



Village of Pleasantville

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

Building Department

PLEASANTVILLE ZONING BOARD MEETING

To: Zoning Board Members:

There will be a meeting of the Pleasantville Zoning Board on Thursday, March 6, 2025, at 8:15 PM, at Village Hall, 2nd Floor 80 Wheeler Avenue, Pleasantville, New York.

Meeting Access

Topic: ZBA

Time: Mar 6, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88960563438?pwd=QftUjXEzVwEffpGqTFHSLjVCfQkgdS.1>

Meeting ID: 889 6056 3438

Passcode: 982886

One tap mobile: +16465588656,,88960563438# US (New York)

AGENDA

1. 4 Stanley Street

Case No. 2025-01 - John J Vinchot Jr - 4 Stanley Street - Proposal to legalize the expansion of the existing driveway within the front yard on-site in violation of Section 185-36.B.(1) Schedule I "Bulk Requirements" regarding driveway width

2. 180 Edgewood Avenue

Case No. 2025-02 - Larry and Elizabeth Kwiat - 180 Edgewood Avenue - Proposed addition to existing single family dwelling on-site in violation of Section 185-36.B.(1) Schedule I "Bulk Requirements" regarding excessive building coverage

3. 134 Marble Avenue

Case No. 2025-03 - Prospero - 134 Marble Avenue - Proposed new warehouse tenant within existing first floor on-site in violation of Section 185-17.1.C.(1) Medium-Density Residence / Office RO-3 District "Use subject to Special Permit" regarding excessive percentage of permitted retail space of the gross floor area - *referral from Planning Commission*

4. Minutes of Meeting

Very truly yours

Robert Hughes
Building Inspector



Meeting Access

Topic: ZBA

Time: Mar 6, 2025 08:00 PM Eastern Time (US and Canada)

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<https://us06web.zoom.us/j/88960563438?pwd=QfTUjXEzVwEffpGqTFHSLjVCfQkgdS.1>

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4 Stanley Street

Case No. 2025-01 - John J Vinchot Jr - 4 Stanley Street - Proposal to legalize the expansion of the existing driveway within the front yard on-site in violation of Section 185-36.B.(1) Schedule I "Bulk Requirements" regarding driveway width

ATTACHMENTS:

Description	Type	Upload Date
Denial Letter	Backup Material	3/3/2025
Principal points letter	Backup Material	3/3/2025
Site plan	Backup Material	3/3/2025
Neighborhood photos	Backup Material	3/3/2025
4 Stanley - street view 2013	Backup Material	3/3/2025
4 Stanley - street view 2019	Backup Material	3/3/2025
4 Stanley - street view 2023	Backup Material	3/3/2025
ZBA application	Backup Material	3/3/2025
Public Notice	Backup Material	3/3/2025
BP application	Backup Material	3/3/2025
EAS form	Backup Material	3/3/2025



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

(914) 769-1926 Fax: (914) 769-5519

John Vinchot Jr
10 Booth Street
Pleasantville, New York 10570

PARCEL ID

Sec – 106.10

Blk – 2

Lot – 32

Re – Building Permit Application dated February 11, 2025, for proposal to legalize the existing expanded driveway parking within the front yard of the existing two-family dwelling located at 4 Stanley Street, within the Village of Pleasantville, on-site in violation.

Date: February 24, 2025

Dear John:

This notice is to inform you that your request to legalize the existing expanded driveway within the front yard of the existing two-family dwelling located at 4 Stanley Street on-site in violation, is hereby denied.

Denial is based on the following facts:

1. Subject property is located in an R-3 “Three-Family Residence” zoning district within the Village of Pleasantville, New York.
2. To legalize the expanded driveway as desired would not comply with Section 185-38.E “Layout, location, and ownership” of the Village Municipal Code which prohibits parking within the front yard other than located in driveways

Village zoning code limits a single car driveway to a maximum of 12 feet in width. Furthermore, for a building with a multicar garage, the width of such driveway may be increased, provided that it does not exceed the combined width of the face of all garages to which it provides access. Such an increase in width for multicar garages may be established only within 20 feet of the face of the garage(s) for the purposes of providing vehicular access to the garage(s) and accommodating on-site circulation, as deemed appropriate and necessary in the judgment of the Building Inspector based upon his or her field inspection.

You may appeal this decision to the local Zoning Board of Appeals within sixty (60) days of receipt of this notice.

If you should have any further questions, please do not hesitate to contact this Department.

Very truly yours,

Robert Hughes
Building Inspector

John J. Vinchot, Sr.
10 Booth Street
Pleasantville, NY 10570

February 12, 2025

Chairman and Members of the Zoning Board of Appeals
Village of Pleasantville
80 Wheeler Avenue
Pleasantville, New York 10570

RE: Letter of Principle Points and Variance Request
For Driveway Expansion

Dear Mr. Chairman and Members of the ZBA:

I am writing to request a variance to legalize the expansion of the existing driveway located at my property at 4 Stanley Street, Pleasantville, NY. The purpose of this prior site implementation was to improve the maneuverability of the existing driveway and garage parking for the residents' vehicles ingress / egress out of the driveway of this existing two-family home. Over time repetitive damage to the retaining walls and problematic dual usage by the vehicles of two families due to the prior tight configuration of the driveway area created a desire to improve the situation. Finally, the lack of knowledge regarding the Village regulations and assuming the improvement would simply help the residents and mirror the neighborhood, there wasn't any concern of a future issue or intent to purposely circumvent the rules.

It is my understanding that consideration of my application for a variance for this small project includes a review of five Principle Points or factors, which I respectfully address below:

1. *Whether the granting of the requested variance would create an undesirable change in the character of the neighborhood or detriment to nearby properties.* In this neighborhood and vicinity, a good portion of the properties (see submitted photos) have either pre-existing situations or over time expanded the use of their driveway to allow the parking of multiple vehicles as the majority of the homes are multi-family properties with multiple vehicles. As you may know, Stanley Street can be very extremely busy at times due to close location to the very active Marble Avenue and the restaurant located directly across the street. Believing that the expansion would improve the egress, the safety for all would have been improved as well.
2. *Whether the benefit sought can be achieved by some feasible method other than a variance.* There appears to have been no feasible method other than a variance to achieve the benefit of expanding the driveway as the site is not large and the driveway is limited to the front yard.

3. *Whether the requested area variances are substantial.* We believe that overall the requested variance is minimal as the expansion involved an increase of 40sf (4 feet in width) on each side for an approximate 80sf on-site with an additional 80sf within the Village right of way for a grand total of 160sf.
4. *Whether the requested variances have an adverse effect of impact on the physical or environmental conditions in the neighborhood.* The minimal expansion has had no adverse impact since it didn't include the removal of any mature trees or plantings. Additionally, although there was a removal of pervious surface, we believe that the total increased area was minimum. Finally, there hasn't been any additional air or noise pollution as the usage of the driveway remains the same prior to the expansion.
5. *Whether the difficulty is self-created.* While this is a consideration relevant to the review, it is my understanding that it does not necessarily preclude the granting of the requested variance. Although clearly the variance request is a product of self-creation, an intent to be compliant would have been sought had there been an area on-site to achieve compliance. The minimal expansion in the front yard would still appear to be a better path than any extension of the driveway to the side or rear with regards to site coverage and possible further increase of impervious surfaces on-site

Thank you for your consideration of my application. I respectfully request that the Zoning Board grant my variance request.

Sincerely,

John J. Vinchot, Sr.

NORTH

MARBLE AVENUE

LOT 11938

LOT 11937

54°10'40"W 50.00'

LOT 11951

LOT 11952

1 STORY STUCCO RESIDENCE 23'

25.00'

25.00'

8.00'

CHY.

12.00'

BSM'T. ENTR. GATE

N 44°49'20"W

LOT 11950

100.00' 2.1'

2 STORY FRAME RESIDENCE NO. 3-A

8.00'

GARAGE, STORY ABOVE

CONC. STEPS WALK

FENCE

LOT 11953

54°49'20"E

8.00'

20'-0" wide MACADAM DRIVEWAY

12.00'

BRICK

100.00'

30.00'

CONC WALLE

A1

A2

A1 - 40sf
A2 - 40sf
B1 - 40sf
B2 - 40sf
Total - 160sf

on-site ^

150.00'

50.00' N45°10'40"E

right of way - approx 10'-0" off property line

B1

B2

STANLEY STREET

9 Booth St

Pleasantville, New York

Google Street View

May 2023 See more dates



9 Stanley St

Pleasantville, New York



Google Street View

May 2023 See more dates



NO PARKING
8:00 AM - 5:00 PM
FRI



Back

8 Stanley St

Pleasantville, New York

 Google Street View

May 2023 [See more dates](#)



14 Stanley St

Pleasantville, New York

Google Street View

May 2023 See more dates



30 Booth St
Pleasantville, New York

 **Google Street View**

May 2023 [See more dates](#)





32 Booth St
Pleasantville, New York

Google Street View

May 2023 See more dates

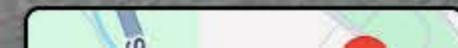


Back

49 Stanley St
Pleasantville, New York

Google Street View

Oct 2019 See more dates



51 Rosalind Ave
Pleasantville, New York



Google Street View

May 2023 See more dates



46 Booth St

Pleasantville, New York

Google Street View

May 2023 See more dates



15 Stanley St
Pleasantville, New York

Google Street View

May 2023 See more dates





5 Stanley St

Pleasantville, New York



Google Street View

Sep 2013 See latest date



← 5 Stanley St
Pleasantville, New York
Google Street View
May 2019 See latest date



Pleasantville, New York

 Google Street View

May 2023 [See more dates](#)





VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570
PHONE (914) 769-1926 * FAX (914) 769-5519
WWW.PLEASANTVILLE-NY.GOV

ZONING VARIANCE APPLICATION

NOTE: APPROVAL FROM THE ZONING BOARD IS REQUIRED FOR ALL VARIATIONS FROM THE REQUIREMENTS OF THE VILLAGE OF PLEASANTVILLE BUILDING ZONE ORDINANCES.

* TWO (2) COPIES OF ALL DRAWINGS MUST BE SUBMITTED WITH ONE (1) COPY OF VARIANCE * APPLICATION PACKET A MINIMUM THIRTY (30) DAYS IN ADVANCE OF SCHEDULED ZBA MEETING DATE

SECTION I - PROJECT ADDRESS: 4 STANLEY ST. PLEASANTVILLE, NY 10570

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

APPLICANT: JOHN J. VINCHOT, SR

ADDRESS: 16 BOOTH ST. PLEASANTVILLE, NY 10570

PHONE: 914 769-2383 CELL: 914 960-5081 EMAIL: vinchot03@yahoo.com

OWNER: JOHN J. VINCHOT, SR

ADDRESS: 16 BOOTH ST. PLEASANTVILLE, NY 10570

PHONE: 914 769-2383 CELL: 914 960-5081 EMAIL: vinchot03@yahoo.com

LESSEE:

ADDRESS:

PHONE: CELL: EMAIL:

SECTION III - SUBMISSION CHECKLIST - [] AREA VARIANCE [] USE VARIANCE

- [x] VARIANCE APPLICATION [x] PRINCIPAL POINTS LETTER [x] BUILDING PERMIT APPLICATION [x] SHORT EAS FORM
[] SURVEY & DETAILED DRAWINGS [] ADDITIONAL INFORMATION

SECTION IV - APPLICATION FEE: \$250

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION V - APPLICANT'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE READ THE INSTRUCTIONS & EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS & ORDINANCES COVERING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

APPLICANT'S SIGNATURE: _____ DATE: _____

SWORN TO BEFORE ME THIS _____ DAY OF _____ 20 _____

NOTARY PUBLIC

SECTION VI - AFFIDAVIT OF OWNERSHIP

I, JOHN J. VINCHOT, SR, HEREBY CERTIFY THAT I RESIDE AT
10 BOOTH ST. IN THE CITY OF PLEASANTVILLE
COUNTY OF WESTCHESTER IN THE STATE OF NEW YORK

AND THAT I AM THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PARCEL OF LAND SITUATED, LYING, AND BEING IN THE VILLAGE OF PLEASANTVILLE AFORESAID KNOWN AND DESIGNATED AS SECTION: 2 BLOCK: 71 LOT: 3+4

AND THAT I AUTHORIZE THE APPLICANT NOTED ABOVE TO MAKE THE FOREGOING APPLICATION ON MY BEHALF AND THAT THE STATEMENTS OF FACT CONTAINED IN SAID APPLICATION, IN ANY SUPPLEMENTARY STATEMENTS, SCHEDULES, OR OTHER PAPERS ATTACHED HERETO ARE TRUE.

OWNER'S SIGNATURE: [Signature] DATE: 2/11/25

SWORN TO BEFORE ME THIS 11th DAY OF February 20 25

[Signature]
HELEN KATSIHTIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KA6166389
Qualified in Westchester County

NOTARY PUBLIC

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

ZONE: R-3 SECTION: 106.10 BLOCK: 2 LOT: 32

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

ARB PLANNING DPW / ENGINEERING WCDOH WETLANDS FLOOD DEV

BUILDING DEPARTMENT CHECKLIST:

VARIANCE APPLICATION PRINCIPAL POINTS LETTER BUILDING PERMIT APPLICATION SHORT EAS FORM
 SURVEY & DETAILED DRAWINGS ADDITIONAL INFO APP FEE DENIAL LETTER PUBLIC NOTICE & MAILINGS

PAYMENT: CHECK #: 687 CASH

NAME ON CHECK: JOHN VINCHOT

BLDG. INSPECTOR SIGN OFF: RA DATE: 2/12/2025

PUBLIC NOTICE

All public meetings will be held *in person* and via teleconference. To attend the meeting noted below via teleconference and address any application with the ZBA, please visit the Village website (www.pleasantville-ny.gov) the evening of the meeting and follow the Zoom virtual meeting link provided for this specific meeting date. Don't hesitate to contact this office for assistance 914-769-1926.

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Pleasantville, Pleasantville, New York, will hold a Public Hearing on the 6th of March, 2025 at 80 Wheeler Avenue and via teleconference beginning at 8:15 P.M. pursuant to Article VIII of the Zoning Ordinance on the Appeal of John Vinchot Jr residing at 10 Booth Street, Pleasantville, New York, from the decision of Robert Hughes, Building Inspector, dated February 24, 2025 to legalize the expansion of the existing driveway within the front yard on-site in violation. The property involved is known as 4 Stanley Street, Pleasantville, New York and described on the Village Tax Maps as Section 106.10, Block 2, Lot 32 and is located on the easterly side of Stanley Street, Pleasantville, New York in an R-3 "Three Family Residence District". Said appeal is being made to obtain a variance from Section 185-38.E "Layout, location and ownership of off-street parking facilities" of the Village Municipal Code which limits the driveway entry width to 12 feet

Robert Hughes, Building Inspector
Zoning Board of Appeals
of the Village of Pleasantville



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570
PHONE (914) 769-1926 * FAX (914) 769-5519
WWW.PLEASANTVILLE-NY.GOV

BUILDING PERMIT APPLICATION

NOTE: ONE (1) SET OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

SECTION I - PROJECT ADDRESS: 4 STANLEY ST. PLEASANTVILLE, NY 10570

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

APPLICANT: JOHN J. VINCHOT, SR.

ADDRESS: 10 BOOTH ST. PLEASANTVILLE, NY 10570

PHONE: 914 769-2383 CELL: 914 960-5681 EMAIL: vinchot03@yahoo.com

PROPERTY OWNER: JOHN J. VINCHOT, SR.

ADDRESS: 10 BOOTH ST. PLEASANTVILLE, NY 10570

PHONE: 914 769-2383 CELL: 914 960-5681 EMAIL: vinchot03@yahoo.com

SECTION III - TYPE OF WORK PROPOSED (CHECK ALL THAT APPLY)

- [] ADDITION [] ALTERATION / RENOVATION [] BOILER / FURNACE [] CHANGE OF OCCUPANCY [] DECK
[] DEMOLITION [x] DRIVEWAY / ROW PARKING [] FENCE [] FIRE REPAIR / FIRE DAMAGE [] FIRE ALARM
[] FIRE SPRINKLER / SUPPRESSION SYSTEM [] GENERATOR [] HISTORICAL CO [] HVAC / MECH
[] KIT. EXHAUST HOOD [] KIT. / BATH RENO [] LEGALIZATION [] NEW BUILDING [] PATIO / TERRACE
[] RETAINING WALL [] ROOFING [] SHED [] SOLAR PANELS [] SWIM POOL [] TEMP STRUCT / TENT

SECTION IV - USE & OCCUPANCY

EXISTING / CURRENT USE:

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 - PERMIT FEES: (\$100 FIRST \$1000 OF CONSTRUCTION COST - THEN \$15 PER \$1000 RES / \$30 PER \$1000 COM

TOTAL COST OF CONSTRUCTION (BASED ON FAIR MARKET VALUE LABOR & MATERIALS): \$

LEGALIZATION FEE: ALL WORK PERFORMED WITHOUT A PERMIT REGARDLESS OF DATE OF COMPLETION = \$1500

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

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

ARCHITECT/ENG: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

PLUMBER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION VII - APPLICANT CERTIFICATION

I HEREBY CERTIFY THAT I HAVE READ THE INSTRUCTIONS & EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE & CORRECT. ALL PROVISIONS OF LAWS & ORDINANCES COVERING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR LAND USE OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE: *J. K. Velt Sr.* DATE: _____

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

BUILDING DEPARTMENT CHECKLIST:

- PERMIT FEE _____ GC LICENSE WORK COMP. LAB. INS. ONE SET OF DOCUMENTS
 EAS FORM SWPPP FLOOD DEV. PERMIT OWNER'S AFFIDAVIT TRUSS IDENTIFICATION

PERMIT #: _____ PAYMENT: CHECK #: _____ CASH

NAME ON CHECK: _____

FINAL DESCRIPTION OF WORK: _____

PERMIT CONDITIONS:

- ACC / ADA ADD. REQUIRE. ARCH'S CERT BSMT AFF. BLOWER DOOR DIG SAFELY DRIVEWAY
 ELECT CERT ENG CERT (ANT) END CERT (SOLAR) FENCE / WALL FINAL SURVEY FIRE SPRINKLER A
 DUCT LEAK PATIO / TERR. PLUMB AFF. PROPANE SMOKE DET. FOUND SURVEY FIRE SPRINKLER B
 SOIL BEARING CERT TANK MANIFEST

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____

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:			
Project Location (describe, and attach a location map): <i>M STANLEY ST. PLEASANTVILLE, NY 10576</i>			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: <i>JOHN J. VINCHOT, SR.</i>		Telephone: <i>914-960-5081</i>	
		E-Mail: <i>vinchot03@yahoo.com</i>	
Address: <i>10 BOOTH ST</i>			
City/PO: <i>PLEASANTVILLE</i>		State: <i>NY</i>	Zip Code: <i>10576</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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 services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	N/A
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>JOHN J. VINCHOT, SR.</u> Date: _____		
Signature: <u>[Signature]</u> Title: <u>OWNER</u>		



180 Edgewood Avenue

Case No. 2025-02 - Larry and Elizabeth Kwiat - 180 Edgewood Avenue - Proposed addition to existing single family dwelling on-site in violation of Section 185-36.B.(1) Schedule I "Bulk Requirements" regarding excessive building coverage

ATTACHMENTS:

Description	Type	Upload Date
Denial Letter	Backup Material	3/3/2025
Principal points letter	Backup Material	3/3/2025
Architectural plans	Backup Material	3/3/2025
Public Notice	Backup Material	3/3/2025
ZBA application	Backup Material	3/3/2025
BP application	Backup Material	3/3/2025
EAS form	Backup Material	3/3/2025
Neighbor letters	Backup Material	3/4/2025



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

(914) 769-1926 Fax: (914) 769-5519

**Larry & Elizabeth Kwiat
180 Edgewood Avenue
Pleasantville, New York 10570**

PARCEL ID

**Sec – 106.6
Blk – 1
Lot – 11**

Re – Building Permit application dated February 3, 2025 for a proposed addition to the existing single-family dwelling structure on-site in violation located at 180 Edgewood Avenue, within the Village of Pleasantville, on-site in violation.

Date: February 24, 2025

Dear Larry & Elizabeth:

This notice is to inform you that your building permit application submitted to this Department dated February 3, 2025 for a proposed addition to the existing single-family dwelling structure located at 180 Edgewood Avenue, within the Village of Pleasantville, is hereby denied.

Denial is based on the following facts:

1. Subject property is located in an R-1 “One-Family Residence” zoning district within the Village of Pleasantville, New York.
2. To construct the addition to the existing single family dwelling structure as proposed would not comply with Section 185-36.B.(1) Schedule I “Bulk Requirements” of the Village Municipal Code which sets forth the following:

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Max building coverage.....	20%	25.2 %	* 5.2 %

***Note :** the existing building coverage is pre-existing non-conforming with a coverage of 21.6 %, therefore the proposed addition of 249 sf increases the non-conforming coverage by only 3.6 %

Additionally, Section 185-46.C.(2) “exceptions” prohibits the expansion of a pre-existing non-complying building when the expansion increases the degree of existing building non-compliance thereof.

You may appeal this decision to the local Zoning Board of Appeals within sixty (60) days of receipt of this notice.

If you should have any further questions, please do not hesitate to contact this Department.

Very truly yours,


Robert Hughes,
Building Inspector

February 6, 2025

Chairman Campriello and Members of the Zoning Board of Appeals
Village of Pleasantville
80 Wheeler Avenue
Pleasantville, New York 10570

Re: **Letter of Principal Points**
Addition and Alterations to the Kwiat residence
180 Edgewood Avenue, Pleasantville, New York
Section 106.6, Block 1, Lot 11

Request for a building coverage variance as follows:
5.2% building coverage variance to add a one story addition where 20% is the maximum permitted, and 25.2% is proposed.

Dear Chairman Campriello and Members of the Z.B.A.:

We are requesting the variance noted above so that we may “square off” the existing one story section at the rear of our legally non-conforming home and add a small rear porch, a generator and a hot tub. The new spaces will increase the area of our kitchen and dining areas, which are both very tight as they exist. In consideration of our application we would like the Board to please consider these five principal points as required by NY State law:

The granting of this variance will create no undesirable change in character to the neighborhood or detriment to nearby properties. The top of the roofline will be similar to the existing roof, no expansion of the house footprint will encroach any further into the side and rear yards as is already existing, and very similar expansions have been done by our neighbors as seen on an aerial photograph provided on the plans.

There is no feasible method other than a variance to achieve the benefit of these alterations on this property. Unfortunately, our house is non-conforming in building coverage by 1.6% already and we are adding just 249 SF of new coverage including the new additions, an open covered rear porch, a generator, and hot tub causing the need for the variance.

The variance we are requesting is not substantial for the following reasons. As mentioned above, there will be no house footprint encroachments further into any yard than already exists and the roofline will be a similar height to the existing. The overall new 25.2% coverage is just a 3.6% increase from the existing coverage. For reference, the front and rear porches account for 322 SF of the total coverage, and they are each open on 3 sides, minimizing the visual impact on the neighbors.

If the variance is granted, there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood. The alterations will not produce any additional air pollution. The home will be much more energy efficient with new insulation and windows. No mature trees will be taken down. The new impervious area will have stormwater mitigation as required by the Village Superintendent of Public Works.

The building coverage variance is self-created.
However, this alone may not necessarily preclude the Board from granting this variance.

We therefore respectfully request that the Board grant this variance.

Sincerely,

Larry and Elizabeth Kwiat
Owners



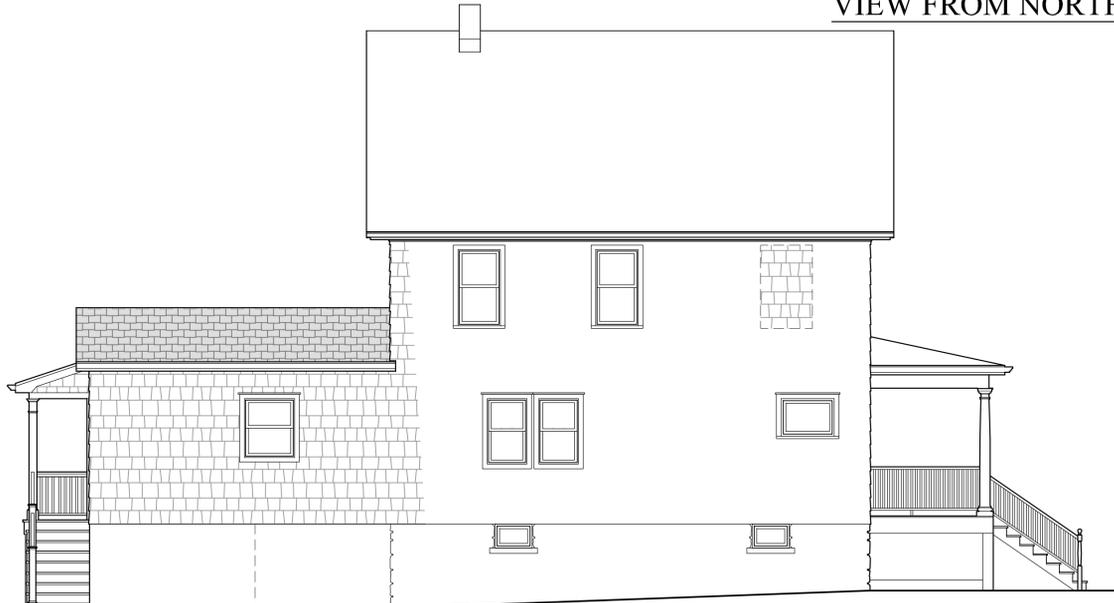
PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"
REAR



AERIAL VIEW FROM SOUTH



VIEW FROM NORTHEAST



PROPOSED EAST ELEVATION
SCALE: 3/16"=1'-0"
SIDE



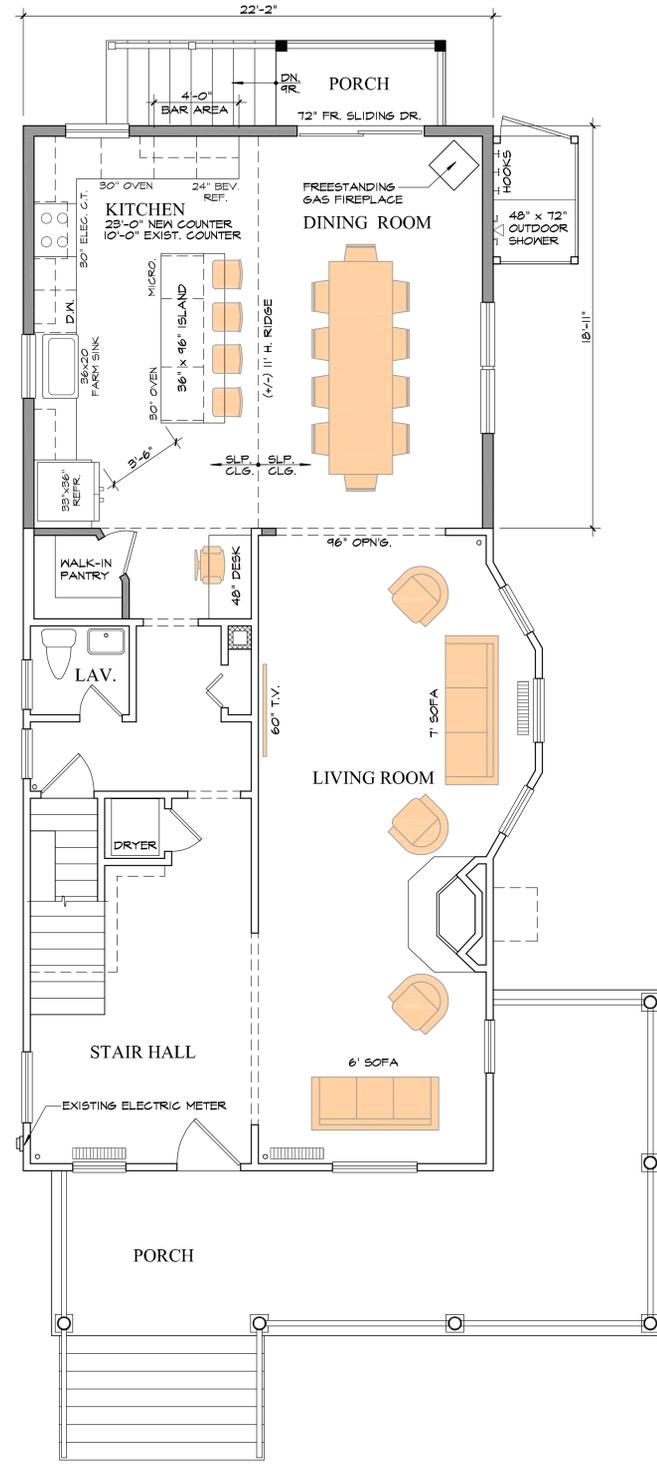
VIEW FROM SOUTH



PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"
SIDE



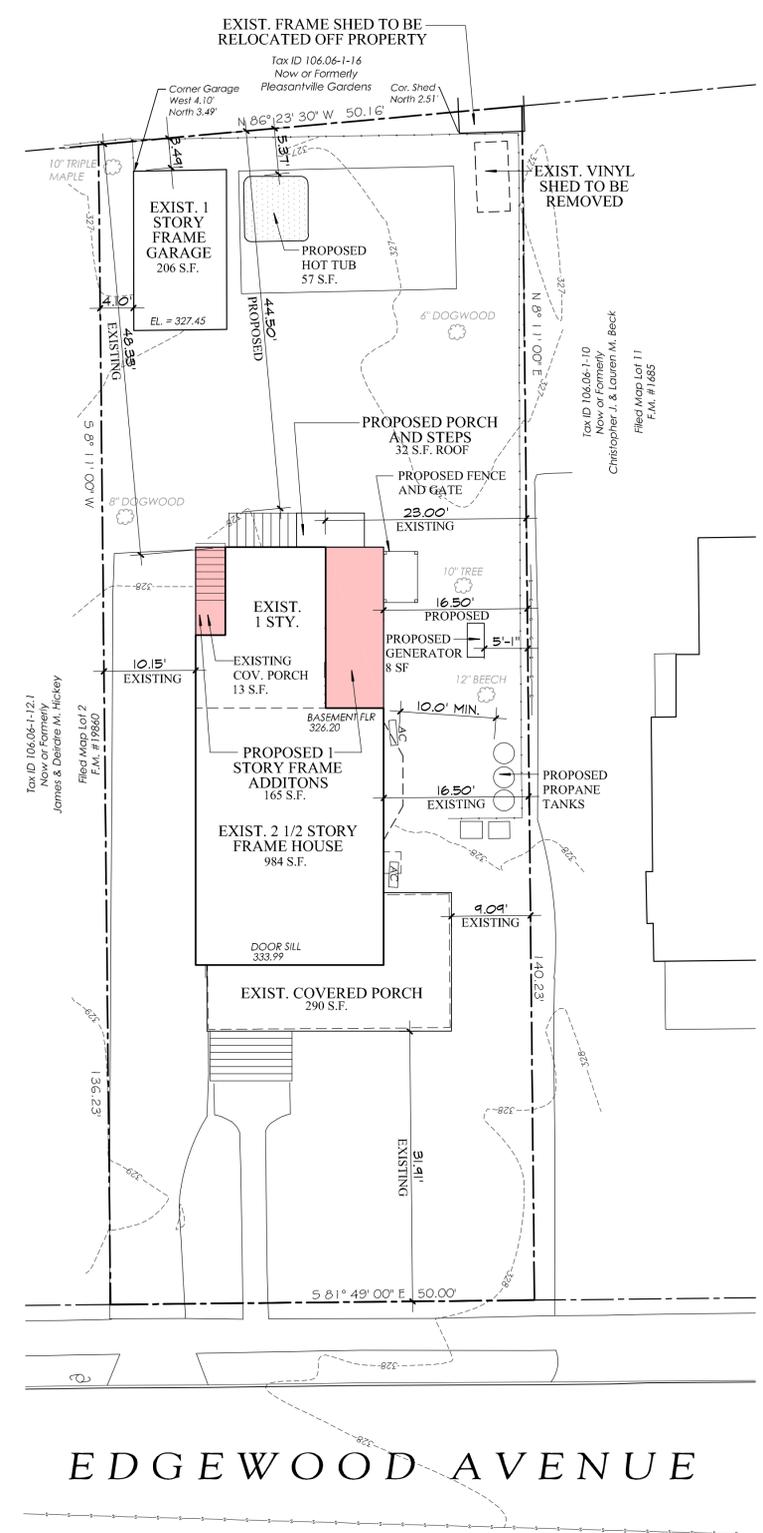
VIEW FROM SOUTH



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

BUILDING COVERAGE CHART

ITEM	EXISTING	PROPOSED
HOUSE	984 SF	1149 SF
COVERED FRONT PORCH	290 SF	290 SF
COVERED REAR PORCH	13 SF	32 SF
GARAGE	206 SF	206 SF
HOT TUB	0 SF	57 SF
GENERATOR	0 SF	8 SF
TOTALS	1493 SF	1742 SF
NET INCREASE OF 249 SF. EXIST COV. = 21.6%. PROP. COV. = 25.2%		



EDGWOOD AVENUE
SITE PLAN
SCALE: 1"=10'-0"

THIS SITE PLAN IS BASED ON A SURVEY BY TC MERRITTS, L.S. DATED 12/06/24. THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE ORIGINAL SURVEY. REFER TO THE ORIGINAL SURVEY FOR ADDITIONAL INFORMATION.

ZONING COMPLIANCE TABLE

BULK REGULATION	ZONE: R-1 SECTION 106.6, BLOCK 1, LOT 11			
	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	7500 S.F.	6911 S.F.	6911 S.F.	
MIN. LOT FRONTAGE	75 FT.	50 FT.	50 FT.	
MIN. LOT WIDTH	75 FT.	50 FT.	50 FT.	
MIN. LOT DEPTH	100 FT.	138 FT.	138 FT.	
MIN. FRONT YARD	30 FT.	31.91 FT.	31.91 FT.	
MIN. ONE SIDE YARD	8 FT.	9.09 FT.	9.09 FT.	
MIN. COMBINED SIDE YARDS	20 FT.	** 19.24 FT.	** 19.24 FT.	
MIN. REAR YARD	25 FT.	48.33 FT.	44.50 FT.	
MAX. HEIGHT (STORIES/FT.)	2.5 STORIES/30 FT.	2.5 STORIES/29.92 FT.	2.5 STORIES/29.92 FT.	
MAX. BLDG. COVERAGE	20% (1382 S.F.)	21.6% (1493 S.F.)	25.2% (1742 S.F.)	5.2% (360 S.F.)

** EXISTING NON-CONFORMING DIMENSION. NO CHANGES

ARCHITECT
Timothy P. Lener, Architect, P.C.
P.O. Box 393, Pleasantville, New York 10570
Phone: 914-747-1220 E-Mail: tp.lener@gmail.com

REVISIONS
Date: 02/06/25
Do Not Scale Prints
Sheet No.
ZBA1

Addition and Alteration to the Kwiat Residence
180 Edgewood Avenue, Pleasantville, New York
Section: 106.6 Block: 1 Lot: 11

Unauthorised alterations and additions are prohibited by copyright laws and shall remain the property of the architect. No part of this drawing shall be copied, disclosed to others or used for any purpose other than the project other than for which they have been prepared without the express written authorization by the architect. Contact is strictly prohibited. Timothy P. Lener, Architect www.tpl.lener.com

PUBLIC NOTICE

All public meetings will be held *in person* and via teleconference. To attend the meeting noted below via teleconference and address any application with the ZBA, please visit the Village website (www.pleasantville-ny.gov) the evening of the meeting and follow the Zoom virtual meeting link provided for this specific meeting date. Don't hesitate to contact this office for assistance 914-769-1926.

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Pleasantville, Pleasantville, New York, will hold a Public Hearing on the 6th of March, 2025, in person at 80 Wheeler Avenue, Pleasantville, NY and via teleconference beginning at 8:15 P.M. pursuant to Article VIII of the Zoning Ordinance on the Appeal of Lawrence Kwiat residing at 180 Edgewood Avenue, Pleasantville, New York, from the decision of Robert Hughes, Building Inspector, dated February 24, 2025, for a proposed addition to the existing 2 ½ story single family dwelling structure on-site in violation. The property involved is known as 180 Edgewood Avenue, Pleasantville, New York and described on the Village Tax Maps as Section 106.6, Block 1, Lot 11 and is located on the southern side of Edgewood Avenue, Pleasantville, New York in an R-1 “One-Family Residence” zoning district. Said appeal is being made to obtain a variance from Section 185-36.B.(1) Schedule I “Bulk Requirements” of the Village Zoning Ordinance which sets forth the following criteria:

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Max building coverage	20 %	25.2 %	* 5.2 %

*Note : the existing building coverage is pre-existing non-conforming with a coverage of 21.6 %, therefore the proposed addition of 249 sf increases the non-conforming coverage by only 3.6 %

Robert Hughes, Building Inspector
Zoning Board of Appeals
of the Village of Pleasantville



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570
PHONE (914) 769-1926 * FAX (914) 769-5519
WWW.PLEASANTVILLE-NY.GOV

ZONING VARIANCE APPLICATION

NOTE: APPROVAL FROM THE ZONING BOARD IS REQUIRED FOR ALL VARIATIONS FROM THE REQUIREMENTS OF THE VILLAGE OF PLEASANTVILLE BUILDING ZONE ORDINANCES.

* TWO (2) COPIES OF ALL DRAWINGS MUST BE SUBMITTED WITH ONE (1) COPY OF VARIANCE * APPLICATION PACKET A MINIMUM THIRTY (30) DAYS IN ADVANCE OF SCHEDULED ZBA MEETING DATE

SECTION I - PROJECT ADDRESS: 180 EDGEWOOD AVE, PLEASANTVILLE, NY 10570

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

APPLICANT: LARRY AND ELIZABETH KWIAT
ADDRESS: 180 EDGEWOOD AVE, PLEASANTVILLE, NY 10570
PHONE: 203-219-4413 CELL: EMAIL: LARRYKWIATJR@GMAIL.COM

OWNER: LARRY AND ELIZABETH KWIAT
ADDRESS: 180 EDGEWOOD AVE, PLEASANTVILLE, NY 10570
PHONE: 203-219-4413 CELL: EMAIL: LARRYKWIATJR@GMAIL.COM

LESSEE:
ADDRESS:
PHONE: CELL: EMAIL:

SECTION III - SUBMISSION CHECKLIST - [X] AREA VARIANCE [] USE VARIANCE

- [X] VARIANCE APPLICATION [X] PRINCIPAL POINTS LETTER [X] BUILDING PERMIT APPLICATION [X] SHORT EAS FORM
[X] SURVEY & DETAILED DRAWINGS [] ADDITIONAL INFORMATION

SECTION IV - APPLICATION FEE: \$250

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION V - APPLICANT'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE READ THE INSTRUCTIONS & EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS & ORDINANCES COVERING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

APPLICANT'S SIGNATURE: [Signature] DATE: 2/3/25

SWORN TO BEFORE ME THIS 3rd DAY OF February 2025

NOTARY PUBLIC [Signature]
RONA SILVER
Notary Public - State of New York
NO. 01510012640
Qualified in Westchester County
My Commission Expires Aug 25, 2027

SECTION VI - AFFIDAVIT OF OWNERSHIP

I, LARRY KWIAT, HEREBY CERTIFY THAT I RESIDE AT
180 EDGEWOOD AVE IN THE CITY OF PLEASANTVILLE
COUNTY OF WESTCHESTER IN THE STATE OF NEW YORK

AND THAT I AM THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PARCEL OF LAND SITUATED, LYING, AND BEING IN THE VILLAGE OF PLEASANTVILLE AFORESAID KNOWN AND DESIGNATED AS SECTION: 106.6 BLOCK: 1 LOT: 11

AND THAT I AUTHORIZE THE APPLICANT NOTED ABOVE TO MAKE THE FOREGOING APPLICATION ON MY BEHALF AND THAT THE STATEMENTS OF FACT CONTAINED IN SAID APPLICATION, IN ANY SUPPLEMENTARY STATEMENTS, SCHEDULES, OR OTHER PAPERS ATTACHED HERETO ARE TRUE.

OWNER'S SIGNATURE: [Signature] DATE: 2/3/25

SWORN TO BEFORE ME THIS 3rd DAY OF February 2025

NOTARY PUBLIC [Signature]
RONA SILVER
Notary Public - State of New York
NO. 01510012640
Qualified in Westchester County
My Commission Expires Aug 25, 2027

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

ZONE: R-1 SECTION: 106.6 BLOCK: 1 LOT: 11

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

- ARB PLANNING DPW / ENGINEERING WCDOH WETLANDS FLOOD DEV

BUILDING DEPARTMENT CHECKLIST:

- VARIANCE APPLICATION PRINCIPAL POINTS LETTER BUILDING PERMIT APPLICATION SHORT EAS FORM
- SURVEY & DETAILED DRAWINGS ADDITIONAL INFO APP FEE DENIAL LETTER PUBLIC NOTICE & MAILINGS

PAYMENT: CHECK #: 6430 CASH

NAME ON CHECK: Lawrence T. Kwiat

BLDG. INSPECTOR SIGN OFF: [Signature] DATE: 2/7/2025



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570
PHONE (914) 769-1926 * FAX (914) 769-5519
WWW.PLEASANTVILLE-NY.GOV

BUILDING PERMIT APPLICATION

NOTE: ONE (1) SET OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

SECTION I – PROJECT ADDRESS: _____

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

APPLICANT: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

PROPERTY OWNER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION III – TYPE OF WORK PROPOSED (CHECK ALL THAT APPLY)

- ADDITION ALTERATION / RENOVATION BOILER / FURNACE CHANGE OF OCCUPANCY DECK
- DEMOLITION DRIVEWAY / ROW PARKING FENCE FIRE REPAIR / FIRE DAMAGE FIRE ALARM
- FIRE SPRINKLER / SUPPRESSION SYSTEM GENERATOR HISTORICAL CO HVAC / MECH
- KIT. EXHAUST HOOD KIT. / BATH RENO LEGALIZATION NEW BUILDING PATIO / TERRACE
- RETAINING WALL ROOFING SHED SOLAR PANELS SWIM POOL TEMP STRUCT / TENT

SECTION IV – USE & OCCUPANCY

EXISTING / CURRENT USE: _____

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 – PERMIT FEES: (\$100 FIRST \$1000 OF CONSTRUCTION COST – THEN \$15 PER \$1000 RES / \$30 PER \$1000 COM

TOTAL COST OF CONSTRUCTION (BASED ON FAIR MARKET VALUE LABOR & MATERIALS): \$ _____

LEGALIZATION FEE: ALL WORK PERFORMED WITHOUT A PERMIT REGARDLESS OF DATE OF COMPLETION = \$1500

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

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

ARCHITECT/ENG: TIMOTHY P. LENER, R.A.

ADDRESS: P.O. BOX 393, PLEASANTVILLE, NY 10570

PHONE: 747-1220 CELL: 522-4402 EMAIL: TPL.ARCH@GMAIL.COM

CONTRACTOR: TBD

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

PLUMBER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION VII – APPLICANT CERTIFICATION

I HEREBY CERTIFY THAT I HAVE READ THE INSTRUCTIONS & EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE & CORRECT. ALL PROVISIONS OF LAWS & ORDINANCES COVERING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR LAND USE OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE:  DATE: 02-03-25

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

BUILDING DEPARTMENT CHECKLIST:

PERMIT FEE _____ GC LICENSE WORK. COMP. LIAB. INS. ONE SET OF DOCUMENTS
 EAS FORM SWPPP FLOOD DEV. PERMIT OWNER'S AFFIDAVIT TRUSS IDENTIFICATION

PERMIT #: _____ PAYMENT: CHECK #: _____ CASH

NAME ON CHECK: _____

FINAL DESCRIPTION OF WORK: _____

PERMIT CONDITIONS:

ACC / ADA ADD. REQUIRE. ARCH'S CERT BSMT AFF. BLOWER DOOR DIG SAFELY DRIVEWAY
 ELECT CERT ENG CERT (ANT) END CERT (SOLAR) FENCE / WALL FINAL SURVEY FIRE SPRINKLER A
 DUCT LEAK PATIO / TERR PLUMB AFF. PROPANE SMOKE DET. FOUND SURVEY FIRE SPRINKLER B
 SOIL BEARING CERT TANK MANIFEST

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____

617.20
Appendix B
Short Environmental Assessment Form

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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action?		_____ acres		
b. Total acreage to be physically disturbed?		_____ acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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 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				

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>LARRY KWIAT</u>	Date: <u>FEBRUARY 3, 2025</u>	
Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

March 2025

Chairman Campriello and Members of the Zoning Board of Appeals
Village of Pleasantville
80 Wheeler Avenue
Pleasantville, New York 10570

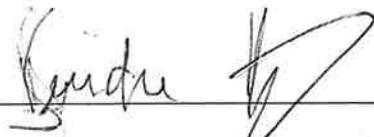
Re: Proposed addition to the Kwiat residence
180 Edgewood Avenue, Pleasantville, New York
Section 106.6 Block 1, Lot 11

Dear Chairman Campriello and Members of the Z.B.A.:

I am a neighbor of Elizabeth and Larry Kwiat's property. I have reviewed their site plan, floor plans, and exterior elevations for the proposed addition to their home.

This note is to inform you that I am not opposed to the granting of the building coverage variance they have requested.

Sincerely,

Signature:  _____

Printed Name: Deirdre Hickey

Address: 176 Edgewood Ave

March 2025

Chairman Campriello and Members of the Zoning Board of Appeals
Village of Pleasantville
80 Wheeler Avenue
Pleasantville, New York 10570

Re: Proposed addition to the Kwiat residence
180 Edgewood Avenue, Pleasantville, New York
Section 106.6 Block 1, Lot 11

Dear Chairman Campriello and Members of the Z.B.A.:

I am a neighbor of Elizabeth and Larry Kwiat's property. I have reviewed their site plan, floor plans, and exterior elevations for the proposed addition to their home.

This note is to inform you that I am not opposed to the granting of the building coverage variance they have requested.

Sincerely,

Signature: Lauren Beck

Printed Name: Lauren Beck

Address: 184 Edgewood Avenue Pleasantville, Ny 10530

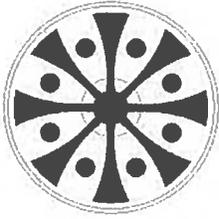


134 Marble Avenue

Case No. 2025-03 - Prospero - 134 Marble Avenue - Proposed new warehouse tenant within existing first floor on-site in violation of Section 185-17.1.C.(1) Medium-Density Residence / Office RO-3 District "Use subject to Special Permit" regarding excessive percentage of permitted retail space of the gross floor area - *referral from Planning Commission*

ATTACHMENTS:

Description	Type	Upload Date
Principal points letter	Backup Material	3/3/2025
Overview letter dated 1.25.25	Backup Material	3/3/2025
Denial Letter	Backup Material	3/3/2025
Architectural plans dated 1.21.25	Backup Material	3/3/2025
ZBA application	Backup Material	3/3/2025
Public Notice	Backup Material	3/3/2025



JMF Architect, PLLC

February 13, 2025

Village of Pleasantville
80 Wheeler Ave
Pleasantville, NY 10570

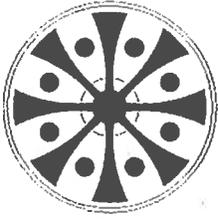
RE: Change of use for 134 Marble Ave

Dear Zoning Board of Appeals members,

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 are no proposed changes to the site plan.

Principal Points:

1. whether granting AV will produce undesirable change in the character of the neighborhood or a detriment to nearby properties
There will be no change in the building with this application. The use is similar to the past approved use. The only different is that the retail space is larger than the allowed 15% for a warehouse use in this zoning district.
2. whether benefit sought is achievable by another feasible method
There is no way to achieve the relief being asked for. The building is an existing and there will be no way to alter the maximum square footage for the 15%
3. whether requested AV is substantial
We do not believe the variance request is substantial. The additional square footage will be 293.73 of existing floor space.
4. whether AV will adversely impact the neighborhood physical or environmental conditions
There is no construction proposed with this application. We are requesting a new use for the existing space. The retail part is a showroom for a floor installer. Their products are large and that is the reason for the additional space being requested.
5. whether the alleged difficulty was self-created
This is an existing building with a new use. The Village changed the zoning for this property after it was constructed. It has been very difficult to find uses that fit into the limited new uses.



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.



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

(914) 769-1926 Fax: (914) 769-5519

Melissa Prospero
134 Marble Avenue
Pleasantville, NY 10570

PARCEL ID

Sec – 106.10

Blk – 2

Lot - 42

Re – Building Permit Application for 134 Marble Avenue, Pleasantville, dated February 13, 2025, to establish a warehouse tenant with retail space in the prior existing tenant space on-site in violation.

Date: February 24, 2025

Dear Melissa:

This notice is to inform you that your building permit application submitted to this Department dated February 13, 2025, to establish the warehouse tenant with retail space in the prior existing tenant space on-site in violation, is hereby denied.

Denial is based on the following facts:

1. Subject property is located in a “Medium-Density Residence / Office” RO-3 Zoning District within the Village of Pleasantville, NY
2. To establish the warehouse tenant with retail space would not comply with Section 185-17.1.C.(1), “Uses subject to Special Permit” of the Village Municipal Zoning Code, which sets forth the following criteria:
 - (1) Retail sales incidental to a warehouse or light manufacturing use located on the same lot and permitted in an adjacent zoning district, provided that the products sold on the premises are stored on or are produced on the same premises and further provided that the retail area is fully contained within an enclosed building and occupies no more than 15% of the gross floor area of the business.

The proposed retail space for the new tenant is 20% of the gross floor area, therefore a waiver of 5% is required.

You may appeal this decision to the local Zoning Board of Appeals within (60) sixty days of receipt of this notice.

If you should have any further questions, please do not hesitate to contact this department.

Very truly yours,

Robert Hughes
Building Inspector

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

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

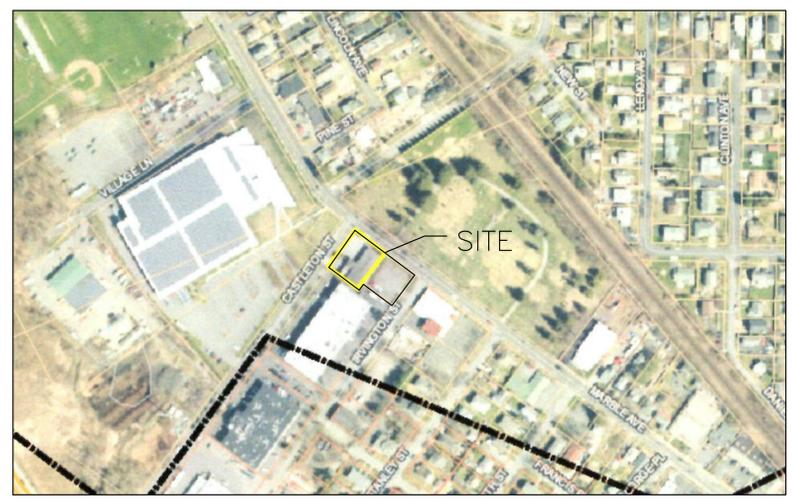
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DO NOT SCALE DRAWINGS



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



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

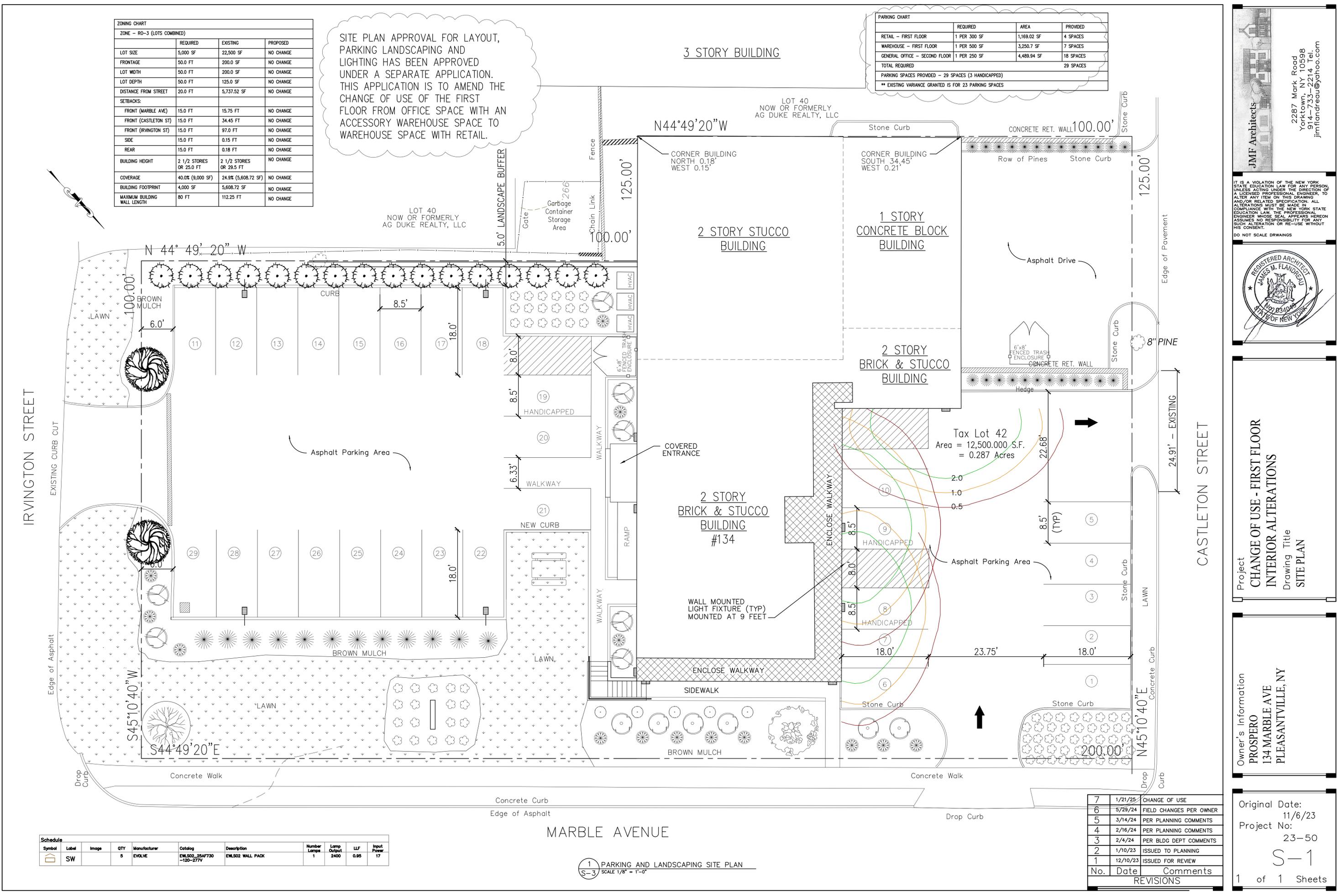
PHASE I APPROVED BY THE VILLAGE OF PLEASANTVILLE PLANNING COMMISSION ON SEPTEMBER 27, 2023

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		

ZONING CHART			
ZONE - R0-3 (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			



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

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

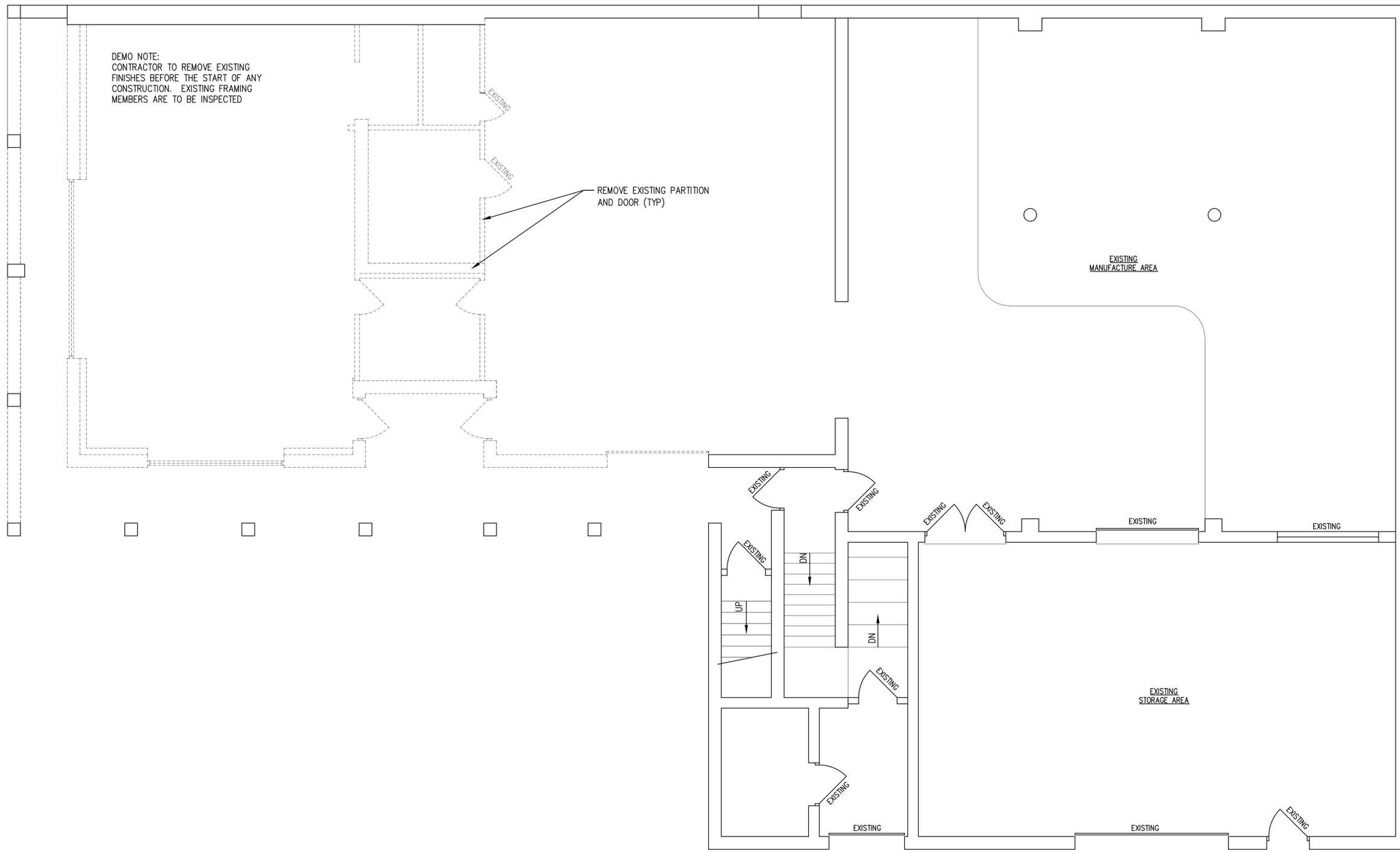
Owner's information
PROSPERO
134 MARBLE AVE
PLEASANTVILLE, NY

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

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
SW	SW		5	EVLVE	EWS02_254F730-120-277V	EWS02 WALL PACK	1	2400	0.95	17

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

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
4	2/16/24	PER PLANNING COMMENTS
3	2/4/24	PER BLDG DEPT COMMENTS
2	1/10/23	ISSUED TO PLANNING
1	12/10/23	ISSUED FOR REVIEW



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"

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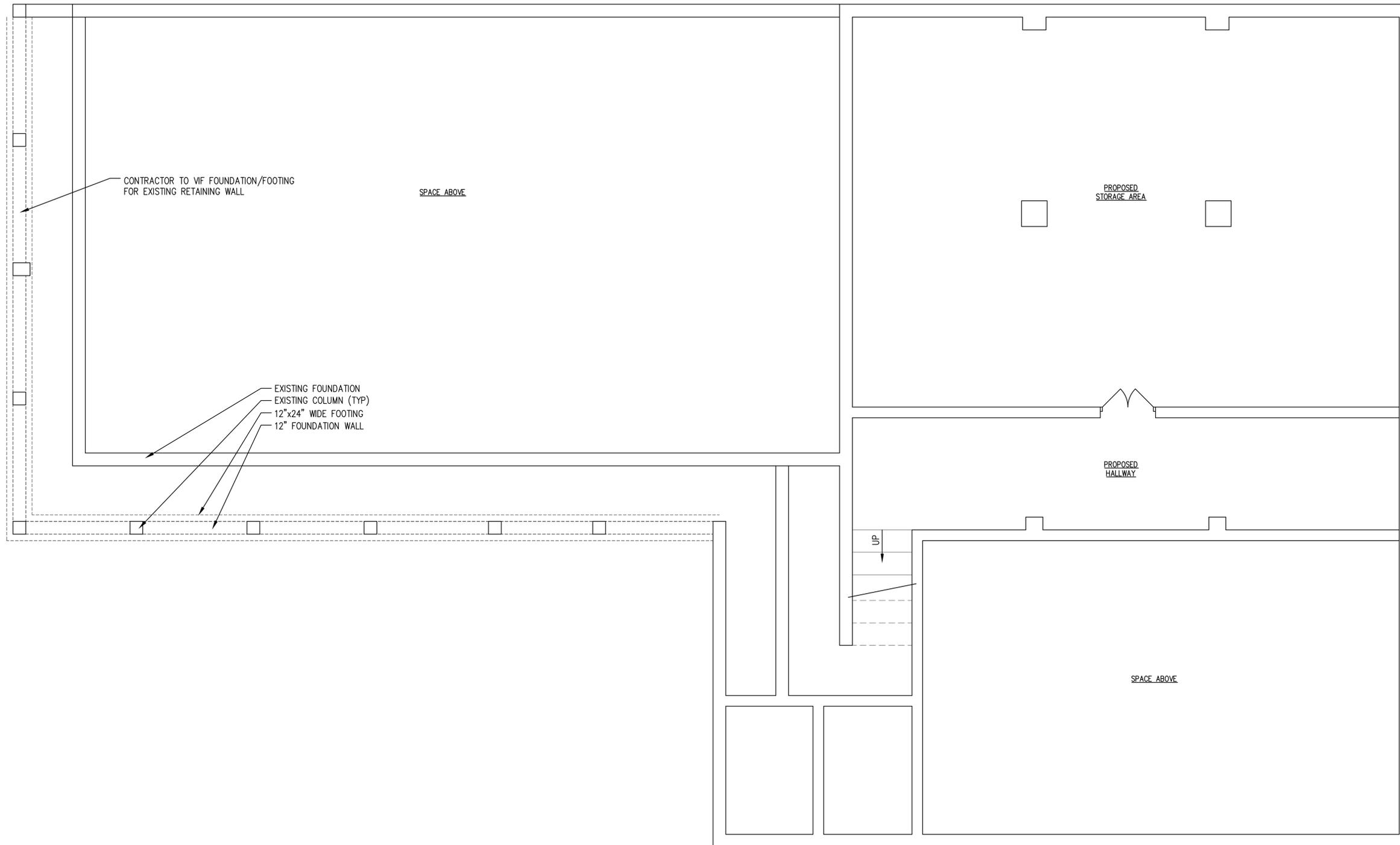


Project
**CHANGE OF USE - FIRST FLOOR
 INTERIOR ALTERATIONS**
 Drawing Title
EXISTING CONDITIONS - FIRST FLOOR

Owner's Information
**PROSPERO
 134 MARBLE AVE
 PLEASANTVILLE, NY**

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

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



1 BASEMENT PLAN
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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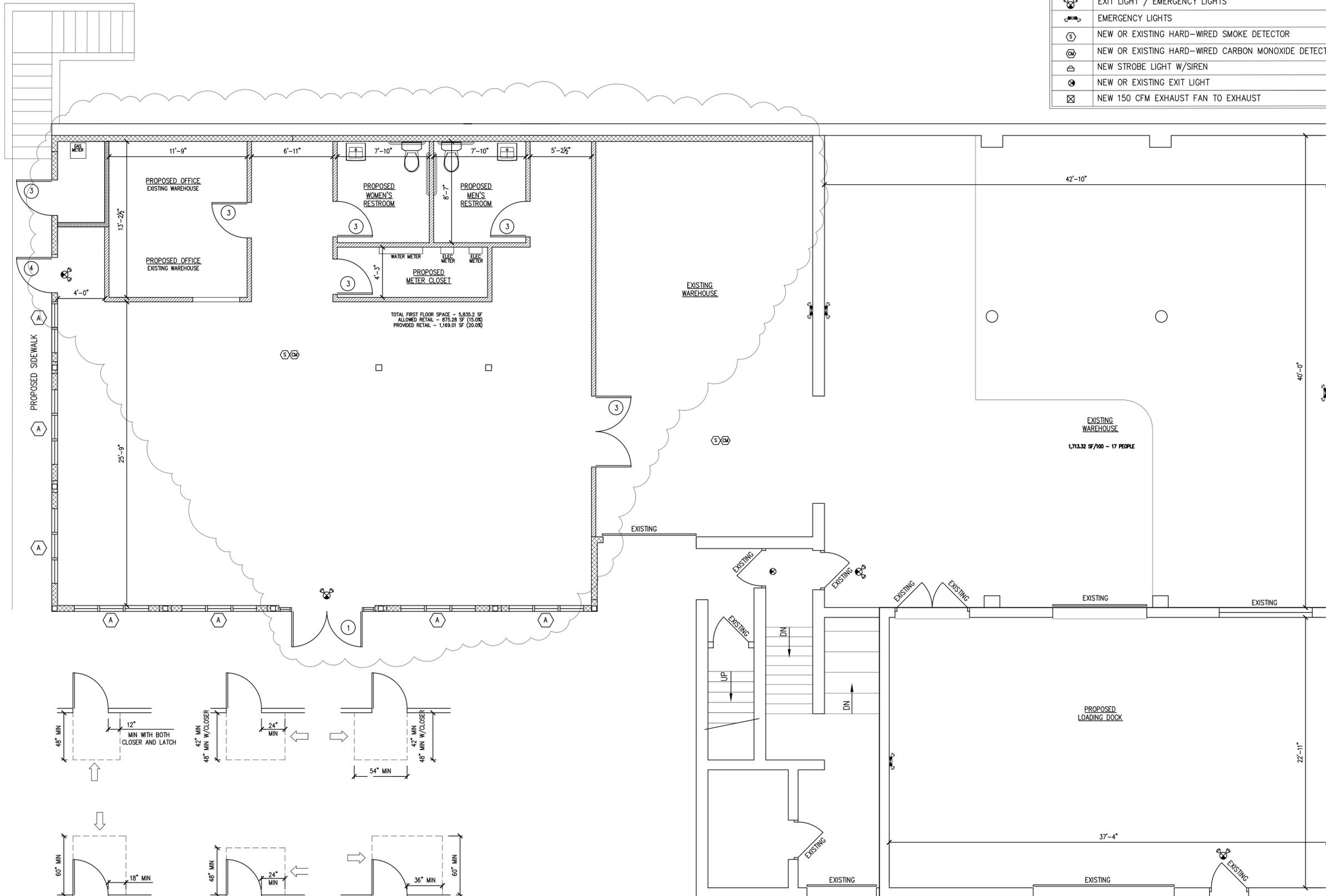


Project
**CHANGE OF USE - FIRST FLOOR
 INTERIOR ALTERATIONS**
 Drawing Title
BASEMENT/FOUNDATION PLAN

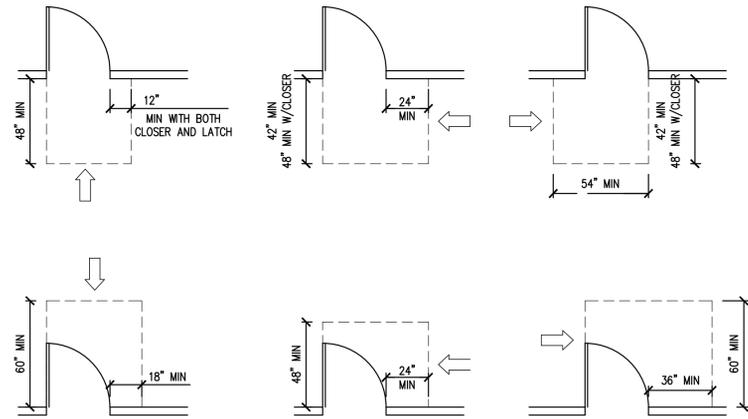
Owner's Information
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 134 MARBLE AVE
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Original Date: 11/6/23
 Project No: 23-50
A-1
 1 of 5 Sheets

LIFE SAFETY SYMBOLS	
SYMBOL	DESCRIPTION
	EXIT LIGHT / EMERGENCY LIGHTS
	EMERGENCY LIGHTS
	NEW OR EXISTING HARD-WIRED SMOKE DETECTOR
	NEW OR EXISTING HARD-WIRED CARBON MONOXIDE DETECTOR
	NEW STROBE LIGHT W/SIREN
	NEW OR EXISTING EXIT LIGHT
	NEW 150 CFM EXHAUST FAN TO EXHAUST



TOTAL FIRST FLOOR SPACE = 5,835.2 SF
 ALLOWED RETAIL = 875.28 SF (15.0%)
 PROVIDED RETAIL = 1,189.01 SF (20.0%)



1 FIRST FLOOR EGRESS PLAN
 A-2 SCALE 1/4" = 1'-0"

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

REVISIONS

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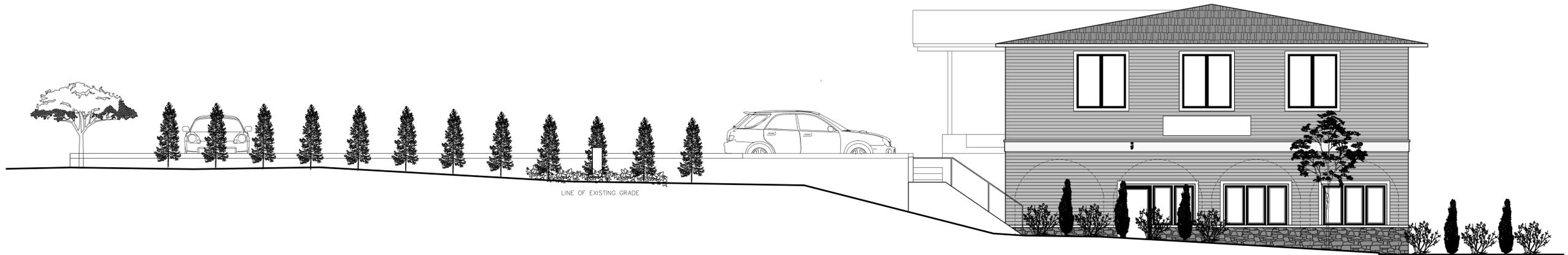
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Project
CHANGE OF USE - FIRST FLOOR INTERIOR ALTERATIONS
 Drawing Title
FIRST FLOOR CONSTRUCTION & LIFE SAFETY PLAN

Owner's Information
PROSPERO
 134 MARBLE AVE
 PLEASANTVILLE, NY

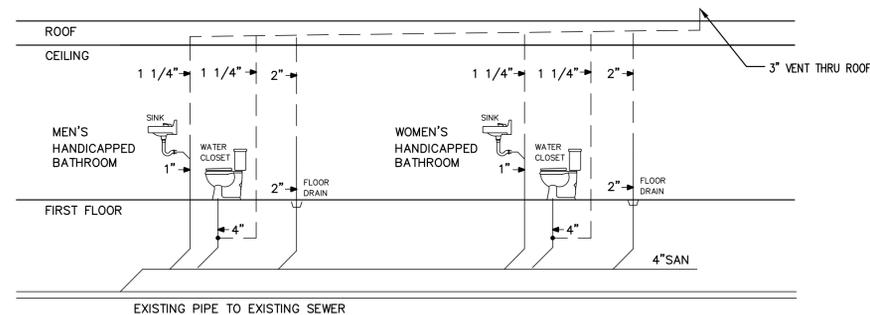
Original Date: 11/6/23
 Project No: 23-50
 A-2
 2 of 5 Sheets



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



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



3 PLUMBER RISER DIAGRAM
SCALE NONE



No.	Date	Comments
3	2/21/24	PER PLANNING COMMENTS
2	1/10/23	ISSUED TO PLANNING
1	12/10/23	ISSUED FOR REVIEW
REVISIONS		

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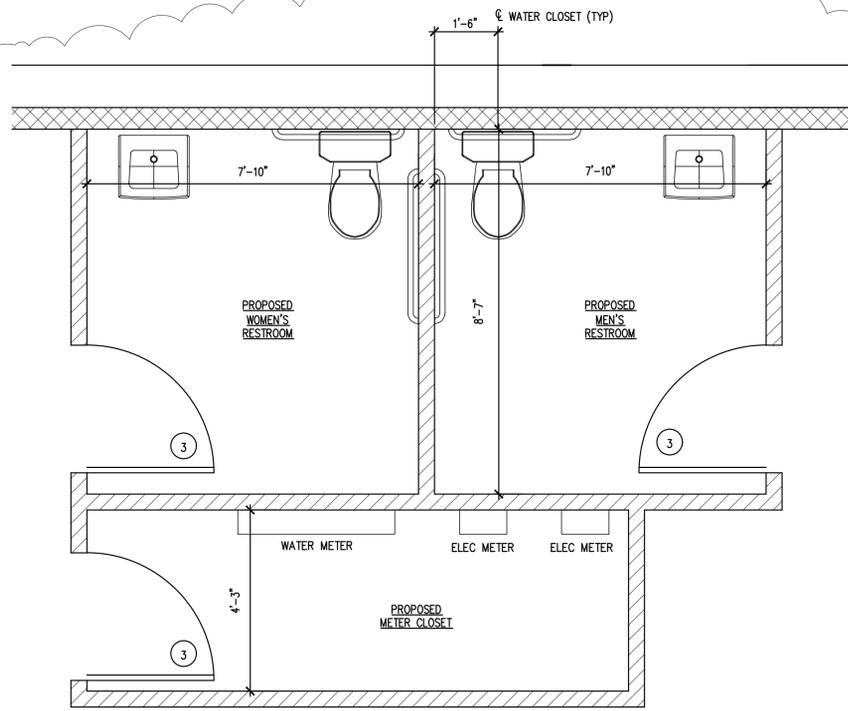
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Project
CHANGE OF USE - FIRST FLOOR
INTERIOR ALTERATIONS
Drawing Title
ELEVATIONS AND DETAIL

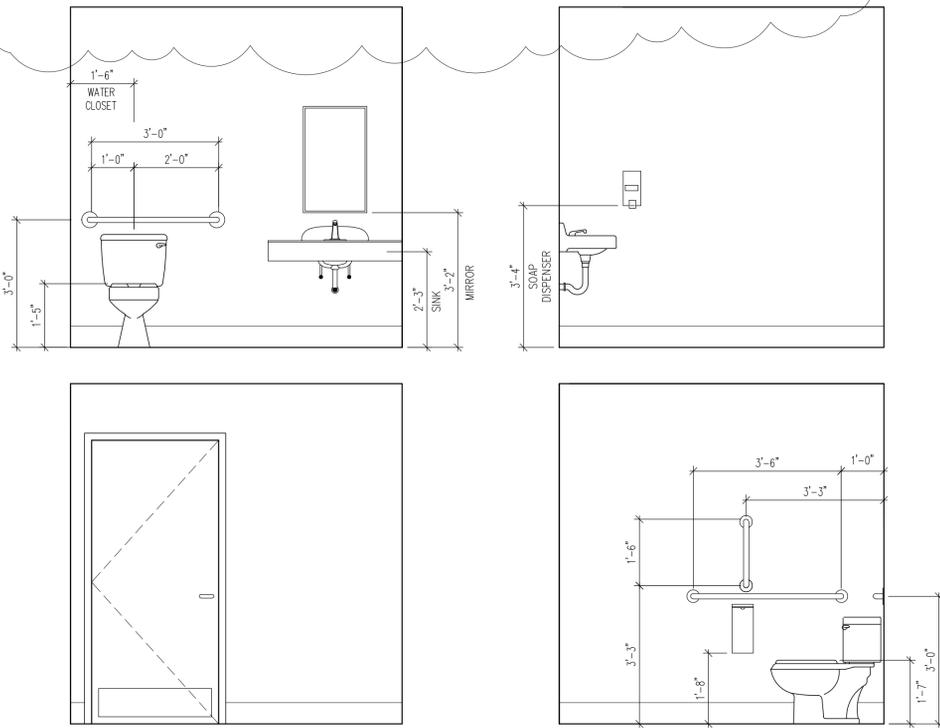
Owner's information
PROSPERO
134 MARBLE AVE
PLEASANTVILLE, NY

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

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

FINISH SCHEDULE NOTES

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

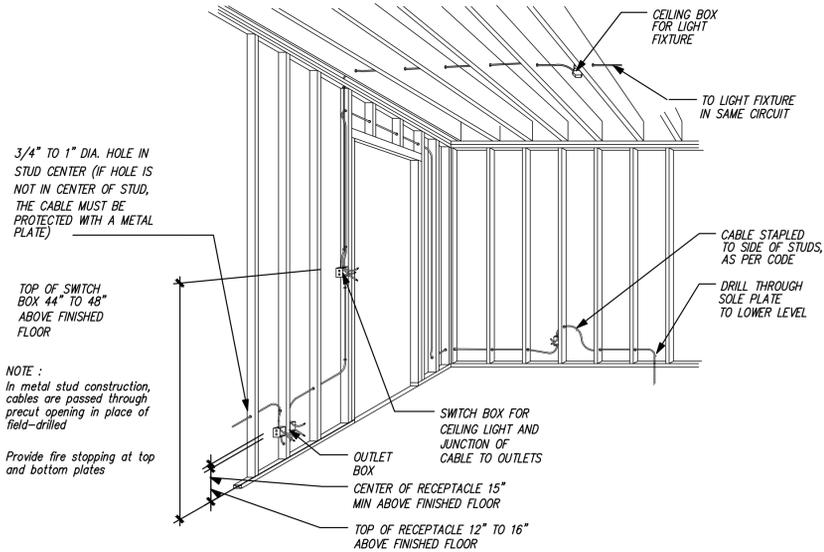
DOOR SCHEDULE							
DOOR NUMBER	DOOR OPENING (W x H x THICKNESS)	MANUFACTURER / MODEL No.	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	HARDWARE SET	REMARKS
01	(2) 3'-0" x 6'-8" x 1 3/8"	T.B.D.	DOUBLE	GLASS	METAL	ENTRY WITH KEY	ALUMINUM SADDLE IN BED OF MASTIC
02	(2) 3'-0" x 6'-8" x 1 3/8"	T.B.D.	DOUBLE	GLASS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

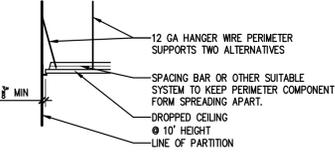
- ALL INTERIOR DOORS TO BE SOLID CORE PAINT GRADE, AS SCHEDULED. SEE SCHEDULE FOR SIZES.
- WHERE WEATHER-STRIPPING IS CALLED FOR, PROVIDE ON FOUR (4) SIDES, INCLUDING SADDLE.
- OWNER TO PROVIDE ALL DOOR LATCH/LOCK SETS. CONTRACTOR TO INSTALL ALL LATCH/LOCK SETS.

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) C16 - ANDERSON	CASEMENT	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	BUG SCREEN

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

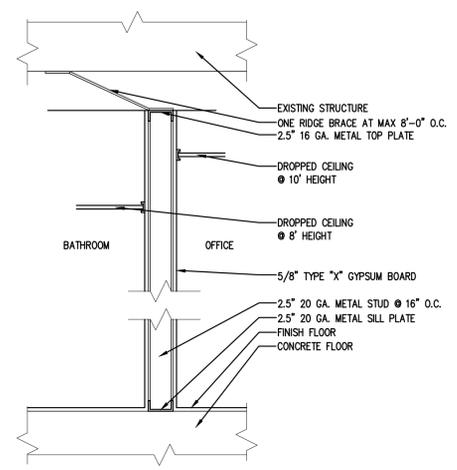


4 ELECTRICAL DIAGRAM
SCALE NONE

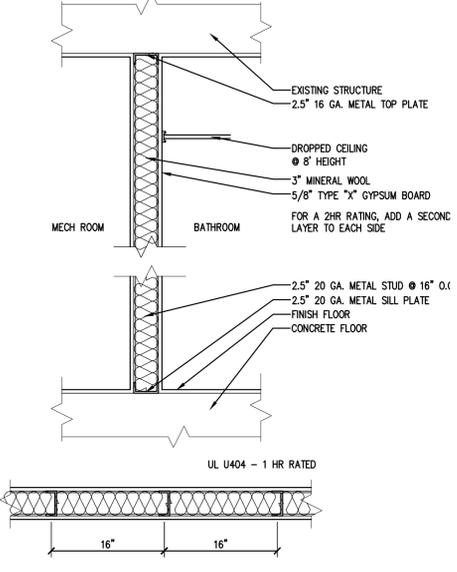


NOTE:
1. 12 GA HANGER WIRE ANCHORED TO STRUCTURE ABOVE AND HUNG VERTICALLY A MAX OF 8" FROM THE PERIMETER.
2. 12 GA HANGER WIRE ANCHORED TO PERIMETER WALL ATTACHMENT TO GRID MAY BE 8" FROM THE WALL, BUT THE WALL ATTACHMENT WIRE MUST NOT EXCEED A 1 / 16 SLOPE

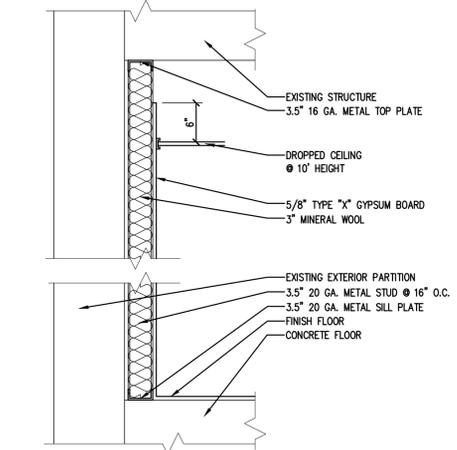
5 DETAIL
SCALE 1" = 1'-0"



6 DETAIL
SCALE 1" = 1'-0"



7 DETAIL
SCALE 1" = 1'-0"



8 DETAIL
SCALE 1" = 1'-0"

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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

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

REVISIONS

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.
 - 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 reproducible. 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 1-1/2" for footings and 3/4" 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-CR-0621 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	1-1/2"
C. Concrete not exposed to weather or in contact with ground	
Slabs, walls, joists	3/4"
Beams and columns	
Primary reinforcement, ties, stirrups, or spirals	1-1/2"
- 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 1/2 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 C1431 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 3/8" (aggregate graded to produce fine grout in conformance with ASTM C476 and C404).
- Concrete Block Units:
 - 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:
 - Structural shapes and rods ASTM A123.
 - Bolts, fasteners and hardware ASTM A153.
- All bolted connections shall be with ASTM A325 high strength bolts 3/4" 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 3/16" 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 3/8" 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
jmf@jmfarch.com



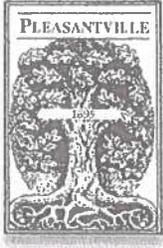
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL 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

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



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570
PHONE (914) 769-1926 * FAX (914) 769-5519
WWW.PLEASANTVILLE-NY.GOV

RECEIVED

FEB 14 2025

VILLAGE OF PLEASANTVILLE
BUILDING DEPARTMENT

ZONING VARIANCE APPLICATION

NOTE: APPROVAL FROM THE ZONING BOARD IS REQUIRED FOR ALL VARIATIONS FROM THE REQUIREMENTS OF THE VILLAGE OF PLEASANTVILLE BUILDING ZONE ORDINANCES.

* TWO (2) COPIES OF ALL DRAWINGS MUST BE SUBMITTED WITH ONE (1) COPY OF VARIANCE * APPLICATION PACKET A MINIMUM THIRTY (30) DAYS IN ADVANCE OF SCHEDULED ZBA 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@prosperomary.com

OWNER: same

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

LESSEE: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION III - SUBMISSION CHECKLIST - AREA VARIANCE [] USE VARIANCE

VARIANCE APPLICATION PRINCIPAL POINTS LETTER BUILDING PERMIT APPLICATION SHORT EAS FORM

SURVEY & DETAILED DRAWINGS [] ADDITIONAL INFORMATION

SECTION IV - APPLICATION FEE: \$250

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION V - APPLICANT'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE READ THE INSTRUCTIONS & EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS & ORDINANCES COVERING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

x APPLICANT'S SIGNATURE: Melissa Prospero DATE: 2/13/2025

SWORN TO BEFORE ME THIS 13th DAY OF February 20 25

Mayra E Perez
NOTARY PUBLIC

MAYRA E. PEREZ
Notary Public - State of New York
No. 01PE6392900
Qualified in Putnam County
My Commission Expires June 3, 2027

SECTION VI - AFFIDAVIT OF OWNERSHIP

y I, Melissa Prospero, HEREBY CERTIFY THAT I RESIDE AT
24 Tamarack Place IN THE CITY OF Briarcliff Manor

COUNTY OF Westchester County IN THE STATE OF New York

AND THAT I AM THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PARCEL OF LAND SITUATED, LYING, AND BEING IN THE VILLAGE OF PLEASANTVILLE AFORESAID KNOWN AND DESIGNATED AS SECTION: 106.10 BLOCK: 2 LOT: 41

AND THAT I AUTHORIZE THE APPLICANT NOTED ABOVE TO MAKE THE FOREGOING APPLICATION ON MY BEHALF AND THAT THE STATEMENTS OF FACT CONTAINED IN SAID APPLICATION, IN ANY SUPPLEMENTARY STATEMENTS, SCHEDULES, OR OTHER PAPERS ATTACHED HERETO ARE TRUE.

OWNER'S SIGNATURE: Melissa Prospero DATE: 2/13/2025

SWORN TO BEFORE ME THIS 13th DAY OF February 20 25

Mayra E Perez
NOTARY PUBLIC

MAYRA E. PEREZ
Notary Public - State of New York
No. 01PE6392900
Qualified in Putnam County
My Commission Expires June 3, 2027

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

ARB PLANNING DPW / ENGINEERING WCDOH WETLANDS FLOOD DEV

BUILDING DEPARTMENT CHECKLIST:

VARIANCE APPLICATION PRINCIPAL POINTS LETTER BUILDING PERMIT APPLICATION SHORT EAS FORM
 SURVEY & DETAILED DRAWINGS ADDITIONAL INFO APP FEE DENIAL LETTER PUBLIC NOTICE & MAILINGS

PAYMENT: CHECK #: 60055 (\$250) CASH

NAME ON CHECK: Marble Avenue Properties LLC

BLDG. INSPECTOR SIGN OFF: RA DATE: 2/14/2025

PUBLIC NOTICE

All public meetings will be held *in person* and via teleconference. To attend the meeting noted below via teleconference and address any application with the ZBA, please visit the Village website (www.pleasantville-ny.gov) the evening of the meeting and follow the Zoom virtual meeting link provided for this specific meeting date. Don't hesitate to contact this office for assistance 914-769-1926.

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Pleasantville, Pleasantville, New York, will hold a Public Hearing on the 6th of March, 2025, in person at 80 Wheeler Avenue, Pleasantville, NY and via teleconference beginning at 8:15 P.M. pursuant to Article III of the Zoning Ordinance on the Appeal of Melissa Prospero, from the decision of Robert Hughes, Building Inspector, dated February 24, 2025, for a proposed new warehouse tenant within existing first floor on-site in violation. The property involved is known as 134 Marble Avenue, Pleasantville, New York and described on the Village Tax Maps as Section 106.10, Block 2, Lot 42 and is located on the southern side of Marble Avenue, Pleasantville, New York in an RO-3 "Medium-Density Residence / Office" zoning district. Said appeal is being made to obtain a variance from Section 185-17.1.C.(1) "Uses subject to Special Permit" of the Village Zoning Ordinance which sets forth the following criteria:

(1) Retail sales incidental to a warehouse or light manufacturing use located on the same lot and permitted in an adjacent zoning district, provided that the products sold on the premises are stored on or are produced on the same premises and further provided that the retail area is fully contained within an enclosed building and occupies no more than 15% of the gross floor area of the business.

The proposed retail space for the new tenant is 20% of the gross floor area, therefore a waiver of 5% is required.

**Robert Hughes, Building Inspector
Zoning Board of Appeals
of the Village of Pleasantville**



Minutes of Meeting

ATTACHMENTS:

Description

Meeting minutes of 12.5.24

Type

Backup Material

Upload Date

3/6/2025

Pleasantville Zoning Board of Appeals
December 5, 2024

The Pleasantville Zoning Board of Appeals meeting was called to order by Austin Campriello, Chairman, at 8:20 PM on Thursday, December 5, 2024. Attending the meeting were: Austin Campriello, Chairman; Serge Budzyn (Zoom), Seth Gladstone (Zoom), Steven Krauss and Erika Krieger, Members and Robert Hughes, Building Inspector.

Mr. Campriello said he and Ms. Krieger had colds but were attending the meeting in person along with Mr. Krauss. Mr. Budzyn had a cold and was attending via Zoom. Mr. Gladstone had a caretaker obligation but was also able to attend via Zoom. Mr. Campriello explained that under the rules by which the Board operates, as long as three Board members are present in person and the other two have legally recognizable excuses to attend remotely, the Board can function with all five members present, albeit not altogether.

1. **2024-22 - Jonathan and Yemi Healy – 84 Pleasant Avenue** – Proposed additions and alterations to the existing single-family dwelling structure on-site in violation of Section 185-36.B.(1), Schedule I, “Bulk Requirements,” regarding deficient front and side yard setbacks, excessive building coverage and driveway width. ***Continued Public Hearing and review of application from last month’s meeting.*** Present: Applicant; Jonathan and Yemi Healy

Mr. Campriello explained that this agenda item was a carryover item from last meeting, so it was exactly the same as if the Board never ended that meeting. Mr. Campriello noted that an informal vote taken at the last meeting and pointed out that the Board Members could change their minds based on new arguments or simply upon reflection. Mr. Campriello confirmed with the applicants that they received the recording from the last meeting and that Mr. Hughes circulated the highlighted paperwork.

Mr. Campriello said the applicant could now supplement their application and share any changes made to the previously presented plans.

In comparing the original application and the new application, Mr. Campriello said his understanding was that the applicants had made one change which was to reduce the size of the variance they were seeking for the cover over of the carport, which reduces the overall coverage. Other than that, Mr. Campriello believed everything else remained the same. The applicants said that was correct.

Mr. Healy said he appreciated the informal vote taken by the Board at the last meeting as well as the time they were given to regroup and reflect. He reiterated that they worked for a couple of

Pleasantville Zoning Board of Appeals
December 5, 2024

years to arrive at the current plans, and they always had in mind an aesthetic that fit into the neighborhood while also giving them what they needed as a family to stay in the home.

Mr. Healy said they understood what the Board was trying to achieve with the coverage and said after they reduced the coverage over the carport, he believed that they were within a 1 ft coverage variance difference with an existing property.

Referring to one of the building coverage charts provided by the applicants, Mr. Campriello noted that even after reducing their overall coverage by 5%, they would still have more coverage than virtually anyone else on their street. Mr. Healy said that was true, they would exceed the next highest coverage by .8%. They are proposing a total coverage of 34.9%

Mr. Campriello said because of the open meeting law, the members of the Board did not talk about the applications with each other outside the meeting. He noted that as of the last meeting it looked like all the members were willing to go along with the two porches and the second floor, but the pantry was problematic for some members as was the covered patio and the driveway with some members. As a result, there was an overall problem with the total coverage.

Mr. Healy said regarding the driveway if the Board was not going to approve anything wider than 12-foot width, there was nothing to discuss, but if it was instead an issue with keeping things consistent and conforming with the neighborhood, then he felt maybe the 16-foot driveway could work, which is why they left that unchanged on the plans. He said the width was exact to the patio and carport, which aesthetically looked nice, and tapering the driveway would limit things. On their street and Congress Street here are similar size driveways next to each other or facing each other.

Mr. Campriello said of all Board Members, he is the one who most consistently votes against wide driveways. He acknowledged that there are four houses on Congress Street and three on Pleasant Avenue that have 16-foot wide (or wider) driveways, and it makes it more difficult for the Board to say no the applicants when most of the neighbors closest to them have what they are asking for.

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Mr. Campriello said his concern was coverage, as it was a small lot and there were a lot of things being proposed in the application. He acknowledged that he would probably want to do similar things if he was in the applicant's position, but even if he could be persuaded to vote in favor of the larger driveway, he was still concerned about the coverage and would want to reduce coverage somewhere else. Mr. Campriello thought that the proposed porches would be a welcome addition to the house, but the applicants could reduce coverage by eliminating a porch, for example. If Board Members change their minds about the wide driveway, it might force them to change their minds about the porches, the cover over the patio or the pantry.

Mr. Budzyn referred to the rendering view facing Congress Street and noted that the carport looked wider and closer to the fence than what was shown on the plans, and he wondered if it was accurate. Mr. Healy said the renderings were not to scale, they just wanted to give the Board a better idea of how things would look. Mr. Budzyn pointed out the columns looked to be about a foot and seemed to be placed as such that the driveway could lose a foot in width. Ms. Healy repeated the rendering was just supposed to give an idea of how the home's overall size would look in the neighborhood. It was not an accurate scale of the work. He said if the renderings were going to do them a disservice, they would not use them.

Mr. Campriello believed Mr. Budzyn's point was if the columns were one foot each, instead of widening the driveway by four feet, it could be widened just three feet, since you would not drive into the columns.

Mr. Hughes added that when an application is submitted to the Board, it does not have its construction documents started and that variances are often granted by the Board for what they would want them to be worst case. Mr. Hughes said right now the driveway width was 16 feet – 8 feet for each vehicle – and it was lined up with the patio. He said it could very well be that during construction, the patio could end up smaller, but the Board's approval would guarantee that it didn't get any *bigger*.

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Ms. Krieger didn't think it was necessary to focus so much on the placement and size of the columns in the carport – the car could be pulled to one side to avoid the column after all. It is unlikely that anyone would pull in so exactly.

Mr. Krauss said he was concerned that someone in the future would want to put walls on the carport to make it a structure. Mr. Hughes said they would have to get a building permit to do that, and they would have to look at any issues with setbacks. Because there would be a roof there, however, they wouldn't need to get a new variance, hypothetically. Ms. Krieger said any approval the Board gives would be for the project as it was designed. If someone changed the open-sided design by adding walls to create a garage, it would be a material change to the findings. Mr. Hughes pointed out that creating a garage would reduce the setback requirement, so it would not exacerbate the situation.

Ms. Healy said they looked at building the addition out in the front of the house, but they felt that didn't fit into the neighborhood and ultimately decided to put all the coverage in the back. Mr. Healy said he understands the pantry was an issue with some Board members at the last meeting but reiterated that was a dead space for them and it was near a neighbor's garage that abutted to their property line. He said they couldn't use that space to sit outside, for example. Mr. Campriello said he wasn't concerned so much with the size of the pantry, the applicant knew what size they wanted or needed, but he was concerned that it was so close to the property line.

Mr. Campriello confirmed with Mr. Hughes that if they went along with all the requests on the application, they would be granting a 14.9% coverage variance.

Mr. Gladstone said he appreciated the applicants' efforts to bring the coverage number down. He said even with the decrease in the overall number, though, it was still the biggest number in the area, and he worried that someone might come in the future asking for a little bit more and a little bit more. Mr. and Mrs. Healy said they understood the Boards' concern about setting a precedent.

Mr. Healy said the project would be very expensive. Ms. Healy believed requests like this would not be very common because most people would not want to put so much money into a house on

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such a small lot. Mr. Healy said they weren't asking for a huge home. He believed it was a typical Westchester sized home but just seemed oversized because it was on such a small lot. He added that it is hard to move to a larger home in the community because fewer homes are available and costs are high. That is why they want to stay in their home,

Ms. Krieger noted, and Mr. Hughes confirmed that if the roof on the carport came off, they would not be having this discussion.

Mr. Healy said there were no other carports in their neighborhood, and he believed they were not very common. They are going to be building into their garage, so they want to create a covered place to park.

Ms. Healy said they thought bringing in the patio covering would reduce the numbers enough to hit where the other coverages in the neighborhood were. The highest is 34.8%, and they are 34.9%.

Mr. Hughes added that the area where this property is located requires a minimum lot size of 7,500 square feet, so 20% coverage of that allows a footprint of 1,500 square feet. The Healy lot is 5,000 square feet, which allows a footprint of only 1,000 square feet. In 2017 when zoning talked about FAR, he doesn't know if the (Village Board) purposely excluded the requirements from the zone – knowing the majority of the lots there were 5,000 and FAR would impose difficulties. He also didn't know whether they realized how great the impact of a 20% coverage limit on a 5,000 square foot lot would be versus a 7,500 square foot lot. Perhaps zoning for this area should be reevaluated. The 20% coverage is a hindrance especially since, for example, a shed on a property causes coverage to go up a lot, which is significant when only 1,000 square feet of coverage is allowed. Considering the specific numbers in this zone, Mr. Hughes thought it would be less likely that people would come in from other zones requesting 40% coverage.

Mr. Campriello said there were no members of the public in the room or on zoom who wished to speak.

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Mr. Campriello said he didn't think they needed to do another informal vote but would take one if the applicants wanted them to.

Mr. Krauss said he still had an issue with the coverage, noting that the average coverage in the area is 8% lower.

Mr. Krauss pointed out that the applicant wanted the carport to have one car covered and the uncovered car would park in tandem – one car in the driveway and one under the cover. A typical one-car garage is 12 x 20 feet. What's driving this proposal is the size of an existing patio, which to Mr. Krauss did not make sense. If the carport is replacing the existing one car garage, then it could be reduced in size to 12 x 20 feet. This would cut down the coverage by 3.2%, bringing the total coverage closer to the area average. Mr. Healy said the problem with that is there is a door there now, and if they parked up against the door, they would be able to open it. Mr. Krauss acknowledged that the door is part of their design but is not necessary, since they already have two other entrances into the house. If they use the reduced measurement for the carport, that would play into the driveway, which would match the 12-foot width and also be four feet farther away from the neighbor on Sarles Lane, reducing that variance. Mr. Krauss believed that would give the applicants what they want and enable the Board to abide by Zoning law, which requires the Board to consider the minimum variance needed to enable an applicant to achieve his objective.

Mr. Healy said they have the existing patio that goes out 16 feet. He understood that if they bring the roof line to 13 feet, that will solve the coverage problem.

Ms. Krieger said they could keep the patio the same width; the roof just wouldn't cover the entire patio.

Mr. Campriello acknowledged that he and Mr. Krauss were still having an issue with the total coverage and were trying to find a way to agree on a more reasonable number. He agreed with what Mr. Krauss suggested, still having the patio covered, but not the whole thing, narrowing the driveway a little still making it closer to what their neighbors have. Ms. Healy said the larger driveway would make things easier for them and others in the neighborhood had similar driveways.

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Mr. Campriello explained that Mr. Krauss was trying to give the applicant the majority of what they wanted while also making the Board feel more comfortable with the numbers in order to vote in favor.

Mr. Healy said they didn't want to change their stance on the driveway. He explained they had a nanny who came every day and had to park on the street. Ms. Healy added there were a lot of children in the neighborhood and there was a safety aspect of having the larger driveway and not having to park on the street.

Ms. Krieger said the small reduction in coverage was good enough for her, but Mr. Budzyn said he agreed with Mr. Krauss and Mr. Campriello. Mr. Gladstone also agreed, reiterating he was reluctant to grant the application as it could potentially set new precedent in that neighborhood.

Mr. Campriello explained to the applicant that they had three choices: Choice #1: have the Board vote on the revised application exactly as it was; Choice #2: after hearing the comments from the Board, they could voluntarily amend their application and do as Mr. Krauss suggested by reducing the size of the cover on the patio; Choice #3: Also as Mr. Krauss suggested, in addition to reducing the size of the carport, also reduce the width of the driveway.

The applicants stepped out into the hallway to converse.

While the applicants were outside Mr. Campriello moved to vote on the minutes from the last meeting (see Minutes vote at the end of these minutes).

The applicants returned from speaking in the hallway. Mr. Healy said they would like to voluntarily amend their application to make the roof on the carport 12 feet wide. He said they would not be amending the carport depth because aesthetically things were getting worse in his opinion, so the depth would remain 25 feet. They will line the driveway up with the existing patio.

Mr. Krauss said the amendment would reduce coverage by 2%.

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Mr. Hughes clarified the carport roof was voluntarily going to be reduced to 12 feet in width and that they were keeping the full depth of the cover at 25 feet, to match the width of the house on that side. The driveway would remain at the proposed 16 feet, which matches the existing patio.

Ms. Krieger noted that the carport roof is coming in and the patio is there, so no setback variance is needed on that side. Mr. Krauss pointed out that changing the carport width would reduce the variance needed on the Sarles Lane side by 4 feet. Mr. Campriello added that it would reduce the overall coverage by 2%. Mr. Krauss calculated that coverage would now be at 32.9% (previously 38%).

Mr. Campriello felt it was a reasonable compromise.

Ms. Krieger suggested taking a single vote, not voting line by line.

Mr. Hughes confirmed two variances were changing:

Side yard setback #2 – originally a setback of 9.5 feet was provided; now a setback of 13.5 feet is provided, reducing the variance by 4 feet by pulling the carport from the side property line.

Coverage – originally the increase in coverage request was for 14.9%; now the increase in coverage is 12.9%.

Mr. Campriello asked that Mr. Hughes clarify with the applicants as well so that everyone was on the same page before voting.

Ms. Healy said her only concern is that they weren't able to go over this with their architect and didn't know if the design of the stairs and the pole would work well with a car pulling in. Mr. Campriello said they had the option to go over to the next meeting if they wanted to double check with the architect, but Ms. Healy declined.

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On a motion by Ms. Krieger seconded by Mr. Krauss the public hearing was closed.

Based upon a review of the application of Jonathan and Yemi Healy for proposed additions and alterations to the existing single-family dwelling at 84 Pleasant Avenue, it has been determined that the ZBA is the only Involved Agency and that the Proposed Action is classified as a Type II Action under Part 617.5 of the State Environmental Quality Review Act regulations. Therefore, this application requires no further processing under SEQR.

VOTING took place as follows:

- Mr. Krauss - Approve. Mr. Krauss thanked the applicants for all their efforts to make changes. He said he's still not comfortable with the pantry, but the fence is there. Regarding the driveway, as the applicant said, it matches the other driveways in the neighborhood.
- Mr. Campriello - Approve. Mr. Campriello also expressed appreciation for the applicant working with the Board on their application. He was glad the total coverage had been reduced. He too has concerns about the pantry jutting out but noted that it's clear that there's a lot of that jutting out in that area.
- Ms. Krieger - Approve. She also appreciates the concessions that have been made.
- Mr. Budzyn - Approve. Mr. Budzyn said he very much appreciated the efforts the applicants made to reduce the overall coverage and address the issues that the Board raised.
- Mr. Gladstone - Approve, for reasons stated by his colleagues. He reiterated his previous expression of appreciation for the compromises made by the applicant.

2. **Case No. 2024-23 – Jake Hamerschlag & Samantha Pearlman - 349 Washington Avenue** – Proposal to expand existing driveway for the creation of additional parking within the front yard on-site in violation of Section 185-36.B.(1), Schedule I, “Bulk Requirements” regarding driveway width. *New application*. Present: Samantha Pearlman.

Ms. Pearlman said her husband had a meeting and could not attend this evening. She explained they were proposing to expand their driveway mainly for safety reasons. Currently, their two cars are parked one behind the other, and they have to back the last car out onto the road to let the first

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car out. Their objective is to make it so that two cars fit next to each other. Ms. Pearlman shared that they are expecting their first child and they have concerns about moving cars around and pulling out on to Washington Avenue.

Ms. Pearlman referred to the drawing with sections of the driveway separated by numbers and colors. She said section number three is permitted because it is further back than the 30-foot front yard setback. Expanding the driveway in section number 4 requires a variance.

Ms. Pearlman said there were other homes in their neighborhood with similar driveways and several homes with parking spots in the front of the house, so she believed similar exceptions had been made in the past.

Mr. Campriello said some people in Pleasantville don't come before the Board properly like the applicant has, they simply park in front of their house. He suspects that all or at least most of the spots in front of houses to which the applicant referred are just that – a person parking in front of their house without any formal permission to do so. Mr. Campriello said such situations are enforcement issues and the Zoning Board does not do enforcement.

Ms. Pearlman said she has seen spaces that are not just grass or gravel but rather paved parking spaces. Mr. Campriello said the paved areas may look legitimate, but it still doesn't mean they got permission from the Board to do it. The Village doesn't want people parking in front of their houses.

Ms. Pearlman said she wasn't asking to park in front of her house; she just wanted more space on the side. Mr. Hughes explained that when parking (other than in a single driveway) is closer than 30 feet from the front property line, it is considered parking within the front yard setback beyond the driveway. The front yard extends from side property line to side property line, and no parking is permitted there beyond the driveway.

Ms. Pearlman said the driveway was also at a bit of slope. They moved in just recently moved and have realized it is a bit dangerous to back out onto the road.

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Ms. Krieger said she lived on Washington Avenue and didn't think widening the driveway would have any impact on the neighborhood.

Mr. Budzyn questioned if there was concern about the additional impervious surface with water running down onto Washington Avenue. Mr. Hughes said as with any application, the Village will look at the new portion of the driveway to ensure that there's no additional runoff. The size of the area, topography, etc. are looked at to determine expected additional runoff and whether stormwater management will be required. Perhaps it will be as simple as pitching the driveway so that the runoff goes onto the grass.

Ms. Pearlman said currently the rainwater goes down the driveway. Ms. Krieger explained they couldn't just let the rainwater from the added portion combine with that, they would be required to have it still soak into the grass somehow, as it does now as a pervious surface.

Mr. Hughes said the Village seeks to get any disturbance accounted for. When there is a minimum – 150 or 200 square feet – depending on the topography of the slope, so long as it doesn't create a nuisance to the neighbors or the street –they may not require stormwater management.

Mr. Hughes said with new houses and old driveways they typically do a site visit to determine what can be done to minimize runoff.

Mr. Krauss said the typical parking space size is 8.5 to 9 feet wide and 18 feet long, but the applicant was proposing an additional 16 feet. Mr. Hughes said the submission was 16 feet x 25 feet new parking area.

Mr. Gladstone explained to the applicant that it was the obligation of the Board to grant the minimum variance required to serve the purposes that the applicant is seeking to achieve. He said he saw the need for some extension of the driveway but questioned if the extension needs to be as big as proposed.

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Ms. Pearlman said they were only asking for 10.8 in additional blacktop to the right of the current existing driveway. Mr. Budzyn said #2 should be updated on the plan to reflect that.

Ms. Pearlman said she had receipts of 17 certified mailings that were sent to her neighbors, but they had not received any feedback.

Ms. Krieger pointed out, but did not suggest, that paving right alongside the house in front of the existing garage to create a parking space further back would reduce or eliminate the variance. Mr. Hughes confirmed they would not need a variance to do that they would just need to account for stormwater drainage. Ms. Pearlman said she didn't think that would solve the turnaround issue and believed it would be unattractive to the neighbors.

Mr. Campriello wanted to be sure they were all clear on the numbers, assuming they were going to be voting. Mr. Hughes confirmed with the applicant and clarified for the Board that the request was for an additional 10.8 feet to be added to the right of the existing driveway, not an additional 16 feet. He clarified that section #4 on the plans needed a variance for 150 square feet instead of 220 square feet.

Ms. Pearlman said she was going to keep the shrub in the front by the driveway. There is an arc in the driveway so that it avoids the shrub.

A motion to close the Public Hearing was made by Ms. Krieger, seconded by Mr. Budzyn and unanimously carried.

Based upon a review of the application of Jake Hamerschlag and Samantha Pearlman to expand the existing driveway for the creation of additional parking within the front yard at 349 Washington Avenue, it has been determined that the ZBA is the only Involved Agency and that the Proposed Action is classified as a Type II Action under Part 617.5 of the State Environmental Quality Review Act regulations. Therefore, this application requires no further processing under SEQ. R.

VOTING took place as follows:

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- Mr. Krauss - Approve. Given that the width is going to be 10.8 feet rather than 16 feet, so the variance needed is reduced to less than 200 square feet, the balance weighs in favor of the applicant
- Mr. Campriello - Approve, for reasons stated and because of the long driveway. Also, Ms. Krieger lives in the neighborhood and doesn't think it will have a negative effect on any property, other property owners or the neighborhood.
- Ms. Krieger - Approve.
- Mr. Budzyn - Approve, for the reasons stated.
- Mr. Gladstone - Approve, for the reasons stated.

Minutes

Mr. Campriello said he was in touch with Ms. Sernatinger about some edits to the October 31, 2024, minutes. The updated version was sent to the Board Members. Mr. Krauss said there were a couple of times his name was interchanged with Ms. Krieger but other than that he had no comments.

A vote to approve the minutes of the October 31, 2024, meeting was made by Mr. Krauss, seconded by Ms. Krieger and unanimously carried.

Respectfully submitted,

Mary Sernatinger
Secretary

These minutes reflect comments from Mr. Campriello but have not been approved yet.