



Village of Pleasantville

Building Department

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

PLEASANTVILLE ZONING BOARD MEETING

To: Zoning Board Members:

There will be a meeting of the Pleasantville Zoning Board on Thursday, March 27, 2025, at 8:15 PM, at Village Hall, 2nd Floor 80 Wheeler Avenue, Pleasantville, New York.

Meeting Access

Topic: ZBA

Time: Mar 27, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84695633997?pwd=x9GY6stZkUKq3ezzNthk3VbTVSCJ2.1>

Meeting ID: 846 9563 3997

Passcode: 966178

One tap mobile

+16469313860,,84695633997# US

AGENDA

1. 325 Manville Road

Case No. 2025-04 - Manville and Grove LLC - 325 Manville Road - Proposed conversion of the existing professional office building into a new multiple dwelling consisting of a maximum six (6) residential apartment units on-site in violation of Section 185-36.(3) "Residence - Professional Office" Zoning District regarding deficient lot area - *referral from Planning Commission*

2. Minutes of Meeting

Meeting of March 6, 2025 (February meeting)

Very truly yours

Robert Hughes
Building Inspector



Meeting Access

Topic: ZBA

Time: Mar 27, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84695633997?pwd=x9GY6stZkUKq3ezzNthhk3VbTVSCJ2.1>

Meeting ID: 846 9563 3997

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325 Manville Road

Case No. 2025-04 - Manville and Grove LLC - 325 Manville Road - Proposed conversion of the existing professional office building into a new multiple dwelling consisting of a maximum six (6) residential apartment units on-site in violation of Section 185-36.(3) "Residence - Professional Office" Zoning District regarding deficient lot area - *referral from Planning Commission*

ATTACHMENTS:

Description	Type	Upload Date
Denial Letter	Backup Material	3/20/2025
Principal points letter	Backup Material	3/17/2025
Updated Site Plan 3.7.25	Backup Material	3/17/2025
Architectural floor plans and elevations dated 2.12.25	Backup Material	3/17/2025
Architectural rendering dated 2.12.25	Backup Material	3/17/2025
Public Notice	Backup Material	3/17/2025
ZBA application	Backup Material	3/17/2025
BP application	Backup Material	3/17/2025
EAS form	Backup Material	3/17/2025



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

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

Manville & Grove LLC
394 Bedford Road
Pleasantville, New York 10570

PARCEL ID

Sec – 106.6

Blk – 1

Lot – 17

Re – Building Permit application dated March 13, 2025 for a proposed conversion of the existing professional office building into a new multiple dwelling consisting of a maximum six (6) residential apartment units located at 325 Manville Road, within the Village of Pleasantville, on-site in violation.

Date: March 18, 2025

Dear Dan:

This notice is to inform you that your building permit application submitted to this Department dated March 13, 2025 for a proposed conversion of the existing professional office building into a new multiple dwelling consisting of a maximum six (6) residential apartment units located at 325 Manville Road, within the Village of Pleasantville, is hereby denied.

Denial is based on the following facts:

1. Subject property is located in an R-PO “Residence – Professional Office” zoning district within the Village of Pleasantville, New York.
2. To convert the existing professional office building into a new multiple dwelling consisting of a maximum six (6) residential apartment units as proposed would not comply with Section 185-36.B.(3) Schedule III “Bulk Requirements” of the Village Municipal Code which sets forth the following:

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Minimum lot area (multiple dwelling)	20,000 SF	12,240 SF	7,760 SF

*Note: minimum lot area required to be 20,000sf or 2,500sf per dwelling unit, whichever is more restrictive. Proposed six (6) dwelling units x 2,500sf each equates to 15,000sf, so therefore the min 20,000 sf lot area is more restrictive and applies.

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

March 13, 2025

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

Re: **Letter of Principle Points – Lot Area Variance**
325 Manville Road, Pleasantville, New York
Section 106.6, Block 1, Lot 17

Request for lot area variance as follows:

The lot is comprised of 12,240 sf. To meet zoning minimum lot area of 20,000 sf, a 7,760 sf lot area variance is requested; however, only 2,760 additional square feet are needed for 6 residential units.

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

We are requesting the variance noted above for 325 Manville Road to allow for the conversion of the 6-tenant existing office building into 6 – 2 bedroom multi-dwelling units. In consideration of our application, we would like the Board to please consider these five principal points as required by NY State Law:

whether grating AV will produce undesirable change in the character of the neighborhood or a detriment to nearby properties

The proposed multi-family use is consistent with the surrounding area, The footprint of the building will remain the same, ensuring that the scale and presence of the structure within the neighborhood remain unchanged.

whether benefit sought is achievable by another feasible method

Due to the existing lot size and zoning constraints, there is no feasible method to achieve the proposed multi-family conversion without a variance. The structure is already in place, and a variance is the only path to utilizing the property effectively while maintaining the existing footprint.

whether requested AV is substantial

The request is not substantial when considering the overall scope. The property already supports a 6-unit office building, and the change to 6 residential units will reduce traffic and density. The 20,000 square feet is the more restrictive lot area and it would apply whether the development proposed 4, 5, or 6 units. If the alternative zoning requirement of 2,500 square feet per dwelling unit were applied, the required lot area would be 15,000 square feet, thereby requiring a variance of only 2,760 square feet.

whether AV will adversely impact the neighborhood physical or environmental conditions

The building will be much more energy efficient with new insulation, windows, trespa panels, and heat pumps, significantly reducing the energy consumption. Most importantly, this project represents an adaptive reuse of the existing building, preserving its structure rather than demolishing and rebuilding. No trees will be removed. We will be adding 21 trees and 22 shrubs.

whether the alleged difficulty was self-created

This is an existing building in the RPO zoning district that allows for multiple dwellings.

We respectfully request that the Board grant this variance

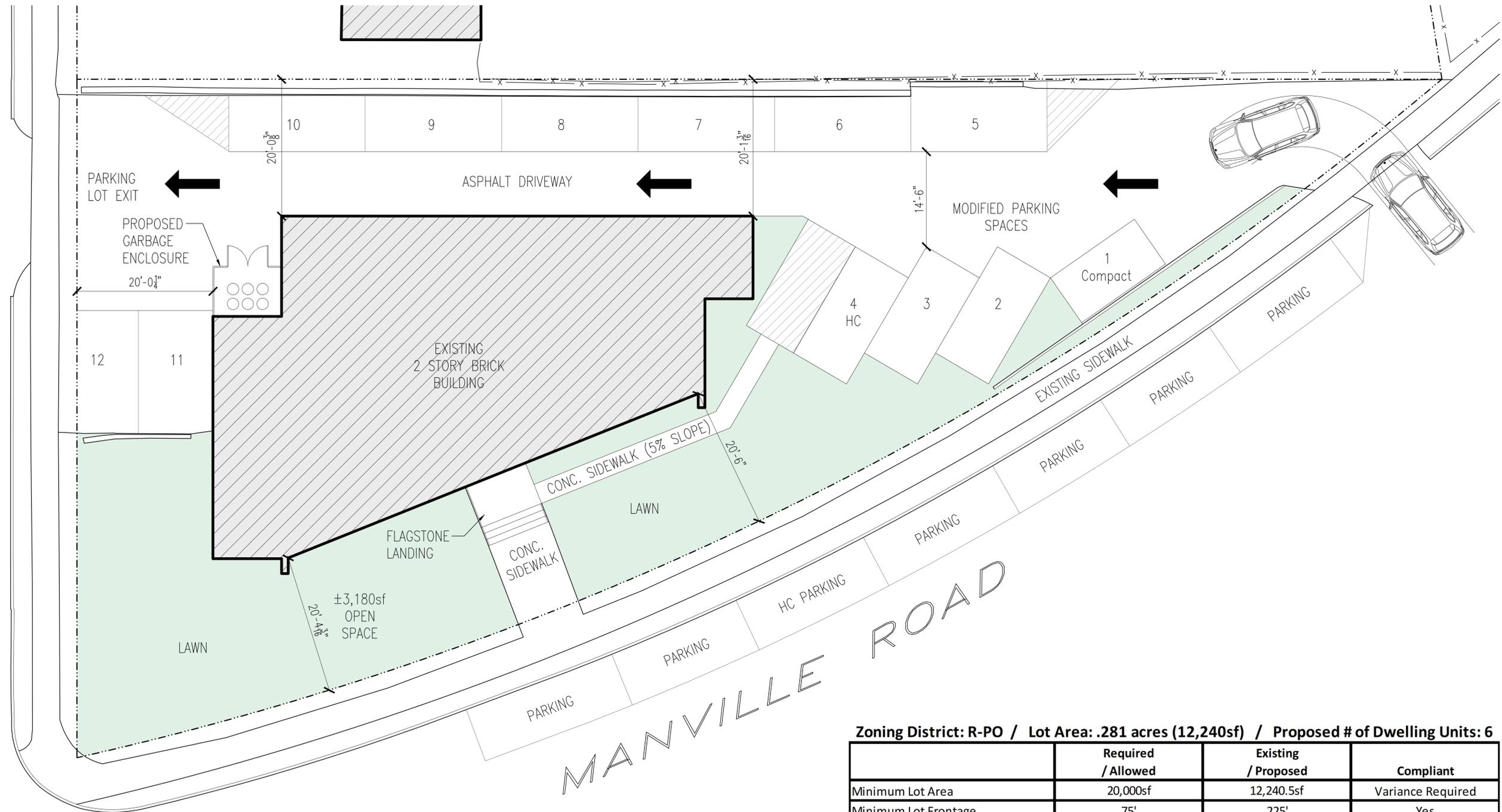
Sincerely,
Manville and Grove LLC

GROVE STREET

325 MANVILLE ROAD ALTERATIONS

Owner
Manville and Grove, LLC
325 Manville Road
Pleasantville, NY 10570

Architect
Gallin Beeler Design Studio, PLLC
23 Washington Avenue
Pleasantville NY, 10570



1 Proposed Site Plan
SCALE 1/8" = 1'-0"

Existing Developed Area	
Site Area	12,240.5sf
Pervious Area - i.e. grass	3,119.5sf
Existing Developed Area	9,121sf (74.52%)

Proposed Developed Area	
Site Area	12,240.5sf
Pervious Area - i.e. grass	3,179sf
Proposed Developed Area	9,061.5sf (74.0%)

Zoning District: R-PO / Lot Area: .281 acres (12,240sf) / Proposed # of Dwelling Units: 6

	Required / Allowed	Existing / Proposed	Compliant
Minimum Lot Area	20,000sf	12,240.5sf	Variance Required
Minimum Lot Frontage	75'	225'	Yes
Minimum Lot Width	75'	approx. 200'	Yes
Minimum Lot Depth	100'	varies from 99' to 0'	*PENC
Minimum Front Yard	30'	20.35'	*PENC
Minimum Side Yard	30'	20.01'	*PENC
Minimum Rear Yard	30'	20.03'	*PENC
Minimum Gross Area per Dwelling Unit	800sf	930sf	Yes
Maximum Height	2.5 stories / 30'	2 stories / 22'	Yes
Maximum Building Coverage	30%	22.80%	Yes
Maximum Developed Coverage	60%	74.5% existing 74% proposed	74% *PENC reduced
Maximum FAR	0.4	0.46	*PENC
Maximum Open Space	400sf per dwelling unit	3,200sf	Yes
Parking	2 spaces per dwelling unit	12 spaces	Yes

*PENC = Pre-Existing Non-Conformance

Planning Board Submission

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Rev.	Date	Planning Brd. Submission	Description
02	12.25	Planning Brd. Submission	

Sheet Title:
Proposed Site Plan

Project #: 2501
Drawn: RB
Checked: RB
Print Date: 03-05-25

Sheet No.:
A04

325 MANVILLE ROAD ALTERATIONS

Owner
Manville and Grove, LLC
325 Manville Road
Pleasantville, NY 10570

Architect
Gallin Beeler Design Studio, PLLC
23 Washington Avenue
Pleasantville, NY, 10570

Planning Board Submission

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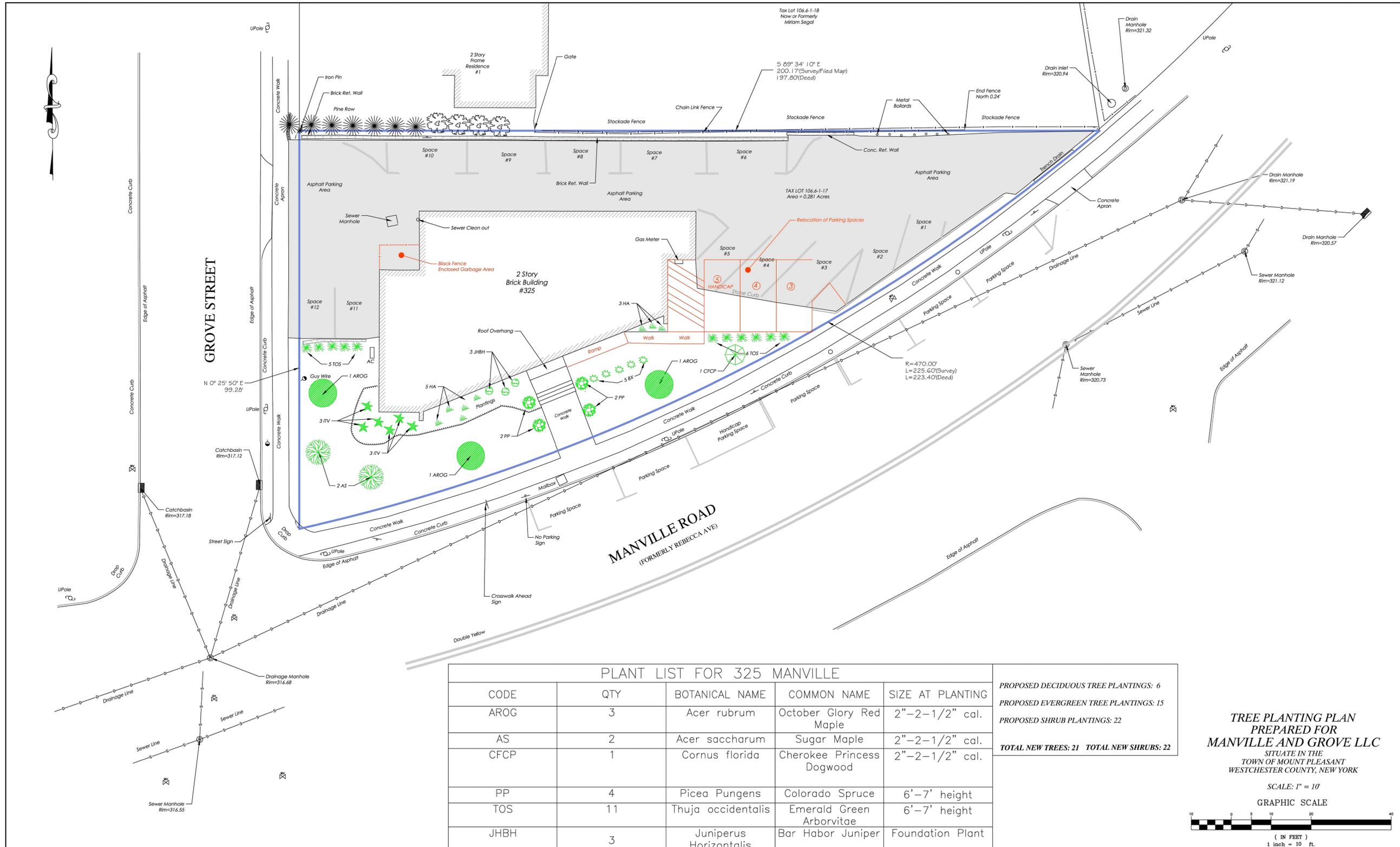
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NORTH		02.12.25	Planning Bd. Submission
		Rev. Date	Description

Sheet Title: **Landscape Plan**

Project #: 2501
Drawn: RB
Checked: RB
Print Date: 03-05-25

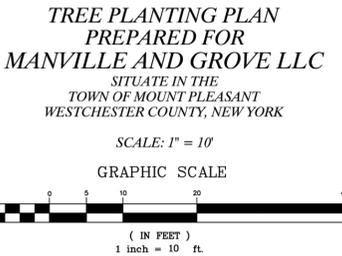
Sheet No.:
A05



PLANT LIST FOR 325 MANVILLE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING
AROG	3	Acer rubrum	October Glory Red Maple	2"-2-1/2" cal.
AS	2	Acer saccharum	Sugar Maple	2"-2-1/2" cal.
CFCP	1	Cornus florida	Cherokee Princess Dogwood	2"-2-1/2" cal.
PP	4	Picea Pungens	Colorado Spruce	6'-7' height
TOS	11	Thuja occidentalis	Emerald Green Arborvitae	6'-7' height
JHBH	3	Juniperus Horizontalis	Bar Harbor Juniper	Foundation Plant
HA	8	Hydrangea arborescense	Smooth Hydrangea	Foundation Plant
ITV	6	Itea virginica	Virginia Sweetspire	Foundation Plant
BX	5	Buxus sempervirens	Boxwood	4'-5' ht. container

PROPOSED DECIDUOUS TREE PLANTINGS: 6
 PROPOSED EVERGREEN TREE PLANTINGS: 15
 PROPOSED SHRUB PLANTINGS: 22
TOTAL NEW TREES: 21 TOTAL NEW SHRUBS: 22



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 ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
 IS A VIOLATION OF APPLICABLE LAWS.

TC MERRITTS LAND SURVEYORS
 394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
 (914) 769-8003 • survey@tcmeritts.com

THOMAS C. MERRITTS LAND SURVEYOR PC

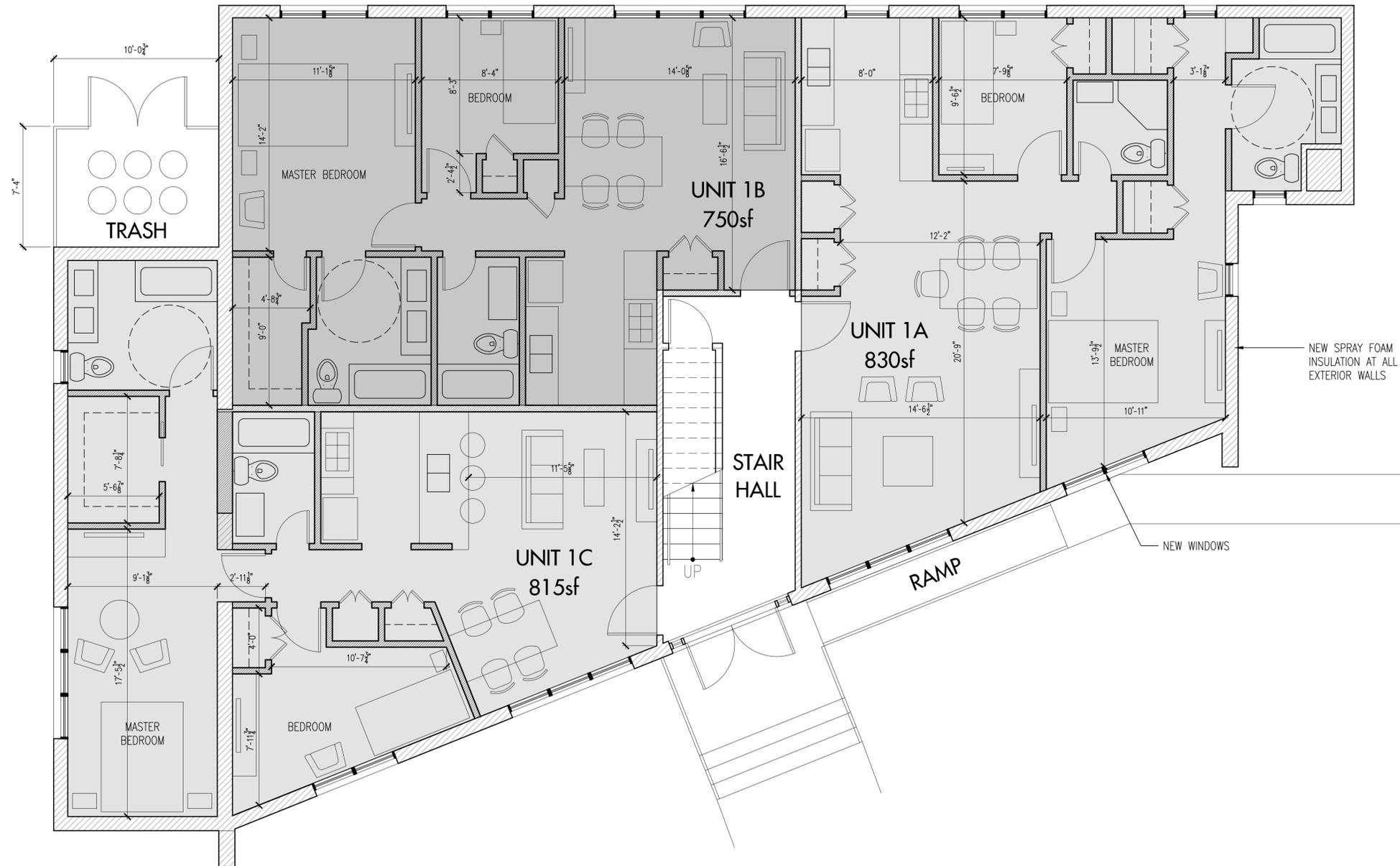
Project: 24-387	Reference: NA
Field Survey By: PRJC	Drawn By: DJM/BJC
Project Manager: DM	Checked By: DM

325 MANVILLE ROAD

ALTERATIONS

Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

Architect
Gallin Beeler Design Studio, PLLC
 23 Washington Avenue
 Pleasantville NY, 10570



1 Proposed 1st Floor Plan
 SCALE 1/4" = 1'-0"
(3) 2 BEDROOM UNITS

Planning Board Submission

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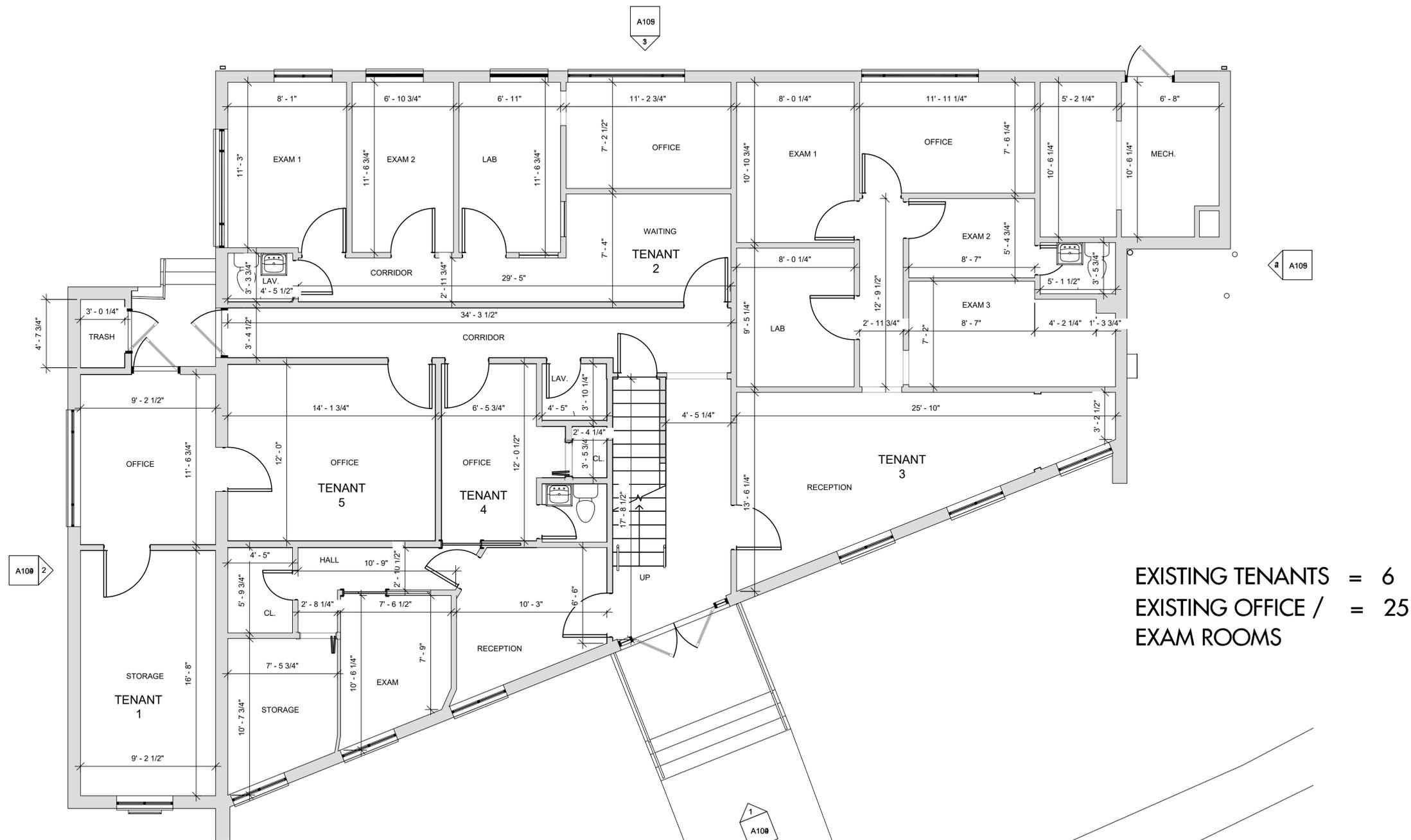
Sheet Title:
Proposed 1st Floor Plan

Project #: 2501 | Sheet No.: **A10**
 Drawn: RB
 Checked: RB
 Print Date: 02-12-25

325 MANVILLE ROAD ALTERATIONS

Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

Architect
Gallin Beeler Design Studio, PLLC
 23 Washington Avenue
 Pleasantville NY, 10570



EXISTING TENANTS = 6
EXISTING OFFICE / EXAM ROOMS = 25

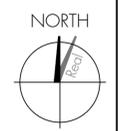
1 Existing 1st Floor Plan
 SCALE 1/4" = 1'-0"

Planning
Board
Submission

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Sheet Title:
Existing 1st Floor Plan

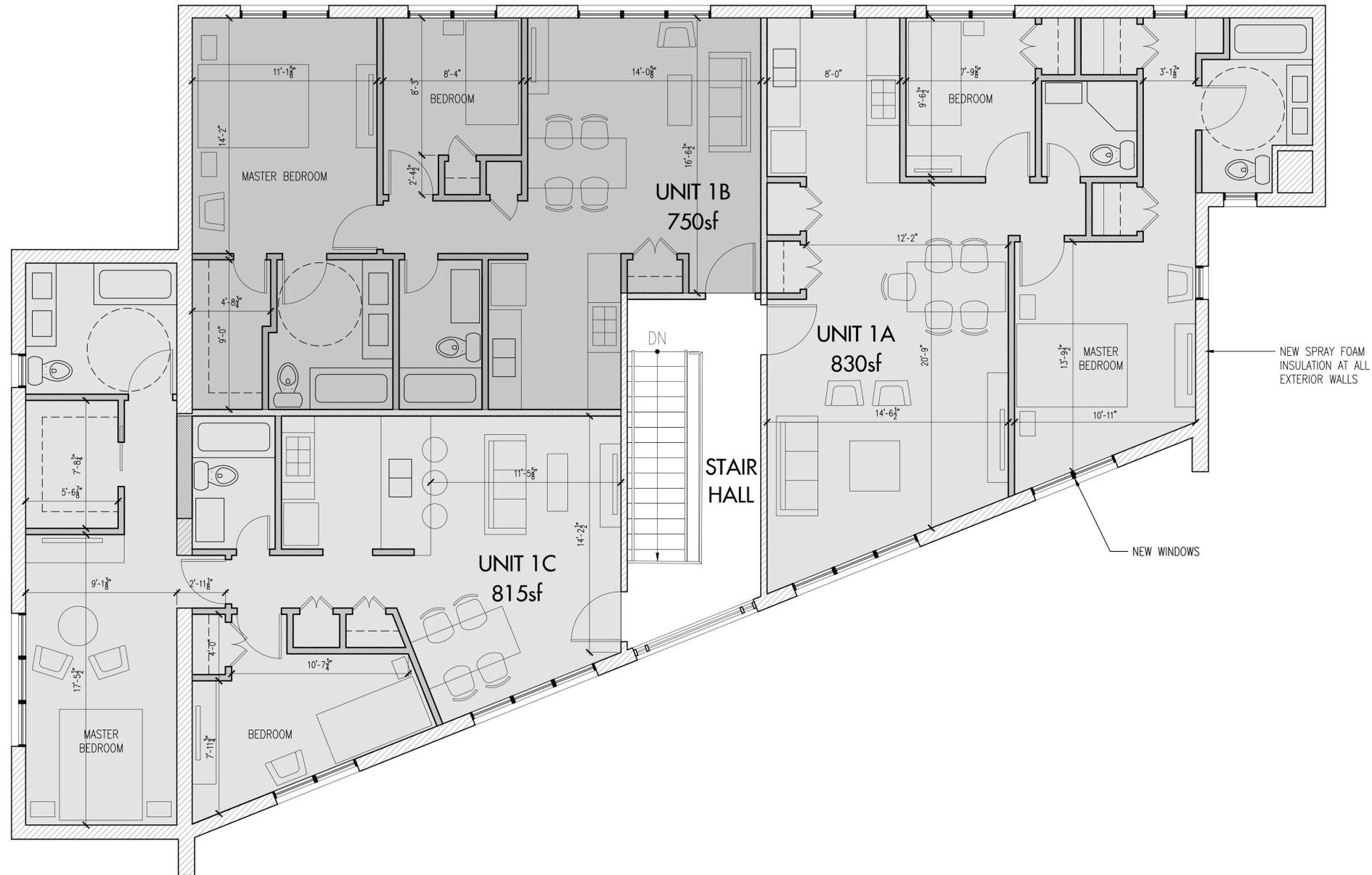
Project #: 2501 Sheet No.:
 Drawn: RB **A11**
 Checked: RB
 Print Date: 02-12-25

325 MANVILLE ROAD

ALTERATIONS

Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

Architect
Gallin Beeler Design Studio, PLLC
 23 Washington Avenue
 Pleasantville NY, 10570



NEW SPRAY FOAM
 INSULATION AT ALL
 EXTERIOR WALLS

NEW WINDOWS

Planning
 Board
 Submission

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Rev.	Date	Description
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1 Proposed 2nd Floor Plan
 SCALE 1/4" = 1'-0"

(3) 2 BEDROOM UNITS

Proposed 2nd Floor Plan

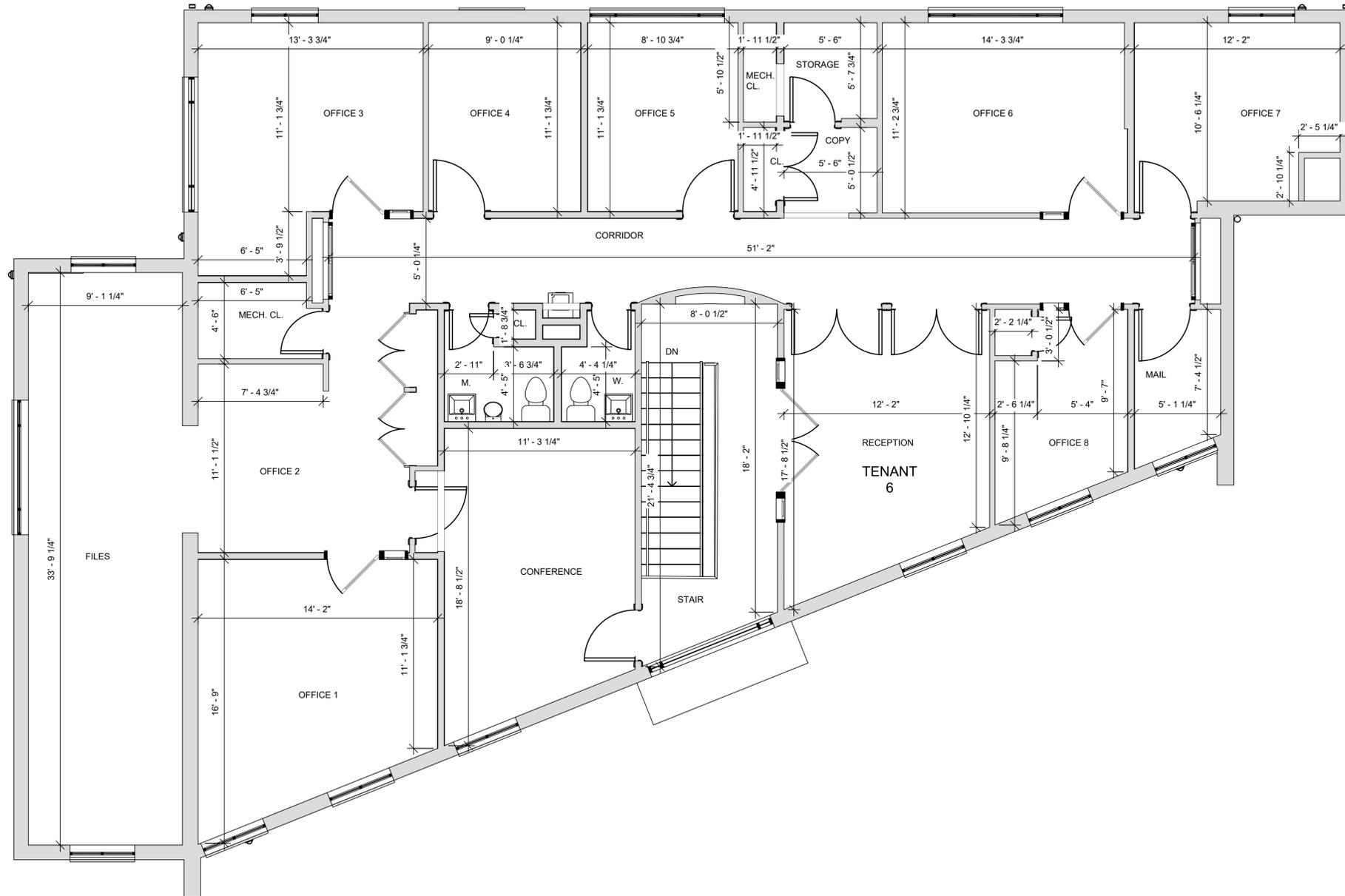
Project #: 2501 Sheet No.:
 Drawn: RB **A12**
 Checked: RB
 Print Date: 02-12-25

325 MANVILLE ROAD

ALTERATIONS

Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

Architect
Gallin Beeler Design Studio, PLLC
 23 Washington Avenue
 Pleasantville NY, 10570



1 Existing 2nd Floor Plan
 SCALE 1/4" = 1'-0"

Planning Board Submission

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Rev.	Date	Description
-	02.12.25	Planning Brd. Submission

Sheet Title:
Existing 2nd Floor Plan

Project #: 2501 | Sheet No.:
 Drawn: RB | **A13**
 Checked: RB
 Print Date: 02-12-25

SUSTAINABILITY FACTORS

1. TRESPA PANELS

Carbon Capture: Using up to 70% wood fibres, they capture and lock in CO2 absorbed by trees during their growth. When used in ventilated facades, these panels improve energy efficiency by cutting emissions from heating and cooling, helping reduce your project's overall carbon footprint.

Ecofriendly Material: 85% of the materials used to make the panel come from renewable, plant-based sources rather than fossil-fuel based materials like plastics.

Durability & Waste Reduction: The combination of wood fibers and Trespa's high-pressure laminate process creates long-lasting panels, minimizing material waste overtime.

Green Company: since 2020, Trespa powers all operations with 100% green electricity

2. HEAT PUMPS

Energy Efficiency: heat pumps produce 3-4 times more energy than they consume. This reduces the amount of energy needed to heat or cool a space, leading to lower energy consumption

Lower Carbon Emissions: only use electricity and do not burn fossil fuels.

Produce fewer greenhouse gas emissions compared to traditional heating systems

Versatility: provides both heating and cooling, replacing the need for a separate system for each

3. SPRAY FOAM INSULATION

Energy Efficiency: creates an airtight seal that prevents air leaks, which help maintain consistent indoor temperatures and lead to a lower energy consumption.

4. ADAPTIVE REUSE OF EXISTING BUILDING

5. NEW ENERGY EFFICIENT WINDOWS



2 Proposed South Elevation
SCALE 1/4" = 1'-0"

- ① NEW TRESPA RAINSCREEN PANELS (EXISTING BRICK TO BE REMOVED)
- ② NEW ALUMINUM WINDOWS
- ③ BLACK GRANITE
- ④ EXISTING BRICK



1 Proposed North Elevation
SCALE 1/4" = 1'-0"

325 MANVILLE ROAD ALTERATIONS

Owner
Manville and Grove, LLC
325 Manville Road
Pleasantville, NY 10570

Architect
Gallin Beeler Design Studio, PLLC
23 Washington Avenue
Pleasantville NY, 10570

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Rev.	Date	Description
1	02.12.25	Planning Brd. Submission

Sheet Title:

Proposed Elevations & Sustainability Factors

Project #: 2501
Drawn: RB
Checked: RB
Print Date: 02-12-25

Sheet No.:
A20

325 MANVILLE ROAD

ALTERATIONS

Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

Architect
Gallin Beeler Design Studio, PLLC
 23 Washington Avenue
 Pleasantville NY, 10570

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Rev.	Date	Description
-	02.12.25	Planning Brd. Submission

Sheet Title:

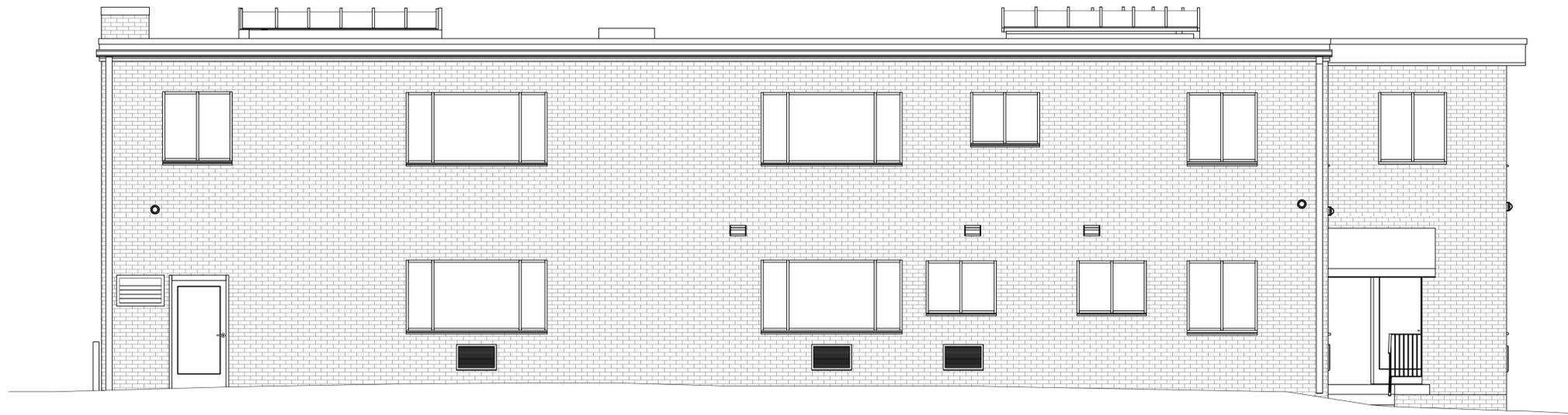
Existing Elevations

Project #: 2501
 Drawn: RB
 Checked: RB
 Print Date: 02-12-25

Sheet No.:
A21



2 Existing South Elevation
 SCALE 1/4" = 1'-0"

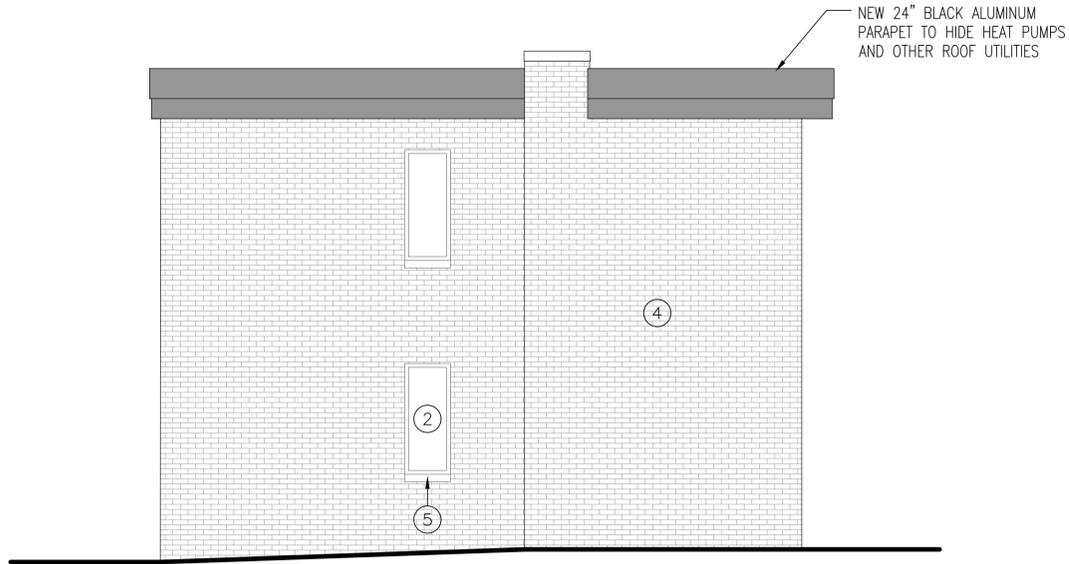


1 Existing North Elevation
 SCALE 1/4" = 1'-0"

325 MANVILLE ROAD ALTERATIONS

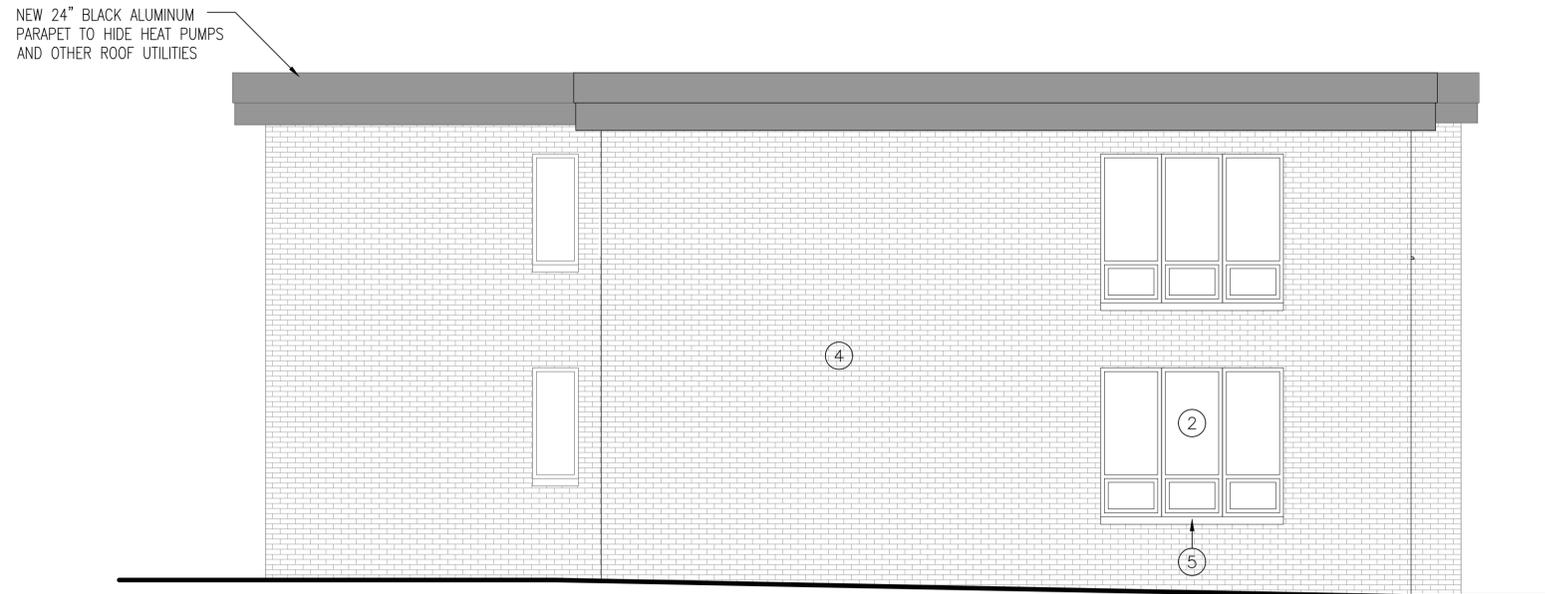
Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

Architect
Gallin Beeler Design Studio, PLLC
 23 Washington Avenue
 Pleasantville NY, 10570



2 Proposed East Elevation
 SCALE 1/4" = 1'-0"

- ② NEW ALUMINUM WINDOWS
- ④ EXISTING BRICK
- ⑤ NEW CAST STONE SILLS



1 Proposed West Elevation
 SCALE 1/4" = 1'-0"

Planning Board Submission

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-	02.12.25	Planning Brd. Submission

Sheet Title:

Proposed Elevations

Project #: 2501
 Drawn: RB
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 Print Date: 02-12-25

Sheet No.:
A22

325 MANVILLE ROAD

ALTERATIONS

Owner

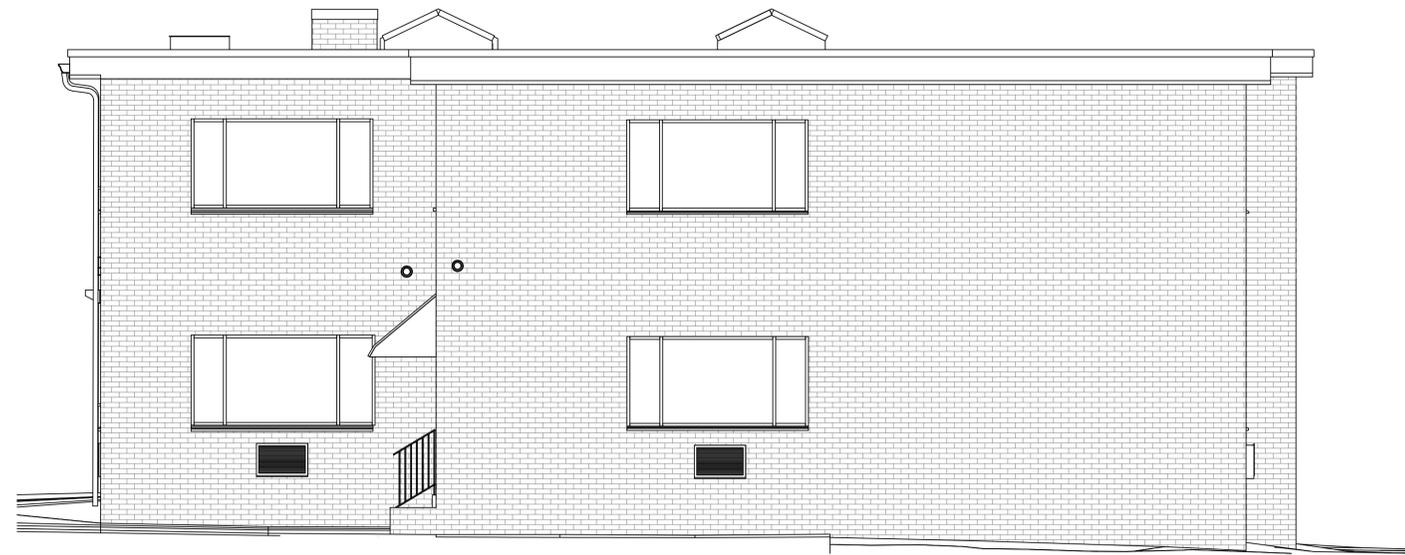
Manville and Grove, LLC
325 Manville Road
Pleasantville, NY 10570

Architect

Gallin Beeler Design Studio, PLLC
23 Washington Avenue
Pleasantville NY, 10570



2 Existing East Elevation
SCALE 1/4" = 1'-0"



1 Existing West Elevation
SCALE 1/4" = 1'-0"

Planning Board Submission

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Rev.	Date	Description
-	02.12.25	Planning Brd. Submission

Sheet Title:

Existing Elevations

Project #: 2501
Drawn: RB
Checked: RB
Print Date: 02-12-25

Sheet No.:
A23

Existing Conditions: Front Facade



Rendering: Proposed Alterations



Sheet List

Architectural

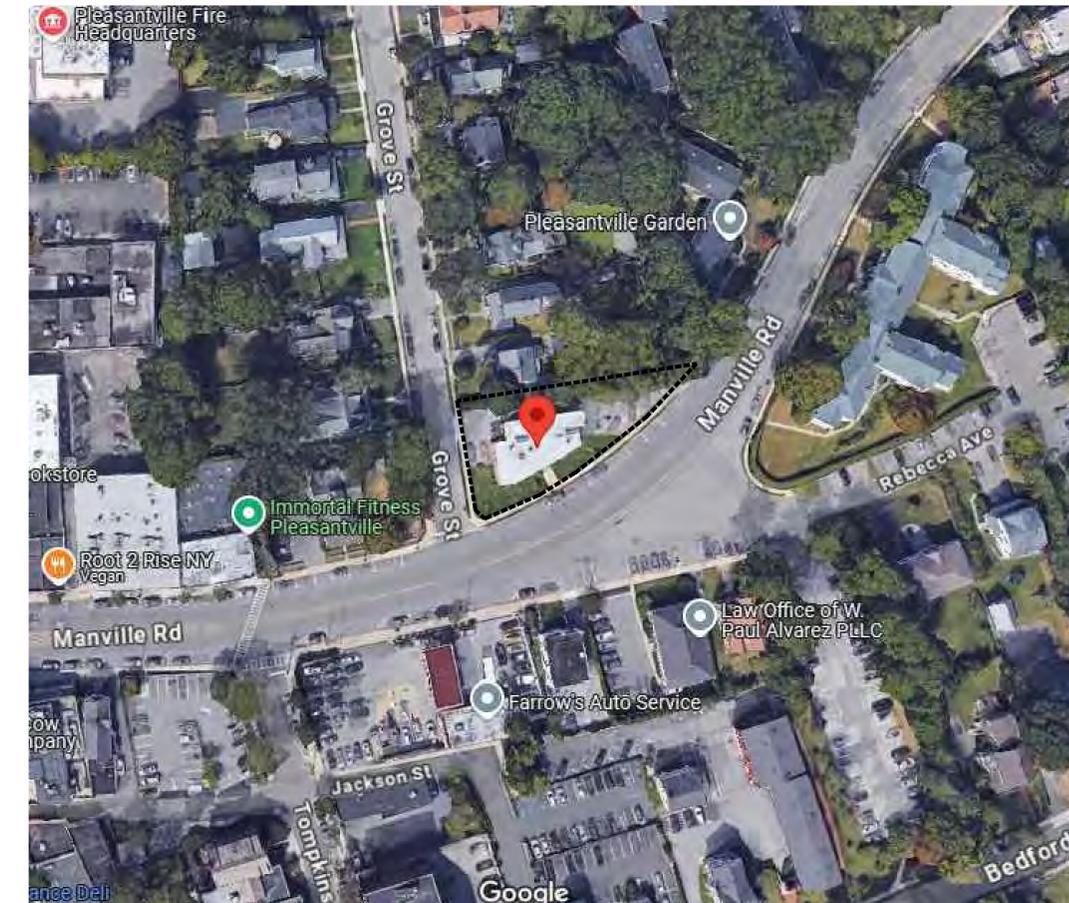
A00	Cover Sheet
A01	Survey
A02	Surrounding Buildings
A03	Previously Approved Site Plan
A04	Proposed Site Plan
A05	Landscape Plan
A10	Proposed 1st Floor Plan
A11	Existing 1st Floor Plan
A12	Proposed 2nd Floor Plan
A13	Existing 2nd Floor Plan
A20	Proposed Elevations & Sustainability Factors
A21	Existing Elevations
A22	Proposed Elevations
A23	Existing Elevations

325 MANVILLE ROAD ALTERATIONS

Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

Architect
Gallin Beeler Design Studio, PLLC
 23 Washington Avenue
 Pleasantville NY, 10570

Existing Aerial Map



Planning Board Submission

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Rev.	Date	Description
-	02.12.25	Planning Bld. Submission

Sheet Title:

Cover Sheet

Project #: 2501
 Drawn: RB
 Checked: RB
 Print Date: 02-12-25

Sheet No.:
A00

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, New York, will hold a Public Hearing on the 27th 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 Manville and Grove LLC located at 394 Bedford Road, Pleasantville, New York, from the decision of Robert Hughes, Building Inspector, dated March 18, 2025, for a proposed conversion of the existing professional office building into a new multiple dwelling consisting of a maximum six (6) residential apartment units located at the property known as 325 Manville Road within the Village of Pleasantville on-site in violation. The property involved is described on the Village Tax Maps as Section 106.6, Block 1, Lot 17, and is located on the northerly side of Manville Road, Pleasantville, New York in an R-PO "Residence – Professional Office" zoning district. Said appeal is being made to obtain a variance from Section 185-36.(3) Schedule III "Bulk Requirements", of the Village Municipal Zoning Ordinance which sets forth the following criteria:

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Minimum lot area (multiple dwelling)	20,000 SF	12,240 SF	7,760 SF

*Note: minimum lot area required to be 20,000sf or 2,500sf per dwelling unit, whichever is more restrictive. Proposed six (6) dwelling units x 2,500sf each equates to 15,000sf, so therefore the min 20,000 sf lot area is more restrictive and applies.

**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: 325 Manville Road

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

APPLICANT: Manville and Grove LLC

ADDRESS: 394 Bedford Road, Pleasantville, NY 10570

PHONE: 914 769 8003 CELL: EMAIL: daniel@tcmerritts.com

OWNER: Manville and Grove LLC - Contract Vendee

ADDRESS: 394 Bedford Road, Pleasantville, NY 10370

PHONE: 914 769 8003 CELL: EMAIL: daniel@tcmerritts.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 [] SHORT EAS FORM Submitted previously
[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: 3/13/25

SWORN TO BEFORE ME THIS 13 DAY OF MARCH 20 25

[Signature]
NOTARY PUBLIC

STEPHANIE TIMM-AUSTEN
Notary Public, State of New York
No. 01T16171773
Qualified in Westchester County
My Commission Expires July 30, 2027

SECTION VI – AFFIDAVIT OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT I RESIDE AT

IN THE CITY OF _____
COUNTY OF _____ IN THE STATE OF _____

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: _____ BLOCK: _____ LOT: _____ 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: _____ DATE: _____

SWORN TO BEFORE ME THIS _____ DAY OF _____ 20 _____

NOTARY PUBLIC

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

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 #: _____ CASH

NAME ON CHECK: _____

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____



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: 325 Manville Road

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

APPLICANT: Manville and Grove LLC

ADDRESS: 394 Bedford Road, Pleasantville, NY 10570

PHONE: 914 769 8003 CELL: _____ EMAIL: daniel@tcmerritts.com

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: Gallin Beeler Design Studio
ADDRESS: 23 Washington Ave, Pleasantville, NY 10570
PHONE: 914 623 4004 CELL: _____ EMAIL: rbeeler@gb-ds.com

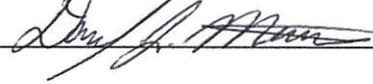
CONTRACTOR: _____
ADDRESS: _____
PHONE: _____ CELL: _____ EMAIL: _____

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:  DATE: 3/13/25

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: _____

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):				
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				

<p>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: _____ _____ _____</p>	<p>NO</p>	<p>YES</p>
<p>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: _____ _____ _____</p>	<p>NO</p>	<p>YES</p>
<p>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: _____ _____ _____</p>	<p>NO</p>	<p>YES</p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: <u>Daniel Merritta</u></p>		



Minutes of Meeting

Meeting of March 6, 2025 (February meeting)

ATTACHMENTS:

Description

Meeting minutes of 3.6.25

Type

Backup Material

Upload Date

3/21/2025

Pleasantville Zoning Board of Appeals
March 6, 2025

The Pleasantville Zoning Board of Appeals meeting was called to order by Austin Campriello, Chairman, at approximately 8:15 PM on Thursday, March 6, 2025. Attending the meeting were: Austin Campriello, Chairman; Serge Budzyn, Seth Gladstone, Steven Krauss and Erika Krieger, Members and Robert Hughes, Building Inspector

1. **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. Present: John Vinchot.

Mr. Vinchot explained that the driveway originally had retaining walls on either side. The driveway narrowed toward the middle, and people kept banging into the walls when exiting. To improve maneuverability, he decided to widen the driveway and level it with gravel. Eventually, he blacktopped the driveway. It is all the same width from the street to the garage. He learned recently that he made the driveway too wide. Mr. Hughes said the code limits the width of driveways, no matter what material is used (blacktop, gravel, etc.), so the issue is legalizing the width.

Mr. Vinchot didn’t think it would be a problem to widen the driveway since there are so many wide driveways in the neighborhood.

Mr. Campriello asked if Mr. Vinchot hired a contractor to do the work. Mr. Vinchot said he did, but he couldn’t remember his name without looking at his records. The Board was concerned that the contractor didn’t advise Mr. Vinchot that he needed a permit.

Mr. Hughes said he has discovered that a lot of contractors are aware that a permit is needed to do driveways, but they don’t relay that information so they can do the job quickly. As a result, some jobs need legalization after the fact. Mr. Hughes said they were in contact with the County to let them know what is happening, especially when this happens repeatedly with a specific contractor. Hopefully the County will urge contractors to be more responsible in advising homeowners.

The widening of the driveway occurred sometime between 2013 and 2019. Mr. Vinchot couldn’t remember exactly when but said it was a long time ago.

Referring to the drawing, Mr. Krauss noted that the hash lines at the end of the driveway were in the right-of-way and therefore under the purview of the DPW. He believed the applicant would

Pleasantville Zoning Board of Appeals
March 6, 2025

likely have to pay an additional cost to DPW, or the DPW might not allow the driveway to be that wide at the end and require him to make it narrower, as it was originally. Mr. Hughes said the superintendent from the DPW had visited the site and did not have an issue with it being wider and since it already existed. The DPW doesn't have a legalization fee.

Mr. Vinchot said he could take out the driveway if that's what the Board wanted. Ms. Krieger said after looking at the pictures, the widening didn't bother her. She thinks it looks uniform and didn't think it was out of character in the neighborhood.

Mr. Vinchot added that when people are parking at the restaurant it is difficult to get out of the driveway.

Mr. Gladstone asked what made Mr. Vinchot apply for a variance now and not before. Mr. Hughes explained that he visited the property next door to discuss renovations with the new owner. While there, Mr. Hughes noticed that the driveways to the left and right were out of compliance. Considering that the new property owner would need a variance for his driveway, Mr. Hughes decided the two neighboring properties should seek variances as well.

Mr. Campriello said the Board votes on the application as if it was coming to them before the work was done.

There were no members of the public who wished to speak.

The Board did not have any more questions.

On a motion to move by Ms. Krieger, seconded by Mr. Krauss and unanimously carried, the Public Hearing was closed.

Based upon a review of the application of John J Vinchot Jr. to legalize the expansion of the existing driveway within the front yard at 4 Stanely Street, 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

Pleasantville Zoning Board of Appeals
March 6, 2025

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. Budzyn - Approve. After reviewing the material and photographs of similar properties in the neighborhood Mr. Budzyn found that the balancing test weighs in favor of the applicant.
- Mr. Krauss - Approve. Mr. Krauss noted that an approval is not based on what the Board wants or doesn't want; the Board is guided by New York State law. According to that law, the Board uses a balancing test. In this case, the driveway does not affect a change in the neighborhood and is not a detriment to the neighbors or the restaurant right across the street. Overall, the balance weighs in favor of the applicant.
- Mr. Krieger - Approve, based on what was said by colleagues.
- Mr. Gladstone - Approve. He agreed that the balance weighs in favor of the applicant for reasons stated by colleagues.
- Mr. Campriello - Approve, reluctantly. Mr. Campriello noted that the Board must look at an application for legalization as if the work had not yet been done. Typically, he doesn't vote in favor of widening things in front of people's yards. If he had a stronger suspicion that the applicant actually knew he needed a permit and didn't get one, he would vote against him, but he gave Mr. Vinchot the benefit of the doubt that he is being honest and didn't know he needed a permit.

2. **Case No. 2025-02 – Larry and Elizabeth Kwait – 180 Edgewood** Avenue – Proposed addition to the existing single-family dwelling on-site in violation of Section 185-36.B.(1), Schedule I, “Bulk Requirements” regarding excessive building coverage. Present: Tim Lener, Architect

The subject lot on Edgewood Avenue that is pre-existing non-conforming with building coverage of 21.6% (where 20% is permitted). The proposed additions would increase coverage by 3.6% over existing to 25.2%. The existing wrap-around porch contributed 290 square feet to the coverage.

Pleasantville Zoning Board of Appeals
March 6, 2025

Mr. Lener said the plan is to square off the back of the house to make that single story more functional. The kitchen and dining room would be enlarged. The stairs that are currently on the side would be moved to the back.

The footprint would not be extended into the side yards, so no side yard setback variances are needed. The additions would extend the current footprint of the house in the rear.

Mr. Campriello said he walked by the home but couldn't see in the backyard. He said if all they were proposing is to square off the back, it would be pretty much in line with existing additions on other homes in the area. Mr. Lener said that was correct, that there were other similar renovations in the neighboring homes.

Mr. Lener showed examples of neighboring homes that had similar additions.

Mr. Lener noted that 25% coverage is pretty common in this type of neighborhood.

Mr. Lener said that they had letters of support from the neighbors on both sides.

Ms. Krieger noted that the propane tanks (120 each) were very close to the lot line. Mr. Hughes said 120s were allowed even when there are several. Mr. Lener said when they get up to 500s, they were required to be 10 feet or so from the property line. Ms. Krieger asked that the applicant double check that because she had recently seen some variance cases denied for having the tanks close, although she wasn't sure what size they were.

There were no comments from the public.

On a motion by Mr. Budzyn, seconded by Mr. Krauss and unanimously carried, the Public Hearing was closed.

Based upon a review of the application of Larry and Elizabeth Kwait for a proposed addition to the existing single-family dwelling at 180 Edgewood Avenue, it has been determined that the ZBA

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March 6, 2025

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. Gladstone - Approve. Looking at the balancing test, the key point is the degree of the variance requested, and going from 20% to 25% is relatively modest.
- Ms. Krieger - Approve. The fact that the addition will stay within the current lines of the existing setbacks of the house is a plus and helps the balance weigh in favor.
- Mr. Krauss - Approve. The increase in coverage is consistent with the other coverages in the neighborhood, it does not have an adverse effect, and the additions are within the current setback lines so will not affect the neighbors.
- Mr. Budzyn - Approve, for reasons stated by colleagues.
- Mr. Campriello - Approve, for reasons stated.

3. **Case No. 2025-03 – Prospero - 134 Marble Avenue** – Proposed new warehouse tenant within the 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. . Present: Applicant, Melissa Prospero and Architect, James Flandreau, Architect; Melissa Prospero (Zoom).

Ms. Prospero said the business that would occupy the space is a flooring company called Floor Craft, which has been operating in Thornwood for 25 years.

Mr. Flandreau said they were not changing anything with the site plan, which was approved by the Planning Commission. They will be changing the use from office space with warehouse to a warehouse with retail. They need a Special Permit to allow 20% of the space to be used for retail because the Code allows only 15% for retail. The larger space is needed to display rugs and other flooring materials.

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Mr. Flandreau noted that the retail space would not see as much foot traffic as a retail clothing store would, for example.

There were no comments from the public.

On a motion by Mr. Krauss, seconded by Ms. Kreiger, and unanimously carried, the public hearing was closed.

Based upon a review of the application of Prospero – 134 Marble Avenue for a new warehouse tenant within the existing first floor at 134 Marble Avenue, it has been determined that the ZBA is acting in an uncoordinated review with the Planning Commission 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. Budzyn - Approve. After reviewing the application and the factors, Mr. Budzyn found that the benefit to the applicant outweighs any negative aspects of increasing the retail space from 15% to 20%, particularly considering the proposed use is for a flooring and carpet retail showroom.
- Mr. Krauss - Approve. The rugs that are in the current showroom are quite large and take up a lot of space. There is no adverse impact on the neighborhood and the balance weighs in favor of the applicant.
- Mr. Campriello - Approve, for reasons stated by colleagues.
- Ms. Krieger - Approve.
- Mr. Gladstone - Approve, for reasons stated.

4. Minutes

On a motion by Ms. Kreiger, seconded by Mr. Krauss and unanimously carried, the Minutes of the December 5, 2024, meeting were approved.

The meeting was adjourned at approximately 9:00 pm.

Pleasantville Zoning Board of Appeals
March 6, 2025

Respectfully submitted,

Mary Sernatinger
Secretary