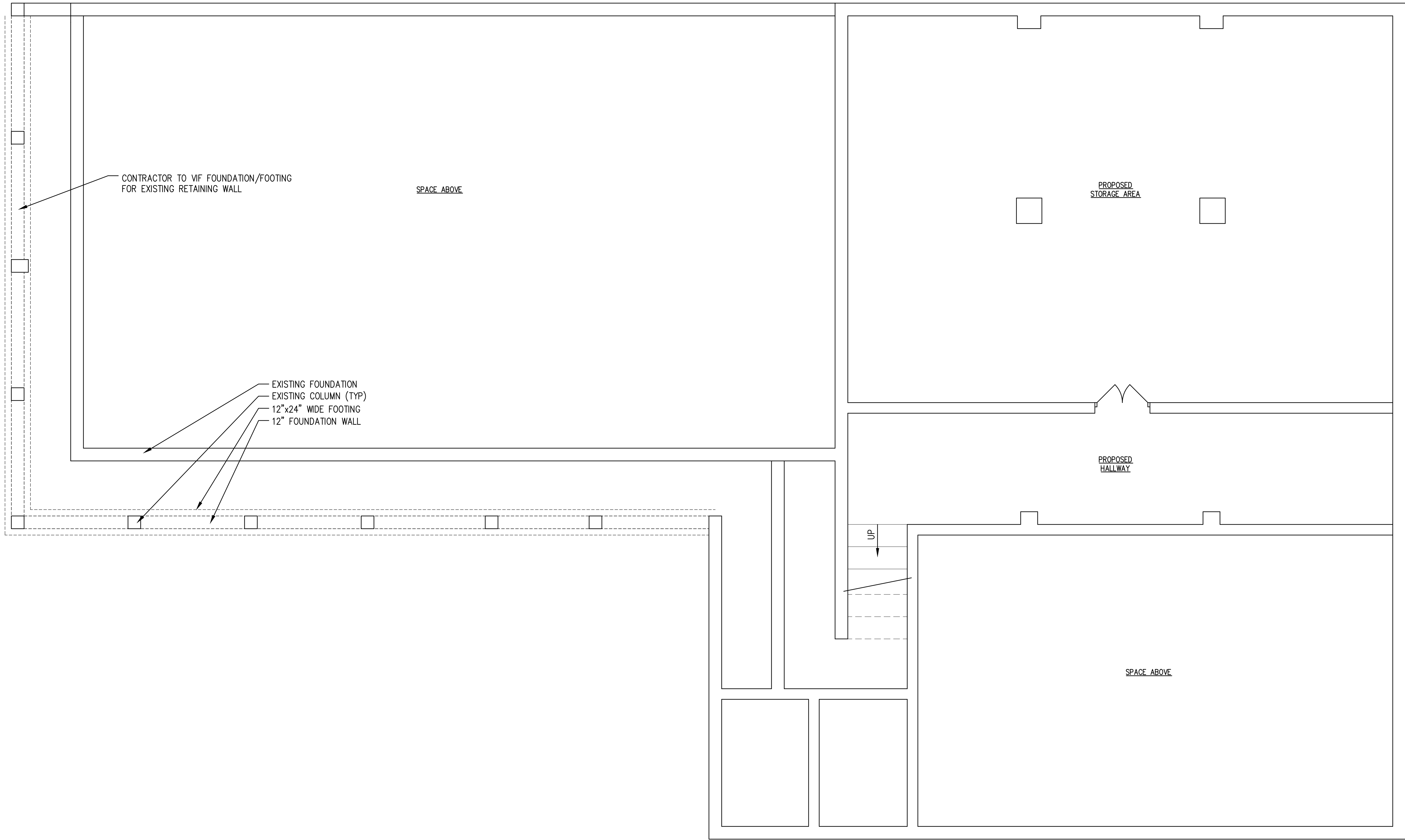


Project
CHANGE OF USE - FIRST FLOOR
INTERIOR ALTERATIONS
Drawing Title
EXISTING CONDITIONS - FIRST FLOOR

Owner's Information
PROSPERO
134 MARBLE AVE
PLEASANTVILLE, NY

Original Date:
11/6/23
Project No:
23-50

D-1
1 of 1 Sheets



1 BASEMENT PLAN
A-1 SCALE 1/4" = 1'-0"

No.	Date	Comments
2	1/10/23	ISSUED TO PLANNING
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REVISIONS		



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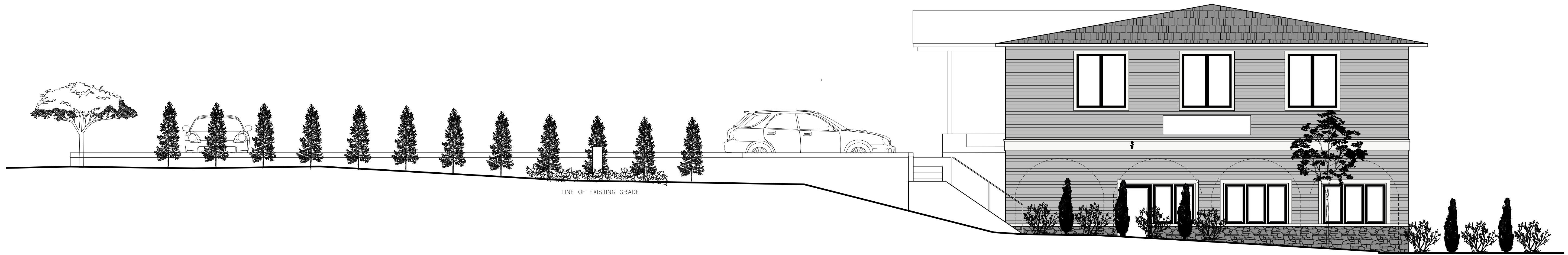
Project
CHANGE OF USE - FIRST FLOOR
INTERIOR ALTERATIONS
Drawing Title
BASEMENT/FOUNDATION PLAN

Owner's Information
PROSPERO
134 MARBLE AVE
PLEASANTVILLE, NY

Original Date:
11/6/23
Project No:
23-50

A-1

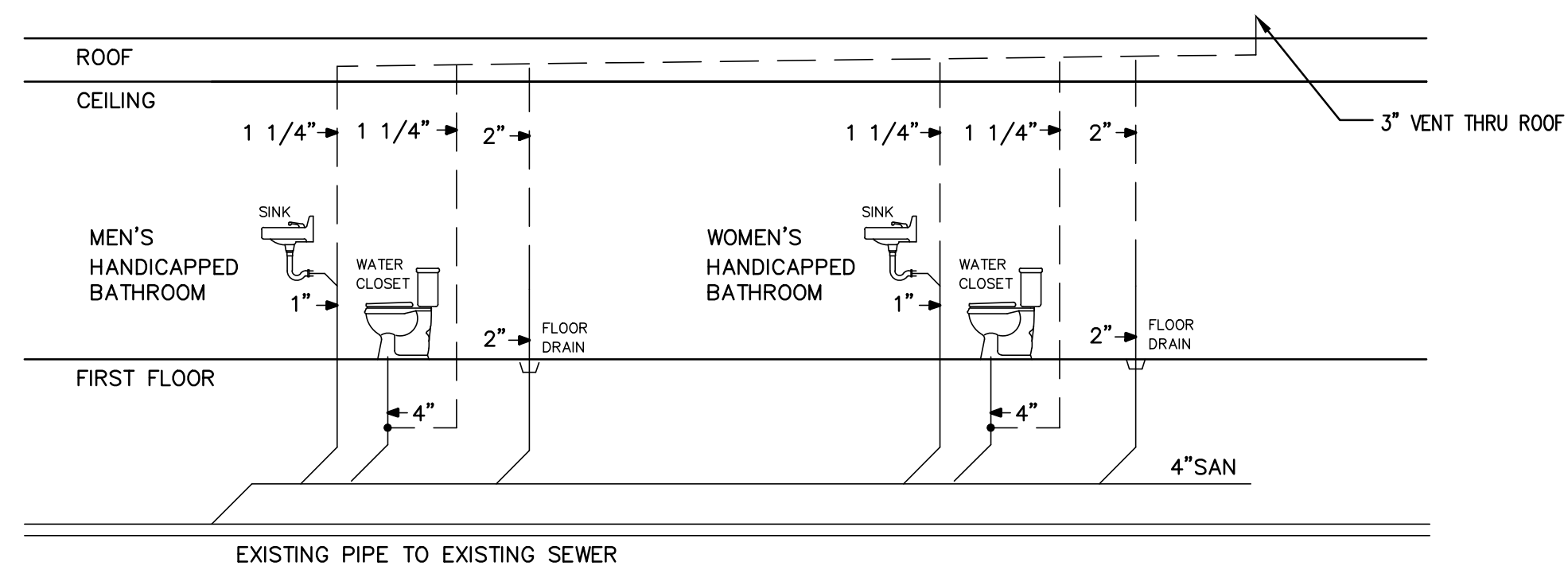
1 of 5 Sheets



1 MARBLE AVENUE ELEVATION
A-3 SCALE 3/16" = 1'-0"



2 CASTLENTON STRET ELEVATION
A-3 SCALE 3/16" = 1'-0"



3 PLUMBER RISER DIAGRAM
A-3 SCALE NONE



No.	Date	Comments
3	2/21/24	PER PLANNING COMMENTS
2	1/10/23	ISSUED TO PLANNING
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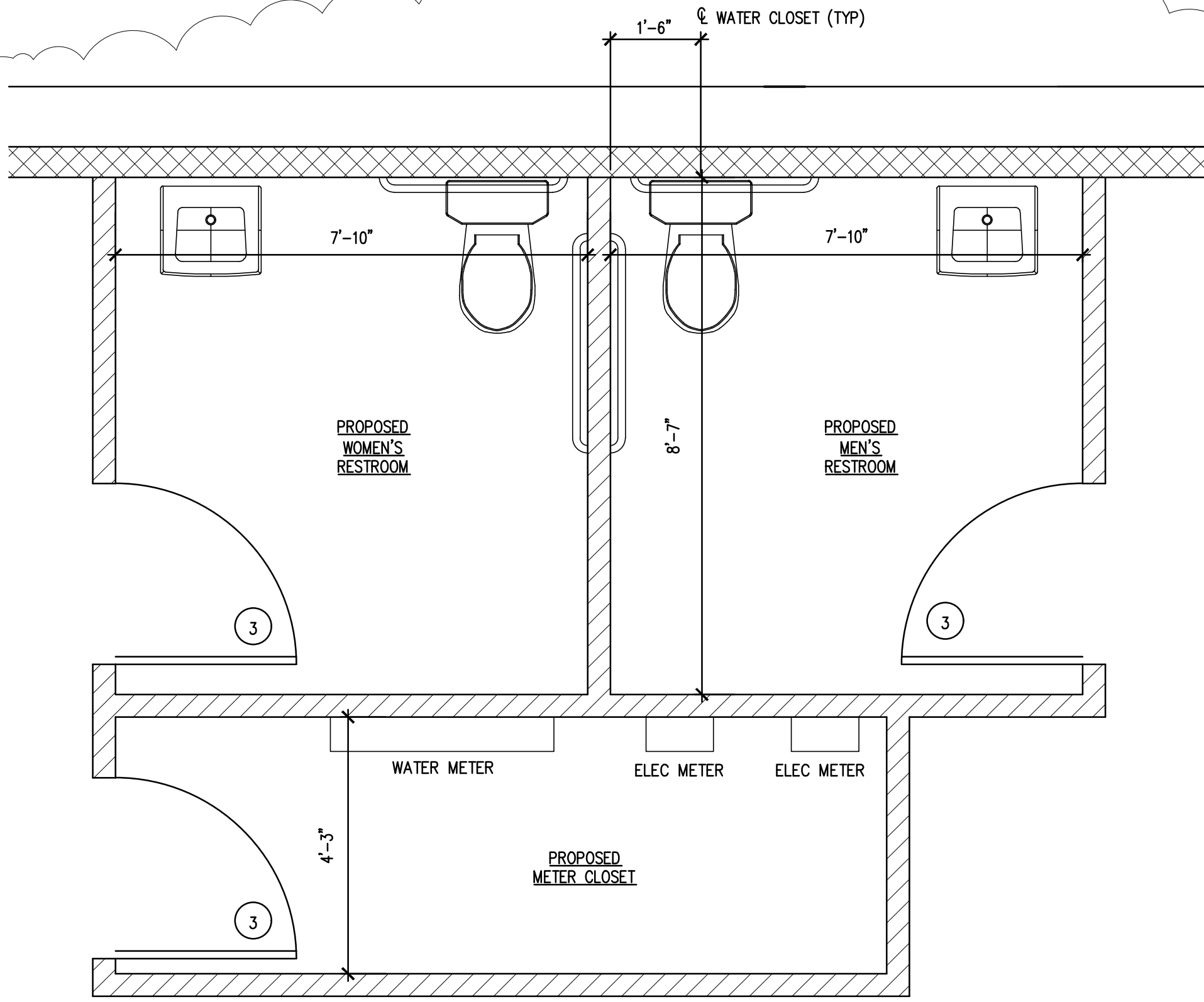
Project
CHANGE OF USE - FIRST FLOOR
INTERIOR ALTERATIONS
Drawing Title
ELEVATIONS AND DETAIL

Owner's Information
PROSPERO
134 MARBLE AVE
PLEASANTVILLE, NY

Original Date:
11/6/23
Project No:
23-50

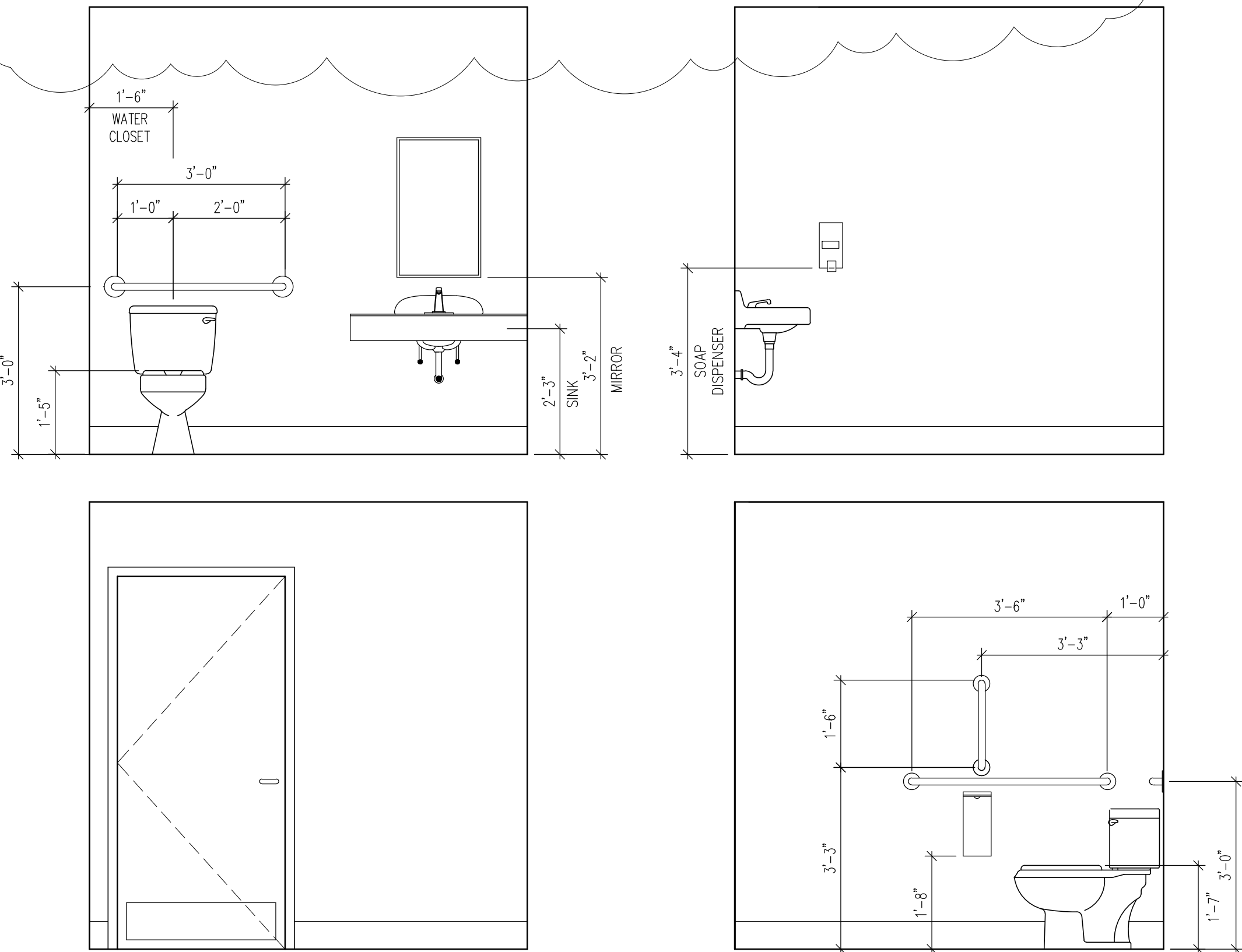
A-3

3 of 5 Sheets



RESTROOM SIGNAGE NOTE:
SIGNAGE FOR RESTROOMS SHALL BE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.

1 ENLARGED FLOOR PLAN
SCALE 1/2" = 1'-0"



2 BATHROOM ELEVATIONS
SCALE 1/2" = 1'-0"

TOILET ACCESSOR SCHEDULE

KEY	DESCRIPTION	MANUFACTURER/MODEL No.
A	18" x 36" MIRROR	BRADLEY - MODEL 781-1836
B	LIQUID SOAP DISPENSER	BRADLEY - SURFACE MOUNTED, TANK TYPE - VERTICAL - MODEL 6562
C	PAPER TOWEL DISPENSER	BRADLEY - SURFACE MOUNTED - MODEL 2494
D	GRAB BARS	BRADLEY - SERIES #B12, STAINLESS STEEL, 1 1/2" DIA
E	TOILET PAPER DISPENSER	BRADLEY - SURFACE MODEL - MODEL 5061

- NOTES:
1. ALL INSTALLATIONS TO BE COMPLIANCE WITH ALL ACCESSIBILITY CODES AND REGULATIONS.
 2. ALL EXPOSE HOT WATER & DRAIN PIPES TO BE INSULATED WITH "HANDI LAV-GUARD" INSULATION KIT BY TRUEBRO, INC.
 3. PROVIDE BLOCKING IN WALLS AS REQUIRED TO ANCHOR FIXTURES.
 4. MAINTAIN INTEGRITY OF FIRE RATED WALLS BETWEEN TENANTS.
 5. APPLY 5/8" INT. GYPSUM BOARD ON WOOD OR METAL FURRING @ 24" O.C. TO CMU WALLS THAT OCCUR AT TOILET ROOMS.
 6. PROVIDE STAINLESS STEEL ESCUTCHEON PLATES WHERE WATER & DRAIN LINE PENETRATE WALLS.
 7. CONTRACTOR TO FURNISH ALL TOILET ACCESSORIES AS SPECIFIED.
 8. CONTRACTOR PROVIDE FIRE TREATED 2x8 WOOD BLOCKING FOR ACCESSORIES AND FIRE TREATED DOUBLE 2x10 FOR LAVATORY.
 9. FLUSH CONTROLS SHALL BE INSTALLED AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44" ABOVE THE FLOOR.

FINISH SCHEDULE											
ROOM NAME	FLOOR FINISH	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		REMARKS
			MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	
VESTIBULE	TILE	PLASTIC	GYP.	PAINT	GYP.	PAINT	GYP.	PAINT	GYP.	PAINT	GLASS STOREFRONT
OFFICE	TILE	PLASTIC	GYP.	PAINT	GYP.	PAINT	GYP.	PAINT	GYP.	PAINT	
RESTROOM	TILE	PLASTIC	GYP.	PAINT	GYP.	PAINT	GYP.	PAINT	GYP.	PAINT	
RESTROOM	TILE	PLASTIC	GYP.	PAINT	GYP.	PAINT	GYP.	PAINT	GYP.	PAINT	
MECH ROOM	EXISTING CONCRETE	NA	GYP.	PAINT	EX		EX		GYP.	PAINT	
WAREHOUSE	EXISTING CONCRETE	NA	EX		EX		EX		EX		

FINISH SCHEDULE NOTES

1. ALL TILE OR STONE FLOORING TO BE SET ON THINSET
2. ALL TILE, MARBLE SADDLES AND COUNTERTOPS TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
3. ALL INTERIOR DOORS PAINT GRADE SOLID CORE DOORS. INTERIOR DOOR AND WINDOW CASING TO BACKPRIME AND PAINTED
4. ALL INTERIOR AND EXTERIOR CASING, TRIM, BASEBOARD TO MATCH EXISTING IN EVERY DETAIL.

DOOR SCHEDULE							
DOOR NUMBER	DOOR OPENING (W x H x THICKNESS)	MANUFACTURER / MODEL No.	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	HARDWARE SET	REMARKS
01	(2) 3'-0" x 6'-8" x 1 3/8"	T.B.D.	DOUBLE	GLASS	METAL	ENTRY WITH KEY	ALUMINUM SADDLE IN BED OF MASTIC
02	(2) 3'-0" x 6'-8" x 1 3/8"	T.B.D.	DOUBLE	GLASS	METAL	ENTRY WITH KEY	ALUMINUM SADDLE IN BED OF MASTIC
03	3'-0" x 6'-8" x 1 3/8"	T.B.D.	SINGLE	FIBERGLASS	METAL	ENTRY WITH KEY	ALUMINUM SADDLE IN BED OF MASTIC
04	3'-0" x 6'-8" x 1 3/8"	T.B.D.	SINGLE	GLASS	METAL	ENTRY WITH KEY	ALUMINUM SADDLE IN BED OF MASTIC
05	3'-0" x 6'-8" x 1 3/8"	T.B.D.	SINGLE	FIBERGLASS	METAL	ENTRY WITH KEY	ALUMINUM SADDLE IN BED OF MASTIC
06	3'-0" x 6'-8" x 1 3/8"	T.B.D.	SINGLE	FIBERGLASS	METAL	ENTRY WITH KEY	ALUMINUM SADDLE IN BED OF MASTIC

DOOR SCHEDULE NOTES

1. ALL INTERIOR DOORS TO BE SOLID CORE PAINT GRADE, AS SCHEDULED. SEE SCHEDULE FOR SIZES.
2. WHERE WEATHER-STRIPPING IS CALLED FOR, PROVIDE ON FOUR (4) SIDES, INCLUDING SADDLE.
3. OWNER TO PROVIDE ALL DOOR LATCH/LOCK SETS. CONTRACTOR TO INSTALL ALL LATCH/LOCK SETS.

WINDOW SCHEDULE							
WINDOW NUMBER	WINDOW ROUGH OPENING (W x H x THICKNESS)	MANUFACTURER / MODEL No.	WINDOW TYPE	INTERIOR CASING	EXTERIOR CASING	HARDWARE SET	REMARKS
A	(3) 2'-0" 5/8" x 6'-0" 3/8"	(3) CH6 - ANDERSON	CASEMENT	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	BUG SCREEN

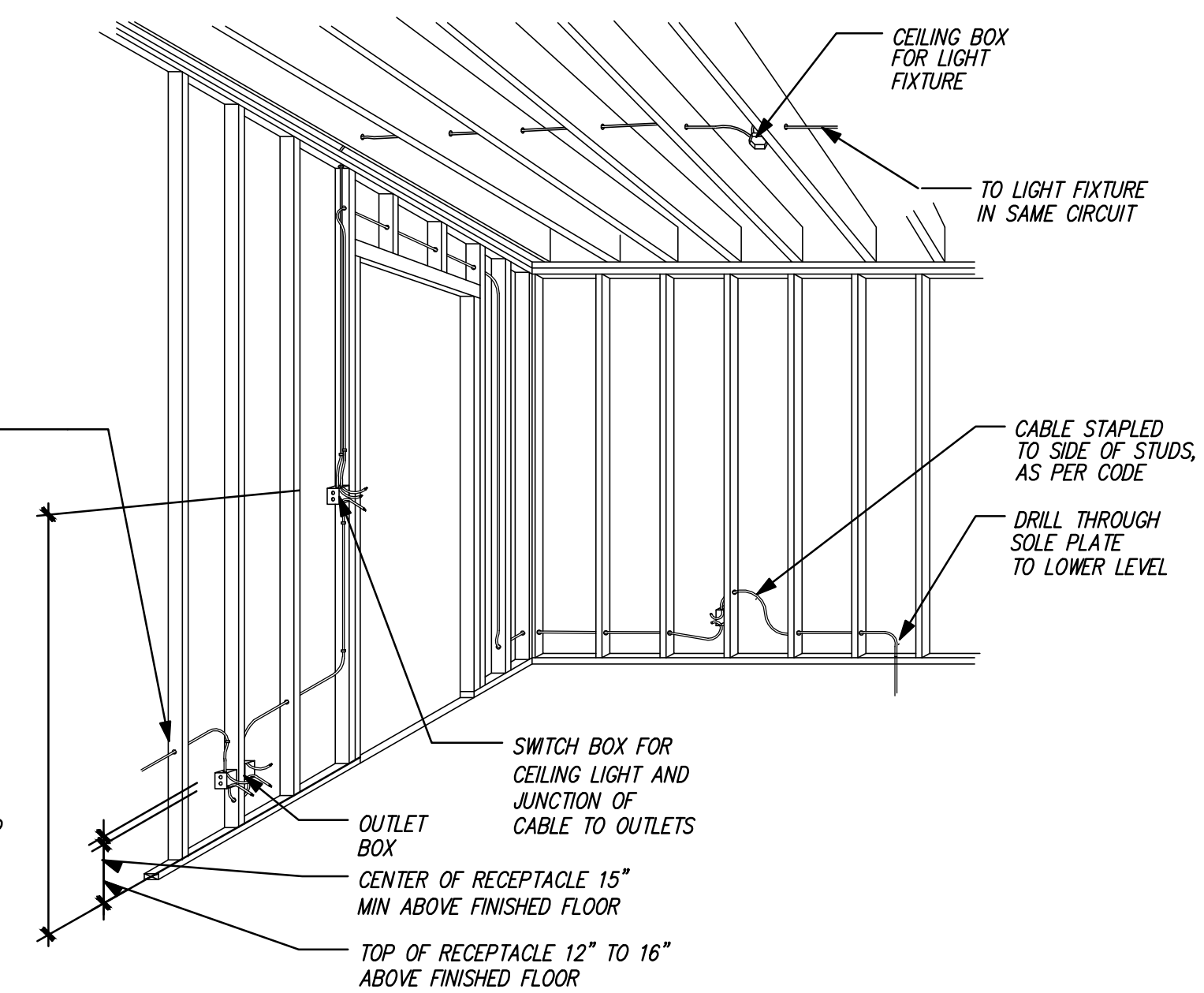
CONTRACTOR TO WF HEIGHT OF WINDOW IN FIELD AND CONTACT ARCHITECT IF THERE IS A HEIGHT ISSUE.

3/4" TO 1" DIA. HOLE IN STUD CENTER (IF HOLE IS NOT IN CENTER OF STUD, THE CABLE MUST BE PROTECTED WITH A METAL PLATE)

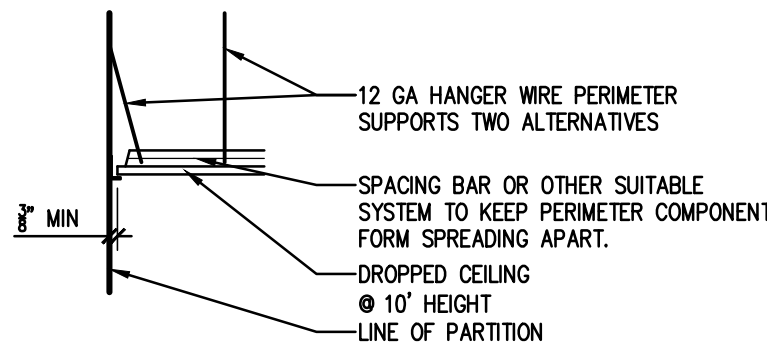
TOP OF SWITCH BOX 44" TO 48" ABOVE FINISHED FLOOR

NOTE : In metal stud construction, cables are passed through precut opening in place of field-drilled

Provide fire stopping at top and bottom plates

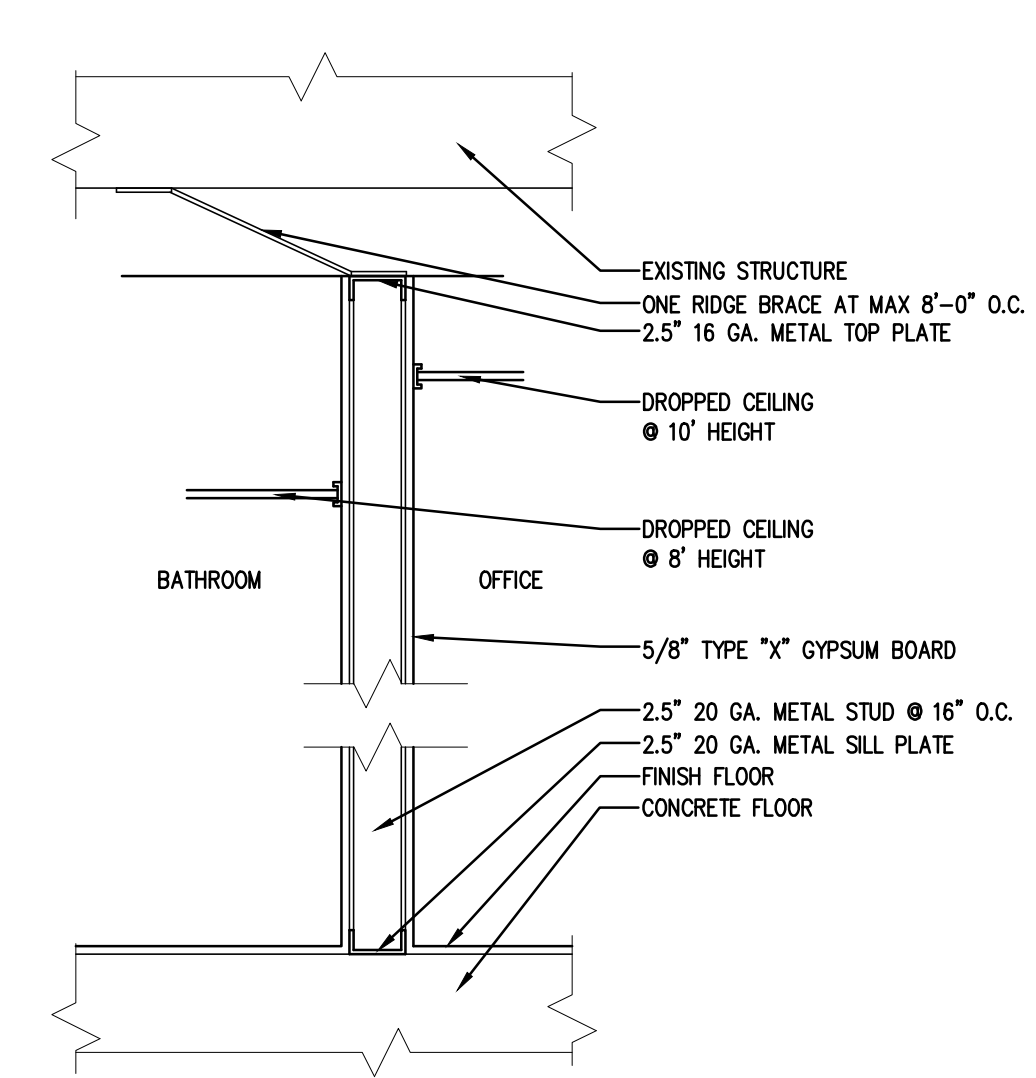


4 ELECTRICAL DIAGRAM
SCALE NONE

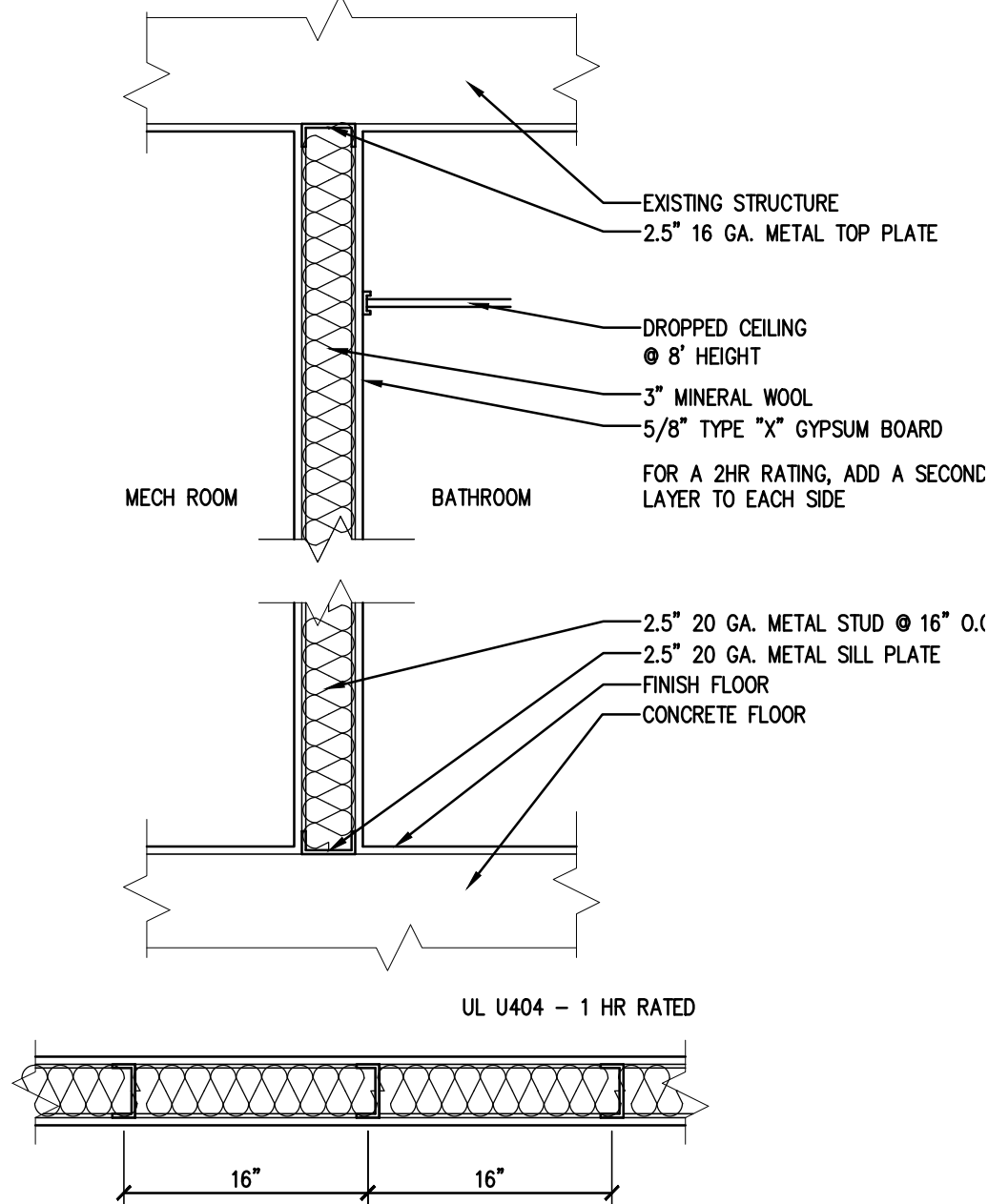


- NOTE:
1. 12 GA HANGER WIRE ANCHORED TO STRUCTURE ABOVE AND HUNG VERTICALLY A MAX OF 8" FROM THE PERIMETER.
 2. 12 GA HANGER WIRE ANCHORED TO PERIMETER WALL ATTACHMENT TO GRID MAY BE 8" FROM THE WALL, BUT THE WALL ATTACHMENT WIRE MUST NOT EXCEED A 1 / 16 SLOPE

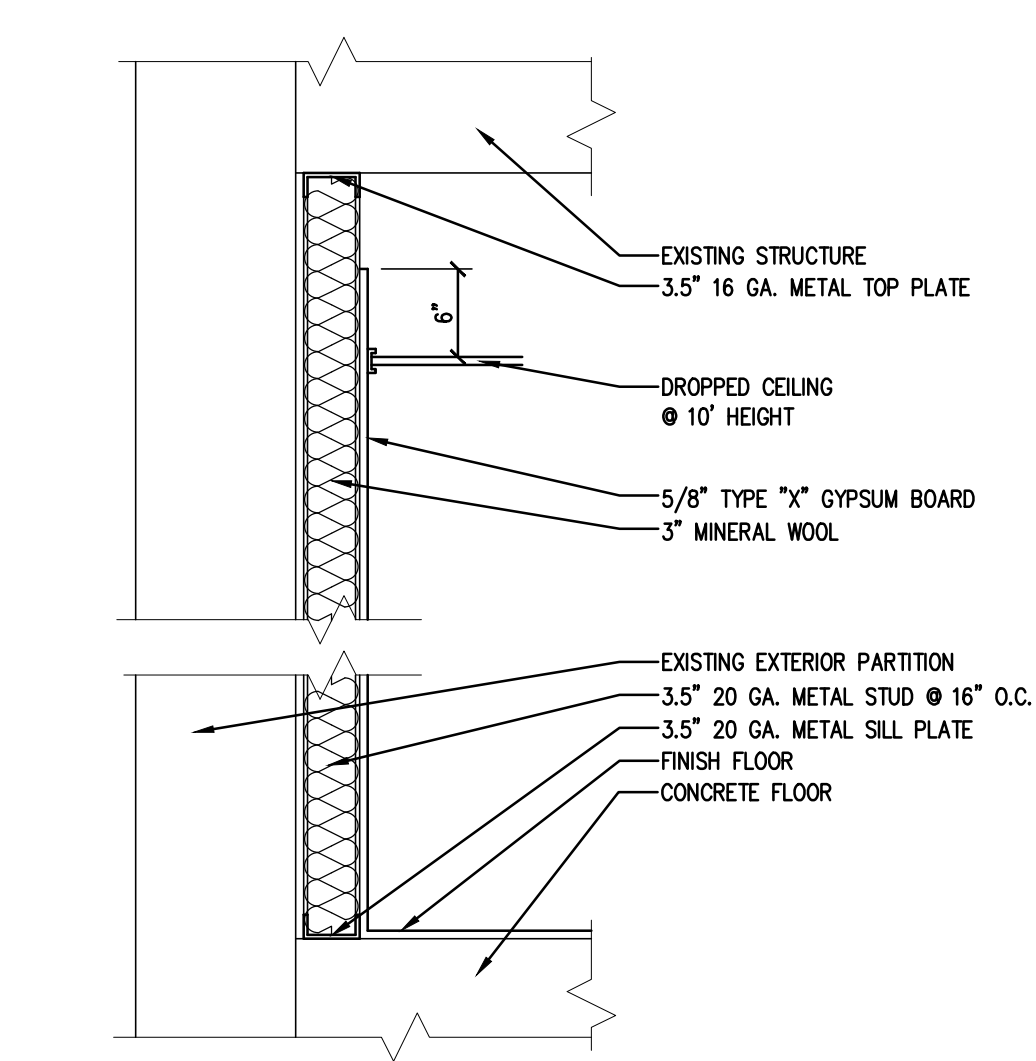
5 DETAIL
SCALE 1" = 1'-0"



6 DETAIL
SCALE 1" = 1'-0"



7 DETAIL
SCALE 1" = 1'-0"



8 DETAIL
SCALE 1" = 1'-0"

No.	Date	Comments
4	1/21/25	CHANGE OF USE
3	5/29/24	FIELD CHANGES PER OWNER
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DO NOT SCALE DRAWINGS



Project
CHANGE OF USE - FIRST FLOOR
INTERIOR ALTERATIONS
Drawing Title
RESTROOM PLANS & ELEVATIONS AND DETAIL

Owner's Information
PROSPERO
134 MARBLE AVE
PLEASANTVILLE, NY

Original Date: 11/6/23
Project No: 23-50
A-4
4 of 5 Sheets

GENERAL STRUCTURAL AND CONSTRUCTION NOTES

1.0 GENERAL

- All work shall conform to the "2007 New York State Building Code" and to all other applicable Federal, State, and Local regulations.
- In case of conflict between the General Notes and details, the most rigid requirements shall govern.
- Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.
- Job site safety and construction procedures are the sole responsibility of the Contractor.
- The Contractor shall provide for dewatering as required during excavation and construction.
- The Contractor shall coordinate openings, sleeves, concrete housekeeping pads, inserts, and depressions shown on the Architectural, Structural, Mechanical, Electrical, and Plumbing Drawings.
- See Architectural Drawings for locations of masonry and drywall non-load bearing partitions. Provide slip connections that allow vertical movement at the heads of all such partitions. Connections shall be designed to support the top of the walls laterally for the code-required lateral load.
- All costs of investigation and/or redesign due to Contractor improper installation of structural elements or other items not in conformance with the Contract Documents shall be at the Contractor's expense.
- The structural drawings shall be used in conjunction with the architectural and mechanical drawings. If there is a discrepancy between drawings, it is the Contractor's responsibility to notify the Architect prior to performing the work.
- The Contractor shall verify all existing building information shown (dimensions, elevations, etc.) and notify the Architect/Engineer of any discrepancies prior to fabrication of any structural component.
- The Contractor shall verify and/or establish all existing conditions and dimensions at the site. Failure to notify Architect/Engineer of unsatisfactory conditions constitutes acceptance of unsatisfactory conditions.
- If the existing field conditions do not permit the installation of the work in accordance with the details shown, the Contractor shall notify the Architect/Engineer immediately and provide a sketch of the condition with his proposed modification of the details given on the Contract Documents. Do not commence work until condition is resolved and modification is approved by the Architect.
- Where alterations involve existing supporting structure, the Contractor shall provide shoring and protection required to ensure the structural integrity of the existing structure.
- The Contractor shall be responsible to determine allowable construction loads and to provide design and construction of falsework, formwork, stagings, bracing, sheeting, and shoring, etc.
- Contractor to provide sheeting, bracing, and underpinning as necessary to prevent any lateral or vertical movements of adjacent existing buildings, streets, and any existing utility lines.
- Bracing, sheeting, shoring, etc., required to insure the structural integrity of the existing buildings or new construction, sidewalks, utilities, etc., shall be designed by a Professional Engineer engaged by the Contractor. Detailed signed and sealed shop drawings shall be prepared indicating all work to be performed. Submit the shop drawings in accordance with the Contract requirements.
- In no case shall heavy equipment be permitted closer than 8'-0" from any foundation wall. If it is necessary to operate such equipment closer than 8'-0" to the wall, the Contractor shall be the sole responsible party and, at his own expense, shall provide adequate supports or brace the wall to withstand the additional loads superimposed from such equipment.
- No blasting shall be permitted without written approval.
- The Contractor shall submit, for review, drawings and calculations for all performance assemblies identified in the General Notes and listed below: The design of these assemblies is the responsibility of the Contractor's Engineer registered in the Project's jurisdiction. All submittals shall bear this Engineer's seal and signature. Review shall be for general conformance with the project requirements as indicated on the Drawings and in the General Notes.

A. Metal stairs and metal railings: Designs shall take into account all vertical and lateral loads required by applicable building codes. Where headers or other types of structural members have been designated by the Structural Engineer of Record to support the stairs, the connections from the stairs shall be designed so that no eccentric or torsional forces are induced in these structural members. The Contractor shall be responsible for furnishing and installing hardware as required by the stair design.
- Shop drawings for all structural materials to be submitted to Architect for review prior to the start of fabrication or commencement of work. Review period shall be a minimum of two (2) weeks.
- Reproduction of any portion of the Structural Contract Drawings for resubmittal as shop drawings is prohibited. Shop drawings produced in such a manner will be rejected and returned.
- Shop drawings submitted for structural review shall consist of two (2) sets of prints and one (1) set of reproducibles. Only one (1) marked up set of reproducible with the Structural Engineer's comments will be returned to the Contractor.
- Shop drawings shall bear the Contractor's stamp of approval which shall constitute certification that the Contractor has verified all construction criteria, materials, and similar data and has checked each drawing for completeness, coordination, and compliance with the Contract Documents.
- The shop drawings shall include dimensioned floor and roof edges, openings and sleeves at all floors required for all trades.
- The drawings have been produced entirely on MPP Engineers LLC Cadd System. Any other lettering, lines or symbols, other than professional stamps and signatures, have been made without the authorization of MPP Engineers LLC are invalid.
- The structural drawings shall govern the work for all structural features, unless noted otherwise. The architectural drawings shall govern the work for all dimensions.
- Submit periodic reports within one business day after receipt by the Contractor to Architect/Engineer and the construction code official during construction. Submit final inspection report summary for each division of work, certified by a licensed professional Engineer, that inspections were performed and that work was performed in accordance with Contract Documents.
- The Owner shall engage a testing agency to provide testing services as indicated in each section of these General Notes.
- All materials shall be stored to protect them from exposure to the elements.

2.0 EARTHWORK

- Engineered (controlled compacted) fill within the building area shall be constructed prior to footing (or pile cap) excavation.
- Excavation shall be performed so as not to disturb existing adjacent buildings, streets, and utility lines. Verify location of all utilities prior to commencement of work. Hand excavate around utilities as required.
- See the specifications and geotechnical report for excavation, backfill and preparation of the foundation and slab-on-grade subgrade, including compaction requirements.
- Satisfactory fill materials are those complying with ASTM D2487, groups GW, GP, GM, SM, SW, and SP. On site borrow material shall be tested to determine suitability for use as fill material.
- Compact soil to not less than the following percentages of maximum density of modified proctor (ASTM D1557):

Under building foundations – 98%

Under building slabs, steps, pavements – 95%
- Remove existing vegetation, topsoil, and unsatisfactory soil materials. Proof roll subgrade to obtain uniformly densified substrata prior to placing fill material evenly in 8" thick (maximum) layers and compacting to required density.
- Backfill shall be brought up simultaneously on each side of walls with a grade difference not to exceed 2'-0" at any time.
- Do not backfill against basement walls until basement slab on grade and all framed slabs are in place and have attained the specified design strength. Provide temporary shoring where required.

3.0 FOUNDATIONS

- Foundations have been designed for an allowable bearing capacity and footing elevations established based upon adjacent building information, known information from adjacent sites, and similar soil conditions in the project vicinity. A new Subsurface Investigation Report, with foundation recommendations, has not been provided by the Owner for this project at this time. The soil information and bearing capacity shall be verified by a qualified Geotechnical Engineer during construction.
- Footings shall bear on undisturbed stratum or engineered fill with a minimum bearing capacity of 3,000 psf.
- Prior to footing concrete placement, the footing subgrade shall be approved by the inspecting Geotechnical Engineer. If conditions prove to be unacceptable at elevations shown, footing bottoms shall be lowered to acceptable subgrade material. Fill over-excavation with lean concrete (2,500 psi).
- The bottom of exterior footings shall be a minimum of three (3) feet below finished grade, or as required by Local building codes.
- The bearing elevations of new footings adjacent to existing footings are to match the adjacent existing footing bearing elevations unless indicated otherwise on plans. If adjacent existing footings are higher than the new, then the existing footings shall be underpinned so that the bearing elevation of the underpinning matches the new footing elevation.
- Slabs on grade shall bear on mechanically compacted soil capable of supporting 150 psf. Drainage fill under slabs shall be compacted gravel or crushed stone.
- Concrete for foundations shall be poured on the same day the subgrade is approved by the Geotechnical Engineer.
- Utility lines shall not be placed through or below foundations without the Structural Engineer's approval.
- Provide a continuous waterstop at all horizontal and vertical construction joints in the elevator pit and all other pit walls.
- The Contractor shall observe water conditions at the site and take the necessary precautions to ensure that the foundation excavations remain dry during construction. Any sheeting or shoring required for dewatering shall be the responsibility of the Contractor.
- The Contractor shall be responsible for coordinating the need to use foundation rebar as a grounding electrode system and shall be responsible for installing the bonding clamp prior to placement of the concrete.

4.0 CAST-IN-PLACE CONCRETE

- Concrete shall be designed and detailed in accordance with the Building Code Requirements for Structural Concrete (ACI-318-05), and constructed in accordance with the CRSI Manual of Standard Practice.
- Concrete for slabs shall have a minimum compressive 28-day strength of 4,000 psi; all other concrete shall be 3,000 psi. Air Entrainment 4% to 6% in all exposed concrete work.
- Maximum water/cement ratios:

A. Foundations 0.50

B. Interior Slabs 0.47

C. Exterior Slabs 0.44
- All concrete shall be normal weight concrete (144 pcf +/-) with all cement conforming to ASTM C150, Type I. Maximum aggregate size shall be 1-½" for footings and ¾" for walls and slabs, conforming to ASTM C33.
- Reinforcing steel: ASTM A615 Grade 60.
- Welded Wire Reinforcement: (WWR) ASTM A-185.
- Leveling Grout shall be non-shrink, non-metallic type, factory pre-mixed grout in accordance with CE-CRD-C621 or ASTM C109, with a minimum compressive 28-day strength of 5,000 psi.
- Reinforcing steel clear cover shall be as follows unless noted otherwise:

A. Concrete cast against and permanently exposed to earth 3"

B. Concrete exposed to earth or weather

#6 bars and larger 2"

#5 bars and smaller 1-½"

C. Concrete not exposed to weather or in contact with ground

Slabs, walls, joists ¾"

Beams and columns

Primary reinforcement, ties, stirrups, or spirals 1-½"
- Submit to Architect/Engineer reinforcing steel shop drawings for approval and mix designs for review prior to placing any concrete.
- All reinforcement shall be securely held in place while placing concrete. If required, additional bars, stirrups or chairs shall be provided by the Contractor to furnish support for all bars.
- Lap welded wire reinforcement two (2) full wire spaces at splices and wire together.
- Provide plastic tipped bolsters and chairs at all locations where the concrete surface in contact with the bolsters or chairs is exposed.
- Placing of concrete shall not start until the placement of reinforcing has been approved by the Inspection Agency.
- Bonding agent shall be used where new concrete is placed against existing concrete.
- Epoxy adhesive shall be used where dowels are to be installed into existing concrete. Submit manufacturer information for engineer review.
- No sleeve shall be placed through any concrete element unless shown on the approved shop drawings or specifically authorized in writing by the Structural Engineer. The Contractor shall verify dimensions and locations of all slots, pipe sleeves, etc. as required for mechanical trades before concrete is placed.
- Pipes or conduits placed in slabs shall not have an outside diameter larger than ½ the slab thickness and shall not be spaced closer than 3 diameters on center. Aluminum conduits shall not be placed in concrete. No conduits shall be placed in slabs within 12 inches of column face or face of bearing wall. No conduits may be placed in exterior slabs or slabs subjected to fluids.
- Prior to placing concrete, the Contractor shall submit for review by the structural engineer, a concrete pour schedule showing location of all proposed construction joints and waterstops.
- Prior to concrete placement, the Contractor shall submit to the structural engineer for review, concrete mix designs prepared in accordance with the specifications and requirements indicated in the general notes.
- Concrete shall not be pumped through aluminum pipes and shall not be placed in contact with aluminum forms, mixing drums, buggies, chutes, conveyors or other equipment made of aluminum.
- All inserts and sleeves shall be cast-in-place whenever feasible. Drilled or powder driven fasteners will be permitted when proven to the satisfaction of the Structural Engineer that the fasteners will not spall the concrete and have the same capacity as cast-in-place inserts.
- When installing expansion bolts or adhesive anchors, the Contractor shall take measures to avoid drilling or cutting of any existing reinforcing and destruction of concrete. Holes shall be blown clean prior to placing bolts or adhesive anchors.
- Chamfer all exposed concrete corners unless noted otherwise on Architectural Drawings.
- The concrete slabs shall be finished flat and level within tolerance, to the elevation indicated on the drawings.
- Early drying out of concrete, especially during the first 24 hours, shall be carefully guarded against. All surfaces shall be moist cured or protected using a membrane curing agent applied as soon as forms are removed. If membrane curing agent is used, exercise care not to damage coating.
- Cold weather concreting shall be in accordance with ACI-306. Hot weather concreting shall be in accordance with ACI-305R.
- Throughout construction, the concrete work shall be adequately protected against damage due to excessive loading, construction equipment, materials or methods, ice, rain, snow, excessive heat, and freezing temperatures.
- Prepare concrete test cylinders from each day's pour. Cylinders shall be properly cured and stored. Sample fresh concrete in accordance with ASTM C172.
- Retain laboratory to provide testing service. Slump per ASTM C143I air content per ASTM C231 or C173, cylinder tests per ASTM C31 and C39. One set of six (6) cylinders for each 50 cubic yards for each mix used. Reports of all tests to be submitted to the Architect.

5.0 MASONRY

- Masonry has been designed in accordance with the Building Code Requirements for Masonry Structures (ACI 530-05/ASCE 5-05) and shall be constructed in accordance with the Specifications for Masonry Structures (ACI 530.1-05/ASCE 6-05), except where otherwise modified by these General Notes and Specifications.
- Mortar shall conform to ASTM C270, Type M or S. All Portland cement shall conform to ASTM C150, Type I. Lime shall conform to ASTM C207 and masonry cement shall conform to ASTM C91.
- Grout shall conform to ASTM C476 and shall have a minimum 28 day compressive strength of 3000 psi. Slump of grout shall be 8 to 10 inches and the maximum aggregate size shall be ¾" (aggregate graded to produce fine grout in conformance with ASTM C476 and C404).
- Concrete Block Units:

A. Solid and hollow load bearing units per ASTM C90, Type N-1, as required to provide 28 day compressive strength, f'm as noted below.
- Minimum 28-day compressive strength of masonry, f'm shall be 1,500 psi, unless noted otherwise.
- Full bed and head joints shall be provided.
- Horizontal Joint Reinforcing: ASTM A82; 9-gage truss-type, galvanized.
- Deformed bar reinforcement shall conform to ASTM A615, Grade 60 and shall be full height of walls unless otherwise noted. Provide bar spacers and positioners as required to properly locate and stabilize reinforcing during grouting operations. Grout all reinforced cells solid with grout.
- Hollow concrete units below grade and slab on grade shall be normal weight and have all cells grouted solid.
- Provide and install temporary bracing required insuring stability of all walls during construction and until erection of attached structural framing is completed.
- Provide galvanized horizontal joint reinforcement in all walls and partitions at 16" o.c. unless otherwise shown or noted. Provide one (1) piece prefabricated units at 8" o.c. at all wall corners and intersections.
- Lap splices for deformed reinforcing bars used in masonry construction shall be 50 bar diameters.
- Submit grout mix design and masonry unit certifications to the Architect for review.
- Grout placement shall not start until the placement of reinforcing has been approved by the Inspection Agency.
- Fill all cells in top two courses below finished floor, CMU lintels, bond beams, and beam bearings and cells with reinforcement full height solid with grout.
- Allow grout in reinforced CMU walls to cure a minimum of 48 hours before imposing concentrated or other loads from above.
- Provide masonry anchors set on coursing and attached to all beams at 32" o.c. horizontal, columns at 24" o.c. vertical, partitions and walls at 16" o.c. at all beams, columns, partitions and walls abutting or embedded in masonry unless noted otherwise on Architectural and Structural drawings.
- Provide bond beams with two (2) #5 horizontal reinforcement continuous in all masonry walls at each framing level. Provide a minimum of two (2) #5 bars at the ends of all walls and on each side of each opening.
- All piers and partitions shall be bonded or anchored to adjacent masonry walls. Provide ties to adjacent floor and roof construction in accordance with details on drawings.
- The Contractor shall verify all openings below lintels indicated are adequate to accept doorframes, louvers, etc. as shown on the Architectural and Mechanical Drawings. Notify the Architect and Structural Engineer of any discrepancies prior to lintel installation.
- No openings shall be placed above any lintel within a height less than or equal to the width of the clear opening below the lintel, unless specifically shown or approved by the Structural Engineer.
- All masonry work to be executed in cold weather shall be in conformance with the recommendations for cold weather construction found in the Building Code Requirements for Masonry Structures (ACI 530-05/ASCE 5-05) and shall be constructed in accordance with the Specifications for Masonry Structures (ACI 530.1-05/ASCE 6-05) with the following additions: For all conditions when temperatures fall below 40 degrees F, the temperature of the newly laid masonry or newly grouted masonry shall be maintained above 32 degrees F for a minimum of 24 hours using the methods described in ACI 530.1.
- The Testing and Inspection Agency shall monitor the proportioning, mixing, and consistency of mortar and grout; the placement of mortar, grout, and masonry units; and the placement of reinforcing steel for compliance with the Contract Documents.
- All wall sections and piers less than two square feet in cross-sectional area shall be fully grouted.
- Provide vertical masonry control joints at maximum 25'-0" on center unless detailed on Architectural drawings, coordinate locations with Architect.

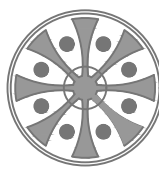
6.0 STRUCTURAL STEEL

- Fabrication and erection of structural steel shall conform to the "Steel Construction Manual", Thirteenth Edition, 2005, American Institute of Steel Construction including Specifications for Structural Steel Buildings, Specification for Structural Joints Using ASTM A325 or A490 Bolts, and AISC Code of Standard Practice except Sections 4.2 and 7.9 which shall not be applicable to this project.
- All welding shall be performed by certified welders and shall conform to "Structural Welding Code ANSI/AWS D1.1-92", American Welding Society.
- Wide flange shapes: ASTM A992 or A572, Grade 50.
- Structural shapes & plates: ASTM A36, A572 or A992.
- Steel pipe: ASTM A53, GRADE B.
- Steel tubing (square, rect. or round): ASTM A500, Grade B.
- Galvanized structural steel:

A. Structural shapes and rods ASTM A123.

B. Bolts, fasteners and hardware ASTM A153.
- All bolted connections shall be with ASTM A325 high strength bolts ¾" minimum diameter, unless noted otherwise.
- All bolted connections on wind bracing members and columns shall be slip critical connections.
- Anchor rods shall conform to ASTM F1554, Grade 36, unless noted otherwise.
- Welding electrodes shall be E70XX for manual arc welding and F7X-EXXX for submerged arc welding. All welders shall be certified by the AWS. Minimum weld size shall be ¾" unless noted otherwise.
- Welding of reinforcing bars to other bars or structural steel: E90-XX electrode.
- Cuts, holes, coping, etc. required for other trades or field conditions shall be shown on the shop drawings and made in the shop. Cutting or burning of main structural members in the field will not be permitted.
- Submit shop drawings for fabrication and erection of structural steel. Clearly indicate coordinated dimensions of mechanical unit and roof penetration sizes. Shop and Erection drawings must show all shop/floor and field welds. Initial shop drawing submittal shall include proposed connection details and job standards. Provide signed and sealed calculations for all non-standard connection details showing design capacities.
- Steel members shown on plan shall be equally spaced unless noted otherwise.
- The General Contractor and Steel Erector shall notify the Structural Engineer of any fabrication or erection errors or deviations and receive written approval before any field corrections are made.
- Alternate connection details may be used if such details are submitted to the engineer for review and approval. However, the engineer shall be the sole judge of acceptance and the Contractor's bid shall anticipate the use of those details shown on the drawings. The Contractor is responsible for the design of such alternate details which he proposes.
- Beams and girders shall have beam web holes as indicated on the structural drawings. All holes shall be centered at mid-depth of the beam unless otherwise noted. All rectangular web holes shall have a minimum corner radius of ¾" or twice the thickness of the beam web, whichever is greater. All web openings shall be machine oxygen cut. Manual cutting or burning is not permitted. Coordinate location and size of hole with mechanical contractor prior to review by the structural engineer.

JMF Architect, PLLC
2287 Mark Road
Yorktown, NY 10598
914-733-2214 Tel.
914-962-4163 Fax
jimflandreau@yahoo.com



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES NO RESPONSIBILITY FOR ANY SUCH ALTERATION OR RE-USE WITHOUT HIS CONSENT.

DO NOT SCALE DRAWINGS

Project
CHANGE OF USE - FIRST FLOOR
INTERIOR ALTERATIONS
Drawing Title
GENERAL NOTES

Owner's Information
PROSPERO
134 MARBLE AVE
PLEASANTVILLE, NY

Original Date:
11/6/23
Project No:
23-50

A-5

5 of 5 Sheets

2	1/10/23	ISSUED TO PLANNING
1	12/10/23	ISSUED FOR REVIEW
No.	Date	Comments
REVISIONS		

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

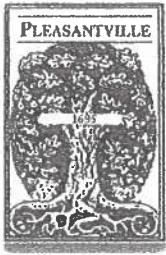
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 134 Marble Ave - Prospero			
Project Location (describe, and attach a location map): 134 Marble Ave, Pleasantville			
Brief Description of Proposed Action: Change of use from office to warehouse with retail			
Name of Applicant or Sponsor: Jim Flandreau		Telephone: 914 733-2214	
		E-Mail: jimflandreau@ygha.com	
Address: 2187 Mark Rd			
City/PO: Yorktown		State: NY	Zip Code: 10898
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		existing 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?		existing acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <u>NA</u>		NO <input type="checkbox"/>	YES <input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
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?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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? <input type="checkbox"/> NO <input type="checkbox"/> YES		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input type="checkbox"/> NO <input type="checkbox"/> YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Jim Flandreau</u> Date: <u>1/25/25</u> Signature: <u>[Signature]</u>		



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570

PHONE (914) 769-1926 * FAX (914) 769-5519

WWW.PLEASANTVILLE-NY.GOV

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VILLAGE OF PLEASANTVILLE
BUILDING DEPARTMENT

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: 134 Marble Ave (106.10, 2, 41)

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

APPLICANT: Prospero

ADDRESS: 134 Marble Ave,

PHONE: 914 772-4200 CELL: _____ EMAIL: mprospero@prosperowinery.com

OWNER: same

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: office/warehouse with 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: Jim Flandreau
ADDRESS: 2287 Mark Rd, Yorktown, NY 10598
PHONE: _____ CELL: 914733-2244 EMAIL: Jimflandreau@yahoo.com
ENGINEER: NA
ADDRESS: _____
PHONE: _____ CELL: _____ EMAIL: _____
SITE PLANNER: NA
ADDRESS: _____
PHONE: _____ CELL: _____ EMAIL: _____
LEGAL COUNSEL: NA
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: Melissa Prosser DATE: 1/28/25

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

ZONE: R0-3 SECTION: 106.10 BLOCK: 2 LOT: 42

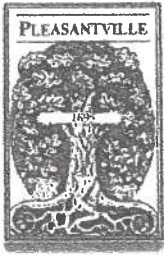
ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

☐ ARB ☐ ZONING ☐ DPW / ENGINEERING ☐ WCDOH ☐ WETLANDS ☐ FLOOD DEV
☐ WC PLANNING ☐ COUNTY ROAD ☐ STATE ROAD

BUILDING DEPARTMENT CHECKLIST:

☒ SITE PLAN APPLICATION ☐ OVERVIEW LETTER ☐ BUILDING PERMIT APPLICATION ☒ SHORT EAS FORM
☐ SURVEY & DETAILED DRAWINGS ☐ ADDITIONAL INFO ☒ APP FEE ☒ ESCROW FEE ☐ PUBLIC NOTICE & MAILINGS
PAYMENT: ☒ APP CHECK #: 60051 (\$250) ☐ CASH ☒ ESCROW CHECK #: 60052 (\$5000)
NAME ON CHECK: Marble Ave Properties LLC

BLDG. INSPECTOR SIGN OFF: RA DATE: 1/29/2025
PAGE 2 OF 2



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570
PHONE (914) 769-1926 * FAX (914) 769-5519
www.pleasantville-ny.gov

RECEIVED

JAN 29 2025

VILLAGE OF PLEASANTVILLE
BUILDING DEPARTMENT

SPECIAL PERMIT APPLICATION

NOTE: A minimum one (1) set of all required documents must be submitted with this application

SECTION I – Project Address: 134 Marble Ave (106.10, 2, 41)

SECTION II – Contact Information: (Please print clearly. All information must be current)

Applicant: Prospero

Address: 134 Marble Ave, Pleasantville

Phone: 914 772-4200 Cell: _____ Email: m.prospero@prosperowinery.com

Property Owner: same

Address: _____

Phone: _____ Cell: _____ Email: _____

SECTION III – Type of Proposed Use ☐ Residential ☒ Commercial

☐ Accessory Structure ☐ Accessory Apt ☒ Change of Use / Occupancy ☐ Driveway / ROW parking ☐ Residential Apts

☐ Motels / Hotels ☐ Manufacturing ☐ Wireless telecom. ☐ Restaurants ☐ Billard Parlors ☐ Temp Structure / Uses

SECTION IV – Use & Occupancy

Existing / Current Use: office / warehouse with retail

SECTION VI – Professional Contact Information: (Please print clearly. All information must be current)

Architect / Engineer: Jim Flandreau

Address: 2287 Mark Rd, Yorktown, NY

Phone: _____ Cell: 914 733-2214 Email: jimflandreau@yahoo.com

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: Melissa Prospero Date: 1/28/25

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Zone: RO-3 Section: 106.10 Block: 2 Lot: 42

Additional Board / Dept Approvals:

☐ ARB ☐ ZBA ☐ DPW / ENG ☐ WCDOH ☐ WETLANDS ☐ FLOOD DEV ☐ WC PLANNING

Building Department Checklist: ☒ Application ☐ Overview letter ☐ BP app ☐ EAS form ☒ Site plan app ☒ Survey

☒ Escrow policy affidavit ☒ Architectural plans ☐ Additional information

Payment: ☒ App Check (\$250) #: 60051 ☒ Escrow Check (TBD) #: 60052 (\$5000) ☐ Cash

BLDG. INSPECTOR sign off: KH Date: 1/29/2025



555 Theodore Fremd Ave, Suite C-301
Rye, NY 10580
T: 914.967.6540
www.hardestyhanover.com

MEMORANDUM

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

Date: February 12, 2025

Subject: **Prospero Property – 134 Marble Avenue – Site Plan & Special Use Permit Application**

We have reviewed the application materials that have been submitted in conjunction with the proposed site plan amendment. Based on our review of the application, we provide the following comments:

1. The Application involves the conversion of the existing business office and warehouse use to a retail and warehouse use. Within the RO-3 Zoning District, “retail sales incidental to a warehouse” requires a special use permit. The letter submitted by the Applicant notes that the space will be used for a carpet and flooring warehouse and showroom. Section 185-17.1.C(1) allows a maximum 15% of the gross floor area to be used for retail. The Applicant is proposing to use 20% of the floor area to be used for retail. A variance will be required for the increase floor area used for retail.
2. In accordance with Section 185-56.B of the Zoning Law, the Planning Commission is required to hold a public hearing for Special Use Permit applications.
3. The Proposed Action is a Type II action with regard to SEQRA because it involves the construction or expansion of a primary non-residential structure involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance. Therefore, no further environmental review would be required.
4. The Applicant should provide additional information on the type of trucks that will deliver products to the site and if they can be accommodated. Also, we question whether there will be any delivery trucks associated with the retail portion of the business that will need to be stored on-site.

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



Minutes of Meeting

Meeting minutes of December 12, 2024

ATTACHMENTS:

Description

Meeting minutes of 12.18.24

Type

Backup Material

Upload Date

2/7/2025

Pleasantville Planning Commission
December 18, 2024

The Pleasantville Architectural Review Board and Planning Commission meeting was called to order by Russell Klein, Chairman at approximately 8:00 pm on Wednesday, December 18, 2024. Attending the meeting were Russell Klein, Chairman, Erik Brotherton, Perry Freitas, David Keller and Henry Leyva, Commissioners, Sarah Brown, Planning Consultant, and Robert Hughes, Building Inspector (via Zoom).

APPLICATION SPECIFIC TO THE BOARD OF ARCHITECTURAL REVIEW

1. **70 Memorial Plaza – Wonder – 70 Memorial Plaza** – Proposed new business signage. *New application.* Present: Dylan Reese from Cad Signs.

Mr. Reese said the proposal was for one exterior sign (42 inches high and 170 inches wide) and one interior sign as well as door decal signage.

The exterior sign will be connected to the store's canopy/awning, not the wall of the building. The sign will be white channel letters on a raceway. The word *Wonder* will be LED lit. The white letters are acrylic, and the side is green. Mr. Reese said the light would be white, but he didn't know if it was a warm or cool white. Mr. Klein said he could get back to them with that information.

Mr. Reese said the round interior sign would hang in front of the window about four feet from the glass. If a sign is within four feet from a window, it is under the ARB's jurisdiction. The lit sign will plugged into an outlet.

Mr. Reese said the third sign is a vinyl sign for the door and will provide store hours and other information.

Mr. Reese said his understanding is that *Wonder* partners with top chefs from a number of different restaurants. The chefs teach Wonder's chefs to replicate their dishes. The food can be delivered, to-go, and eaten on-site.

Mr. Hughes said the developers signed off on the application and are in support of it. Their only feedback was that the sign be 6 inches smaller in height (30-36 inches) to ensure that this and future business signage wouldn't be overpowering. The developers left it to the discretion of the Board. Mr. Klein agreed that the signs shouldn't be overpowering.

Mr. Brotherton thought the sign could be reduced by half. He mentioned that the Taco Project sign around the corner is 13.5 inches, and the Chase and wine store signs are 14 inches. Mr. Brotherton

Pleasantville Planning Commission
December 18, 2024

said a 13- or 14-inch sign in this location would be totally visible and suggested the proposed sign be reduced to a maximum of 18 inches.

Mr. Leyva pointed out that the *W* in the sign was much larger than the rest of the letters and thought if the letters in the sign were all 18 inches he would be OK with the *W* being a bit larger than that. He agreed 36 inches was unnecessarily large.

Mr. Klein agreed with Mr. Brotherton that the sign as presented was twice as big as it needed to be, and 18 inches would be plenty big enough. Mr. Reese said he would talk to the client and didn't think that it would be a problem to make it smaller.

Mr. Klein said they could vote on the proposal if Mr. Reese agreed to reduce the exterior sign size from 42¼ inches down to 18 inches and scale down the width proportionately. The other option would be for Mr. Reese to go back and discuss the size with his client and return at the next meeting. Mr. Reese wanted to keep the item open to discuss with the client and return at the next meeting.

Mr. Hughes pointed out that the awnings at the front of the building have a slight pitch for water. Mr. Leyva noted that on the drawing the sign was at a perfect right angle to the wall of the façade, but the pitch of the awning might pose a problem. Mr. Hughes said that similar to the gutters, the electrician who installs the sign would likely have brackets behind the sign to ensure the raceway is plumb. Mr. Klein said the Board would assume the sign will be plumb and will hang perfectly vertical.

Mr. Hughes said that the door signs did not exceed what was allowed (25%) since there is plenty of glass on the front.

The applicant will come back in January after conferring with his client.

**APPLICATION SPECIFIC TO THE BOARD OF ARCHITECTURAL REVIEW AND THE
PLANNING COMMISSION**

2. **444 Bedford Road – The Landmark at 444** – Proposed mixed use development consisting of 36 apartment units and retail shop – *Continued review*. Present: Jorge Hernandez, Architect and Jeffrey Gasbarro, Attorney (via Zoom).

Pleasantville Planning Commission
December 18, 2024

Mr. Hernandez reviewed the progress they had made, specifically regarding Wheeler Avenue traffic and parking locations. They flipped the compact and standard parking spaces, as suggested. They provided renderings from up the road to demonstrate the visibility of the rooftop mechanicals and provided additional information on the windows.

Mr. Hernandez presented changes they had made since the last meeting:

- They finalized plans for the sidewalk, parking and loading area on Wheeler Avenue, which had been presented to the Village Board of Trustees.
- They made recommended changes in the parking area, which works well.
- They moved the garbage collection area downstairs, and they provided some storage area.

Mr. Hernandez showed three different views from upper Tompkins, the intersection of Tompkins and Bedford that people walking or driving down would see. The renderings show that the rooftop mechanicals would not be visible.

Mr. Hernandez window units in the new part of the building would have both a fixed component and an active component. They would be casement windows what swing out over the street. Mr. Klein thought it was unusual to have casement windows in a situation where they would swing out over the street, suggesting double hung or sliders as an alternative which would be in keeping with historic style of the building. He asked the applicant to provide a spec sheet. He said he was open to having his mind changed but didn't know if that style made sense on this building. Mr. Leyva said knowing how casement windows look when they are open, he was adamantly opposed to them; he would be open to a slider.

Mr. Brotherton acknowledged they were taking some language from the iconic building but trying to make the new building more contemporary. He agreed that casement windows would look odd and thought double hung windows would be more in line.

Mr. Leyva pointed out that there would be enough differences in the buildings since they were being built several decades apart and suggested that having the same windows could be something that would unify the buildings. He noted the different materials and contemporary lines of the new buildings would provide enough contrast.

Pleasantville Planning Commission
December 18, 2024

Mr. Klein brought up the comments made by SHPO regarding painting the window frames. Mr. Hernandez said the windows that were on the building now were not the original windows. Mr. Leyva commented that the existing windows are white vinyl and not very nice, but the applicant has said they would replace those windows.

Mr. Klein asked the other members if they had a preference for one-over-one or four-over-four for the windows. Mr. Keller said he preferred fewer panes. Mr. Gasbarro reminded the Board that the only comment from SHPO was about the one-over-one windows, which everyone thought was not traditional at the time the building was constructed. Mr. Keller pointed out that the photo from the Historical Society that the applicant provided to SHPO was clearly an old photo but might not be of the original building.

Mr. Gasbarro said the proposal was to use double hung windows on the bank building and they found the best transition from the 5-story Art Deco building to the new construction was a more modern construction. He understood that the Board was opposed to the opening out of the windows and would be more open to a sliding type of window.

Mr. Leyva said as long as the materials and colors used for all the windows were the same and they somehow relate to each other, he thought a slider could work on the new building and double hung on the existing building. Mr. Klein noted that with the bar down the middle of the sliders, the orientation would be different from the double-hung – vertical vs. horizontal. Mr. Leyva suggested having double-hung windows on Wheeler. Mr. Klein noted that it was a matter of being similar or contrasting, and it seems the applicant wanted contrast. In any case, all agreed the windows should not be casement.

Regarding parking, Mr. Klein noted that seven spaces would be eliminated and three would be added for a net loss of four parking spaces. Mr. Klein questioned if there was a strong argument to remove the parking space next to Lucy's by the crosswalk. Mr. Hughes said he presented the plan to eliminate parking to the Board of Trustees and they were fully supportive, so long as adequate sight distance is maintained, but they deferred to the Planning Commission and the Planning Consultant to make the decision.

Ms. Brown said she asked the traffic engineer if the parking space by Lucy's could be kept. He said it would be nice if it wasn't there, but the roadway would function if that parking spot

Pleasantville Planning Commission
December 18, 2024

continues to exist. She explained that keeping the space there would not make the condition any worse; it would not create a safety issue. Mr. Klein pointed out that if they keep that space and it ends up becoming an issue, there was nothing stopping the Village from addressing it at a later date. He was in favor of letting the space right in front of Lucy's on the western side of Wheeler Avenue remain. The other Commissioners agreed. Mr. Gasbarro said they had no position on that space and deferred to the Commission to decide what is best for the Village and the improvement of that street.

Mr. Klein acknowledged that Wheeler Avenue is not the applicant's property, but he believed that when they move the curb back to reduce the width of the sidewalk, they would be responsible for repairs to Wheeler Avenue. Mr. Hughes confirmed that it would be up to the applicant to repave Wheeler Avenue. He said the Superintendent of DPW had informed the applicant of that responsibility. Mr. Gasbarro said they do understand that to be their responsibility. He noted that there are some very irregular parking spaces on their side of Wheeler Avenue, so the repaving will give them an opportunity to improve the parking spaces all the way down to the end of the block.

Mr. Hughes noted that the sidewalk as it exists would likely be damaged, and at the end of the project, it would probably have to be replaced. The widening of the road/narrowing the sidewalk would mean there would be less sidewalk they would have to rebuild.

Ms. Brown had submitted a 5-page memo with her comments. She noted that the first item under "Vehicle Maneuverability, Parking Plan & Traffic Assessment" was regarding the parking on Wheeler Avenue, which was just covered. The changes made on Wheeler were OK

- The Traffic Engineer needed to see actual engineering plans showing the sight distance and the stopping sight distance at the Bedford Road garage. In the past an exhibit has been attached to the traffic engineer's letter, but they need to see actual scale and survey information on it to verify that the applicant did a field demonstration to measure it. This is needed soon, because there is concern about the curvature of Bedford Road, and the Commission needs to be sure that the garage door on the Bedford side doesn't have to slide a little bit. An aerial photo showed that the sight lines pass through the neighboring property, which can't happen, since the applicant and Village have no control over what that property owner might do with landscaping. They could put up a fence or add shrubs

Pleasantville Planning Commission
December 18, 2024

that completely block the sight lines from the Bedford Road driveway, for example, so ironing this out soon would guarantee the garage door can stay where it is proposed.

- Regarding the Wheeler Avenue driveway, Ms. Brown said the location was okay but there needs to be 25 feet from the garage entrance to the parking space that comes up against it from the south side. Otherwise, it will block sight lines for somebody pulling out of the driveway and that whole parking space would have to be eliminated.

Mr. Klein observed that a car leaving the garage would be in the right lane, so would be about 15 or 20 feet from the parking spot. He believed, and Ms. Brown agreed, that therefore, the parking space in question didn't have to be 25 feet away, but instead 10 feet away, which when combined with the garage exit lane distance would total 25 feet. Mr. Klein said they would like to not lose another parking space and asked Mr. Hernandez to have their engineer look at it and see if he could accomplish the required sight distance without eliminating a parking space.

Mr. Klein noted that the sidewalk narrows from a width of 11 feet to 5 or 6 feet by the senior center. He asked if there was any leeway along the narrow end for parking. Mr. Hernan did not believe there was room because the senior center building, parking and garbage dumpster protrude there. Mr. Klein asked the applicant to see if there were any slack that would enable them to have three parking spaces along the side of the building instead of two.

Mr. Gasbarro said another consideration is their intention to continue the narrowing the curb beyond the senior center public space, which is between the senior center building and the applicant's building. If they increase the distance between the garage driveway and the first parking space, he didn't know if a third parking space would line up with the public space. He said they would look into it.

Ms. Brown continued with her review:

- The driving lanes on Bedford and Wheeler need to be shown on the turning templates to make sure they aren't crossing.
- Regarding SEQRA, there are some answers on the EAF that still needed to be addressed (E.2.a,b,c,d,e and f). As the project evolves and details get finalized, the EAF will need to be updated where it currently says, "to be determined".
- On the subdivision plat, lot lines that will be abandoned need to be labeled abandoned.

Pleasantville Planning Commission
December 18, 2024

- A stormwater plan will need to be reviewed by the Village Engineer.
- Some updates are needed on the zoning table to note FAR and the requested density bonus.

Ms. Brown believed the FAR bonus was an additional 15%. Mr. Hernandez said they would be using all of that. Ms. Brown said some of what goes into that bonus is the civic space, landscaping, additional accent lighting, transparency of the windows, the screen, so you won't look right into the garages, etc.

Ms. Brown said there had been a comment at a previous meeting regarding pedestrians walking near the garage and there were ideas to put up some sort of barrier or a speedbump. She said a preferable option could be changing the ground surface – keeping the concrete out on the street but having stamped concrete or something where the benches were located. Mr. Klein liked the idea.

Ms. Brown continued with the rest of her review:

- All the lighting on the exterior of the site as well as the footcandle levels at ground level need to be submitted. Ms. Brown said the way the code is written encourages down-lighting, even for accent lighting, although there are some examples around town where uplighting is used. Her recommendation is to have the lights be dark sky compliant. Past practice has been for the temperature be 2,700 to 3,000 max. Additionally, they need to account for the spill-out from the garage – making sure the light isn't too bright but more of a glowing light.

Mr. Klein mentioned that when Depew Street building was constructed, the garage was open and very unsightly with pipes and bright lights. They ended up painting it all black and putting up screening. Mr. Klein said this project has a garage on Bedford Road that is 20 feet wide, and people will have an easy view into the garage as they go by – much more visible than the Depew Street garage. He asked that the applicant be sensitive about visibility of utilities and brightness of lights, etc.

- The landscaping plan proposes boxwoods, which Ms. Brown asked to be switched out for native plants. She also noted that boxwoods are toxic and shouldn't be in planters near seating areas. She asked the depiction of landscaping on the plans mimic as closely as

Pleasantville Planning Commission
December 18, 2024

possible the proposed landscaping. (Currently trees are representing perennial flowers, for example).

- The plantings on the 4th level of the building by pool should be included in the landscaping plans.

Ms. Brown thought the green space was an opportunity to put in some native trees. Mr. Klein suggested adding trees in the sidewalk on the Bedford Road side, as they were doing on the Wheeler Avenue side. Ms. Brown agreed that would look nice, asking that the applicant just keep sight distance in mind.

- The location of the proposed green/blue roof should be shown on the plans as well as features and plantings. The stormwater management components of the roof will be reviewed by the Village Engineer.
- If the rock removal will involve any kind of blasting or chipping, it should be noted on the EAF and a noise mitigation plan will need to be provided.
- Rooftop mechanical screening needs to be clarified – is it only for the new portion of the building that will be constructed? It appears that the mechanicals for the roof of the existing building will be screened by the existing parapet.

Mr. Gasbarro said the parapet was the primary screening feature for the bank building mechanicals. Mr. Klein said he would like to see one drawing that showed all the rooftop mechanicals for the entire project, including the distance, the location, screening height, parapet bulkheads, the elevator, height of air conditioning equipment, etc.

Mr. Gasbarro said each rooftop mechanical would serve multiple units.

Mr. Hughes recommended asking the applicants to provide architectural materials so there is an early and clear line of communication about what will be installed.

Mr. Gasbarro said they would contact Mr. Hipp, who did their traffic analysis, to confirm that the neighboring property won't interfere with the sight distance. He asked Ms. Brown if she was suggesting the garage location might have to be moved. Ms. Brown said they need to see the sight distance information to make sure the garage location was in the right spot and didn't need to be shifted to the right or the left. She acknowledged that the preliminary sight distance analysis was done, but they can't sign off on it because they don't have the scale.

Pleasantville Planning Commission
December 18, 2024

Mr. Hernandez said they would like to address the comments made by Ms. Brown in between meetings so that the next meeting could hold the public hearing. Mr. Klein explained that after years of seeing what worked, it is in the best interest of all parties if the application is not in progress but rather substantially complete by the time it gets to the public hearing. He added that the public hearing didn't need to be closed right away but rather could be kept open and go over to the following meeting if issues arise. The applicant still needs to provide photometrics, lighting details and screening details and a full landscaping plan. He believed the application was one more meeting away from the scheduling of a public hearing.

Mr. Leyva brought up a serious issue they experienced with the Depew Street property where the plans that were submitted and approved by the Board were not the plans that were built. He explained that the applicant claimed the plans that were approved turned out, as they began construction, to be unbuildable, which resulted in a very different building going up – one that the Board would not have approved if it had been submitted originally. Mr. Leyva pointed out that this is a very tight site and wondered how there was a way to guarantee that the plans being presented would be executable. He was concerned about the parking, for example, and how it would be done with such a tight perimeter.

Mr. Klein said it was assumed that the licensed professionals presenting the plans are giving plans that are buildable, and Ms. Brown agreed that is an assumption with every application. Mr. Keller noted there is a registered architect on the project but not an engineer. He suggested the project be certified by an engineer before construction begins.

Mr. Hernandez said he did not have any concerns about the execution of the plan they were presenting. He said their development team, including structural engineers and traffic engineers, was assembled to make sure what would work.

Mr. Keller asked about the back corner of the new structure on Wheeler Avenue. Mr. Hernandez said there was a stairwell there. There is an elevator in the 5-story building that goes up to the pool.

Mr. Keller said the AC units needed screening and suggested it would be nice to have everything match.

Mr. Gasbarro pointed out that there were a few holidays in between the next meeting and said that if they were not ready with the punch list from Ms. Brown, they would just push it back and do

Pleasantville Planning Commission
December 18, 2024

the meeting after January 8th. Mr. Leyva suggested moving the meeting dates to the 15th and 29th for the month of January, assuming people are busy during the holidays and the 8th might be a wash. Mr. Hughes said he would check that the rooms were open. The other Board members were fine with those dates as was the applicant.

3. Minutes

A motion to approve the minutes of November 20, 2024, was made by Mr. Keller, seconded by Mr. Leyva and unanimously carried.

Mr. Keller shared with Mr. Hughes that the Girl Scout building project was creating a cluster of traffic with the street broken up with signs and cones, and the subcontractors parking all the way to the corner of Great Oak Lane. It's particularly problematic at morning and afternoon school arrival and dismissal times.

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

The meeting was adjourned at approximately 9:30 pm.

Respectfully submitted,

Mary Sernatinger
Secretary