



Village of Pleasantville

Building Department

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

PLEASANTVILLE PLANNING COMMISSION MEETING

To: Planning Commission Members:

There will be a meeting of the Pleasantville Planning Commission on Wednesday, April 9, 2025, at 8:00 PM, at Village Hall, 2nd Floor 80 Wheeler Avenue, Pleasantville, New York.

AGENDA

1. Meeting Access

Topic: Planning / ARB

Time: Apr 9, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82536072058?pwd=kbqWAQjuP9S6cV31Zg7LkSaQ4Lemwj.1>

Meeting ID: 825 3607 2058

Passcode: 974183

One tap mobile

+16465588656,,82536072058# US (New York)

2. APPLICATIONS SPECIFIC TO PLANNING COMMISSION

3. 134 Marble Avenue

Prospero - 134 Marble Avenue - Proposal to amend prior site plan resolution and implement warehouse with retail use via Special Permit within existing first floor from prior non-conforming manufacturing, assembling and warehouse use - ***Public hearing & review of resolution draft***

4. APPLICATIONS INVOLVING PLANNING & ARB

5. 325 Manville Road

325 Manville Road - Manville and Grove LLC - Proposed conversion of existing professional office building into a new multiple dwelling consisting of a maximum six (6) residential apartment units - ***App back from ZBA - cont review & set public hearing***

6. Minutes of Meeting

Meeting of March 12, 2025

Very truly yours

Robert Hughes
Building Inspector



Meeting Access

Topic: Planning / ARB

Time: Apr 9, 2025 08:00 PM Eastern Time (US and Canada)

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APPLICATIONS SPECIFIC TO PLANNING COMMISSION



134 Marble Avenue

Prospero - 134 Marble Avenue - Proposal to amend prior site plan resolution and implement warehouse with retail use via Special Permit within existing first floor from prior non-conforming manufacturing, assembling and warehouse use - *Public hearing & review of resolution draft*

ATTACHMENTS:

Description	Type	Upload Date
Resolution draft	Backup Material	4/9/2025
Prior architectural plans dated 1.21.25	Backup Material	4/4/2025
Public Notice	Backup Material	4/4/2025

RESOLUTION

PROSPERO – 134 MARBLE AVENUE

APPLICATION FOR AMENDED SITE PLAN AND
SPECIAL PERMIT APPROVAL

After due discussion and deliberation, on motion by _____, seconded by _____ and carried, the following resolution was adopted:

WHEREAS, application has been made to the Planning Commission of the Village of Pleasantville for approval of an amended site plan as depicted on a plan labeled, “S-1” entitled “Change of Use - First Floor, Interior Alterations,” last revised 1/21/25, prepared by JMF Architects, said properties being located at 134 Marble Avenue, in the Medium Density Residence/Office “RO-3” Zoning District and are designated on the tax map of the Village of Pleasantville as Section 106.10, Block 2, Lots 41 & 42; and

WHEREAS, the project involves the conversion of the existing business office and warehouse use to a retail and warehouse use; and

WHEREAS, in connection with the current applications the Applicant has submitted the following materials, among others, for the Planning Commission's review:

- Application for Site Plan Approval
- Short Environmental Assessment Form;
- A set of plans generally entitled, “Change of Use For First Floor” last revised January 21, 2025, prepared by JMF Architects:
 - Sheet T-1, “Title Sheet”
 - Sheet S-1, “Site Plan”
 - Sheet D-1, “Existing Conditions – First Floor”
 - Sheet A-1, “Basement/Foundation Plan”
 - Sheet A-2, “First Floor Construction & Life Safety Plan”
 - Sheet A-3, “Elevations and Detail”
 - Sheet A-4, “Restroom Plans & Elevations and Detail”
 - Sheet A-5, “General Notes;” and

WHEREAS, on March 6, 2025, the Zoning Board of Appeals granted a variance from Section 185-17.1.C(1) of the Village Municipal Zoning Code to permit 20% of the gross floor area to be used for retail space where a maximum of 15% is permitted; and

WHEREAS, a duly advertised public hearing on the application for Special Use Permit and Site Plan Approval was held by the Planning Commission on April 9, 2025 at the Village Hall, 80 Wheeler Avenue, Pleasantville, New York; and

WHEREAS, on _____, on motion by _____, seconded by _____ and carried, the public hearing on said application was closed; and

WHEREAS, on April 9, 2025, the Planning Commission determined that the Proposed Action is a Type II Action because it proposes a change in use of a nonresidential structure involving less than 4,000 square feet of gross floor area and, therefore, requires no further processing under the New York State Environmental Quality Review Act (SEQRA) regulations; and

WHEREAS, in granting a special permit for a retail use incidental to a warehouse in accordance with the provisions of § 185-56, the Planning Commission has determined the following:

1. All proposed structures, equipment and material will be readily accessible for fire and police protection.
2. The proposed use will be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties, in accordance with the zoning classification of such properties.
3. The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to or incongruous with the district or conflict with the normal traffic of the neighborhood.
4. The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of screening and landscaping on the site shall be such that the use will not hinder or discourage the appropriate orderly development and use of adjacent land and buildings or impair the value thereof.
5. The site plan for such use has been designed to ensure the accomplishment of the objectives set forth in § 185-50E of the Code of the Village of Pleasantville; and

WHEREAS, the Planning Commission is familiar with and has inspected the premises; and

WHEREAS, the Planning Commission has carefully considered all of the comments raised by the public and other interested agencies, organizations and officials, including those presented at the meetings of the Commission; and

WHEREAS, under the Village Law the approval of said application for approval by this Planning Commission does not affect the power of the Village to change zoning regulations, nor act as an assurance of the granting of any building permits; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby grants Site Plan and Special Permit Approval to the Project, as shown on the Site Plan Drawings and other application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

1. All references to "the Applicant" shall include the Applicant's successors and assigns.
2. Compliance with all applicable local laws and ordinances of the Village of Pleasantville and any conditions attached to the permits issued thereunder.
3. Prior to the issuance of a building permit, payment of all fees for the cost of engineering, planning, environmental, or other technical services required in connection with the review of this application shall be required.
4. No site disturbance shall be permitted on the subject site until the Village of Pleasantville Building Inspector has issued a building permit and has inspected the installation of all required soil erosion and sedimentation control measures.

BE IT FURTHER RESOLVED, that pursuant to Section 185-50.F.(11) of the Code of the Village of Pleasantville, this site plan amendment approval shall expire one hundred and twenty (120) days from the date of signing of the final site plan by the Planning Commission Chairman, unless a building permit has been issued or an extension has been granted by the Planning Commission as permitted by the Village Zoning Law; and

BE IT FURTHER RESOLVED that this special permit shall be renewed every five (5) years based upon the date on which the approved resolution was filed with the Village Clerk. At any time prior to the required renewal date, the Applicant may submit an application to the Building Inspector for the purpose of renewing the special permit in accordance with the provisions of § 185-56G of the Zoning Law of the Village of Pleasantville; and

BE IT FURTHER RESOLVED, that, except as otherwise expressly amended herein, all other terms, provisions and conditions of the Planning Commission Resolution of Approval entitled "Prospero – 134 Marble Avenue Applications for Preliminary and Final Subdivision and Amended Site Plan Approval," adopted by the Planning Commission on

September 27, 2023, is incorporated herein by reference and shall remain in full force and effect; and

BE IT FURTHER RESOLVED, that if said conditions be not fully complied with within the above time limits, that said site plan amendment shall be disapproved.

VOTE: Ayes –
 Noes -
 Abstentions -
 Absent –

DATE: April 9, 2025

CERTIFICATION:

Russell Klein, Chairman
Village of Pleasantville Planning Commission

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

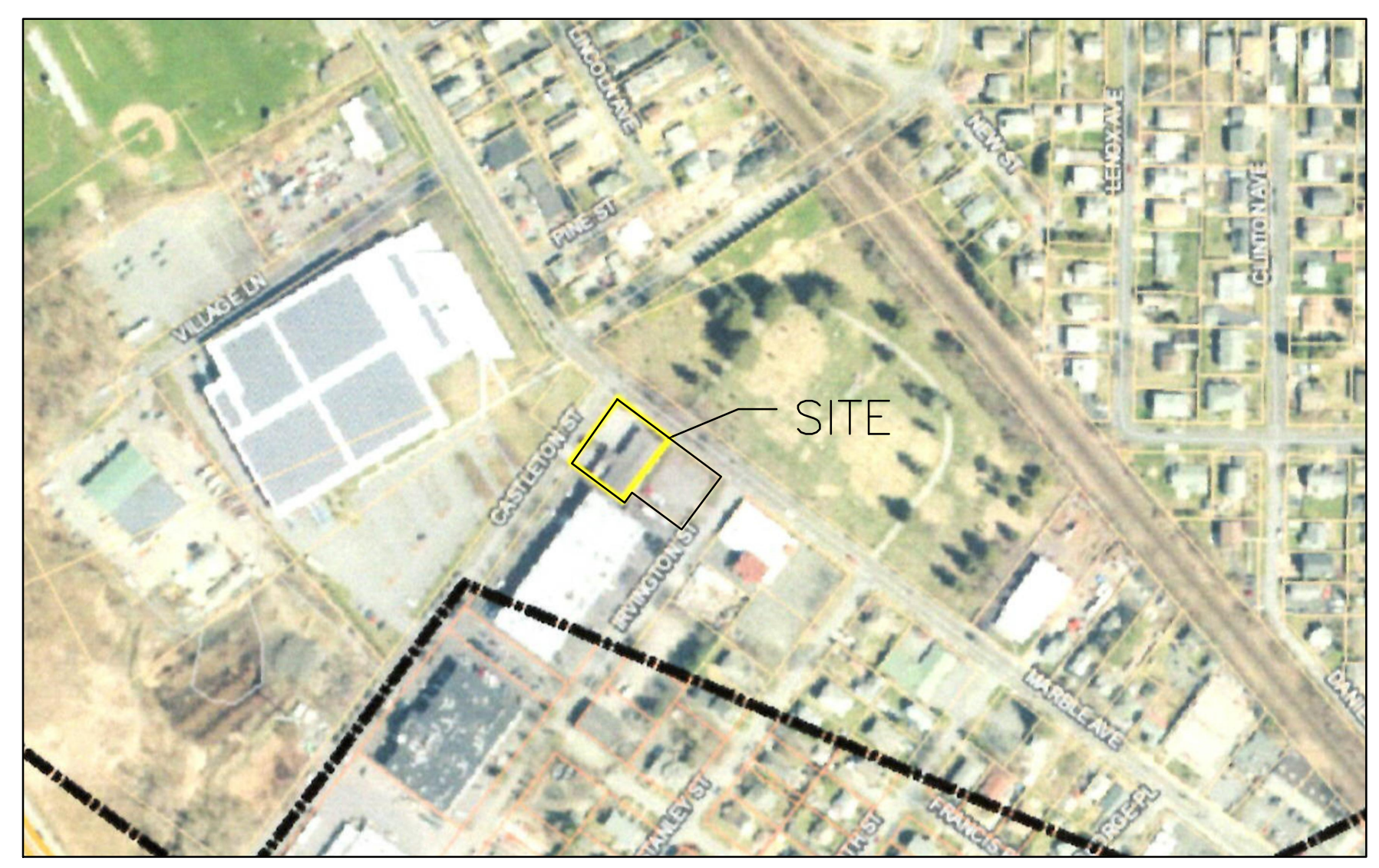
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES NO RESPONSIBILITY FOR ANY SUCH ALTERATION OR RE-USE WITHOUT HIS CONSENT.
DO NOT SCALE DRAWINGS



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

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

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



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

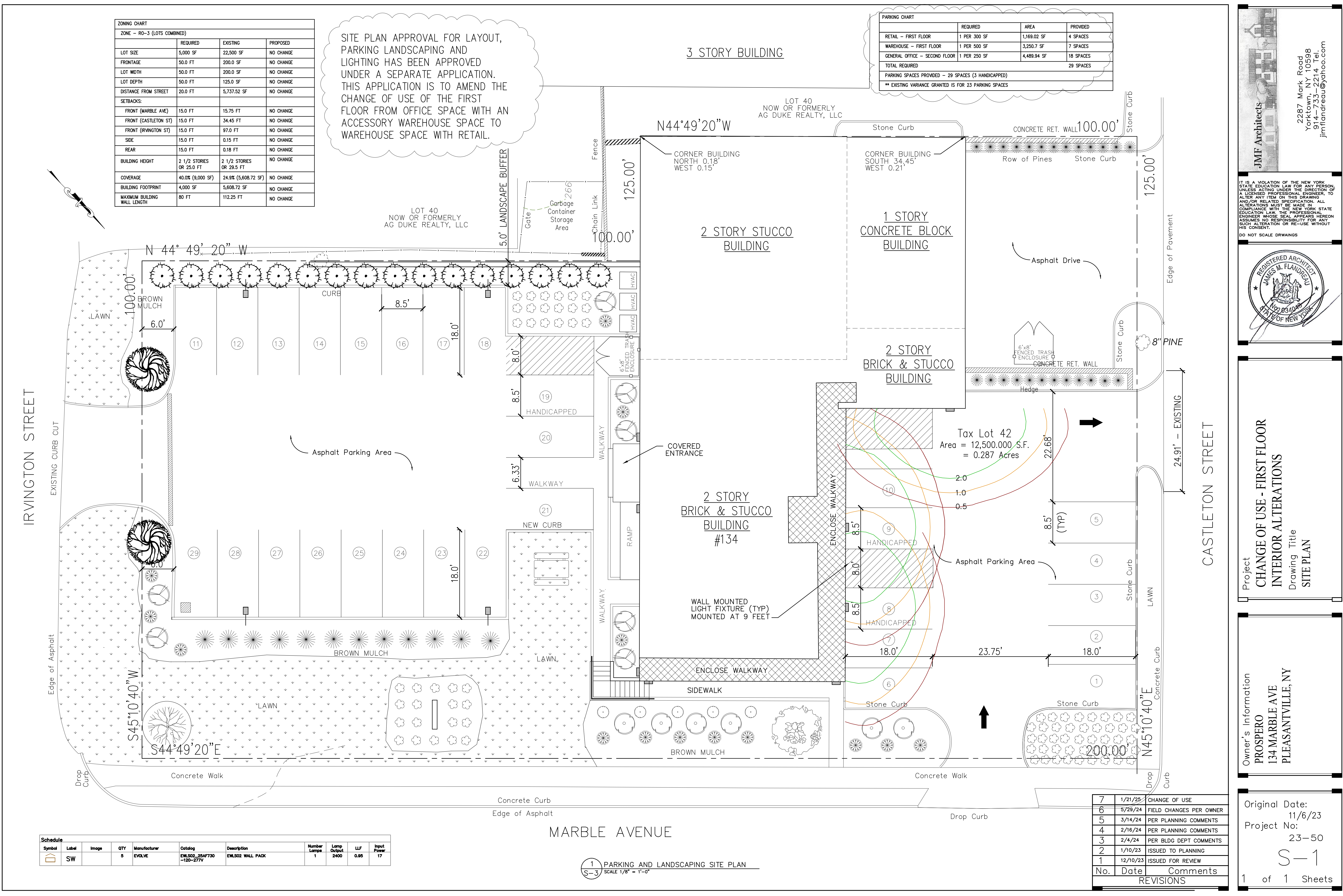
PHASE I APPROVED BY THE VILLAGE OF PLEASANTVILLE PLANNING COMMISSION ON SEPTEMBER 27, 2023

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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 DO NOT SCALE DRAWINGS



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

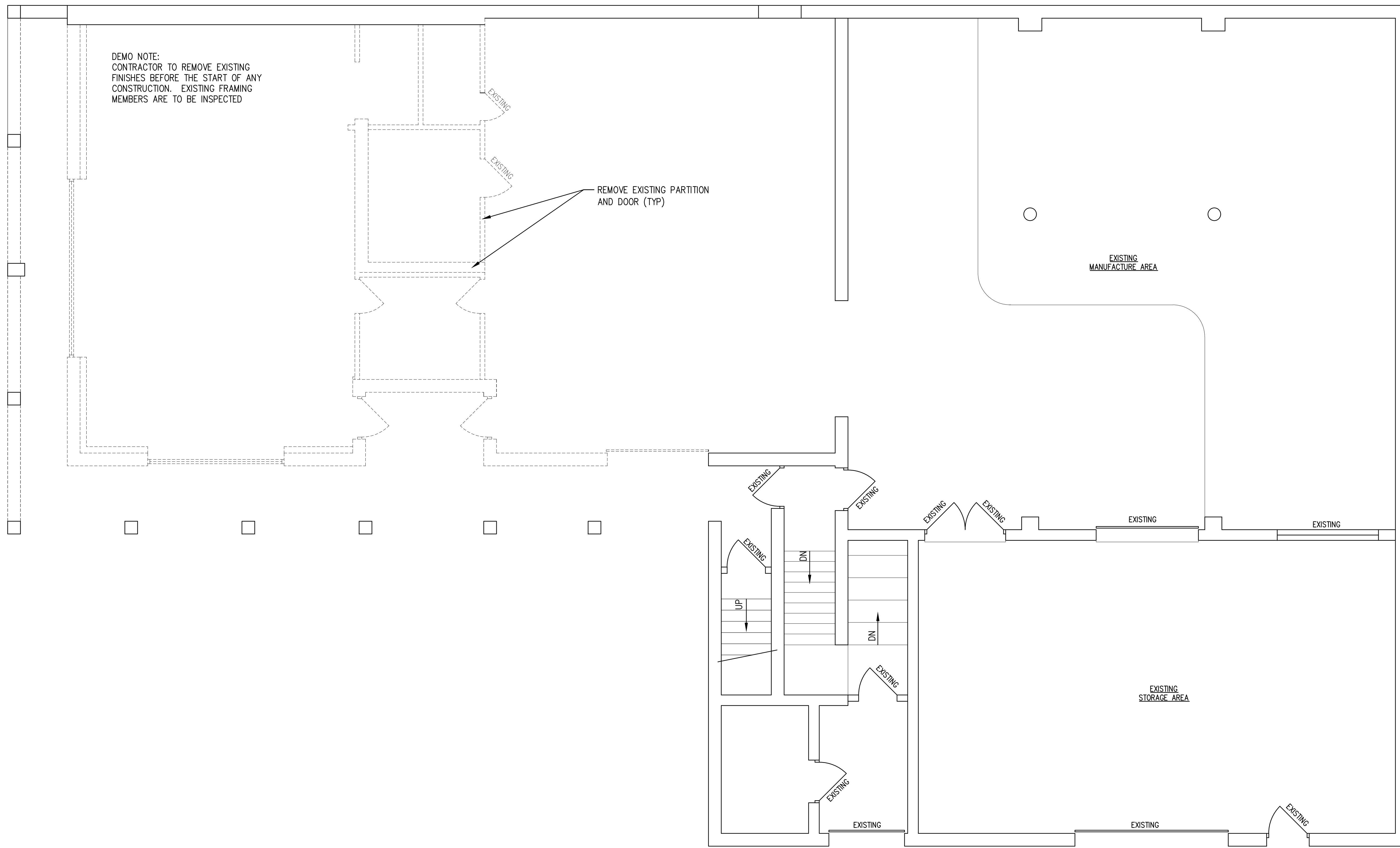
Owner's information
PROSPERO
134 MARBLE AVE
PLEASANTVILLE, NY

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)

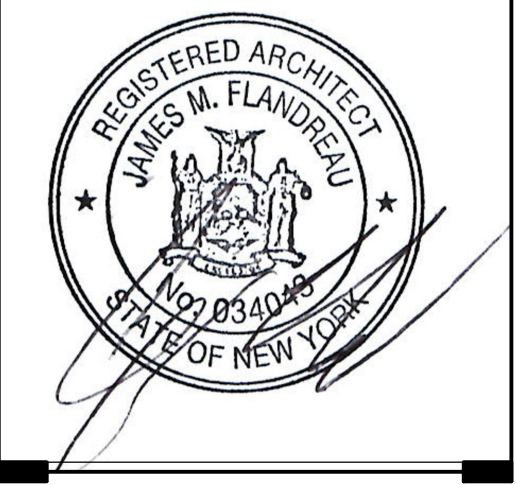
EXISTING MANUFACTURE AREA

EXISTING STORAGE AREA

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

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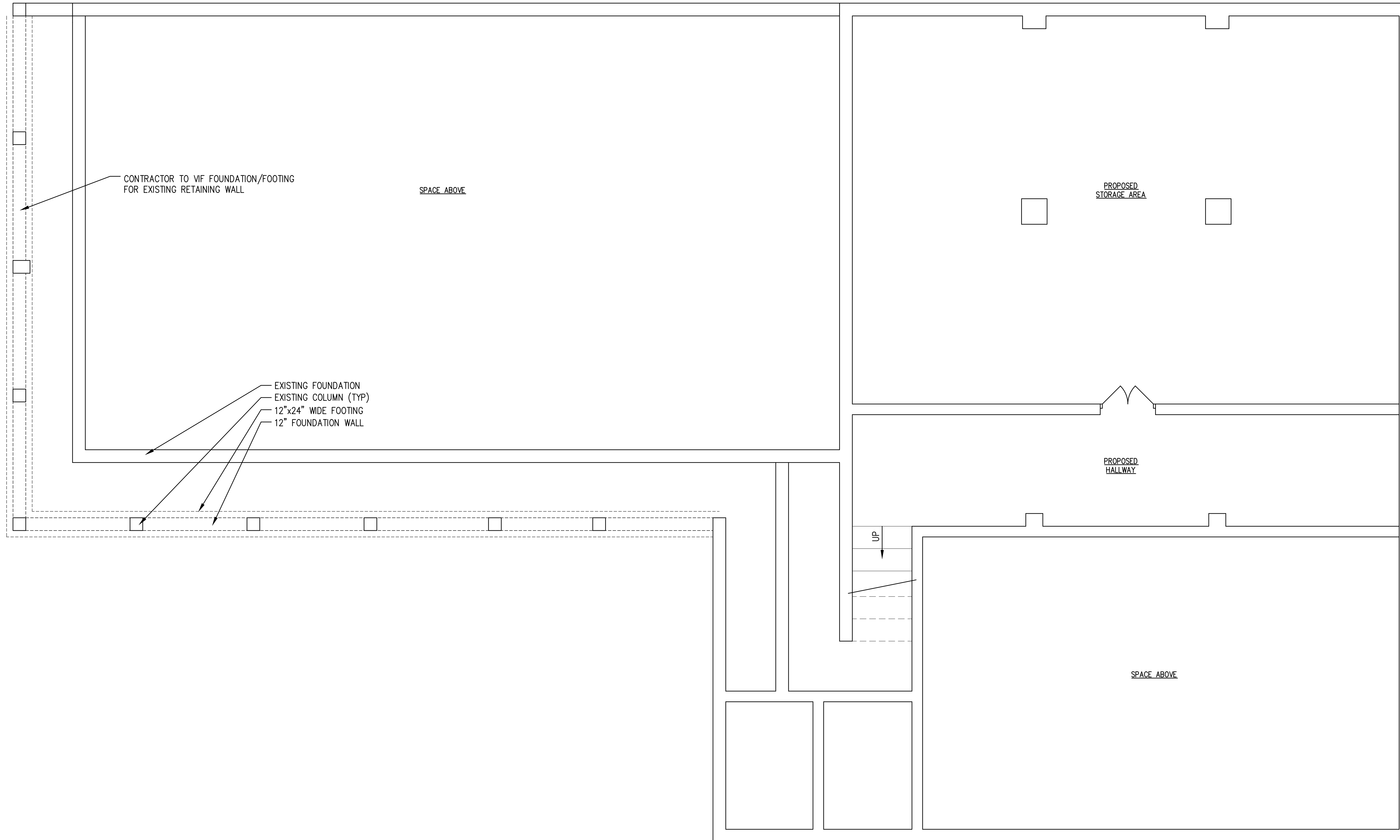


Project
**CHANGE OF USE - FIRST FLOOR
INTERIOR ALTERATIONS**
Drawing Title
EXISTING CONDITIONS - FIRST FLOOR

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

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

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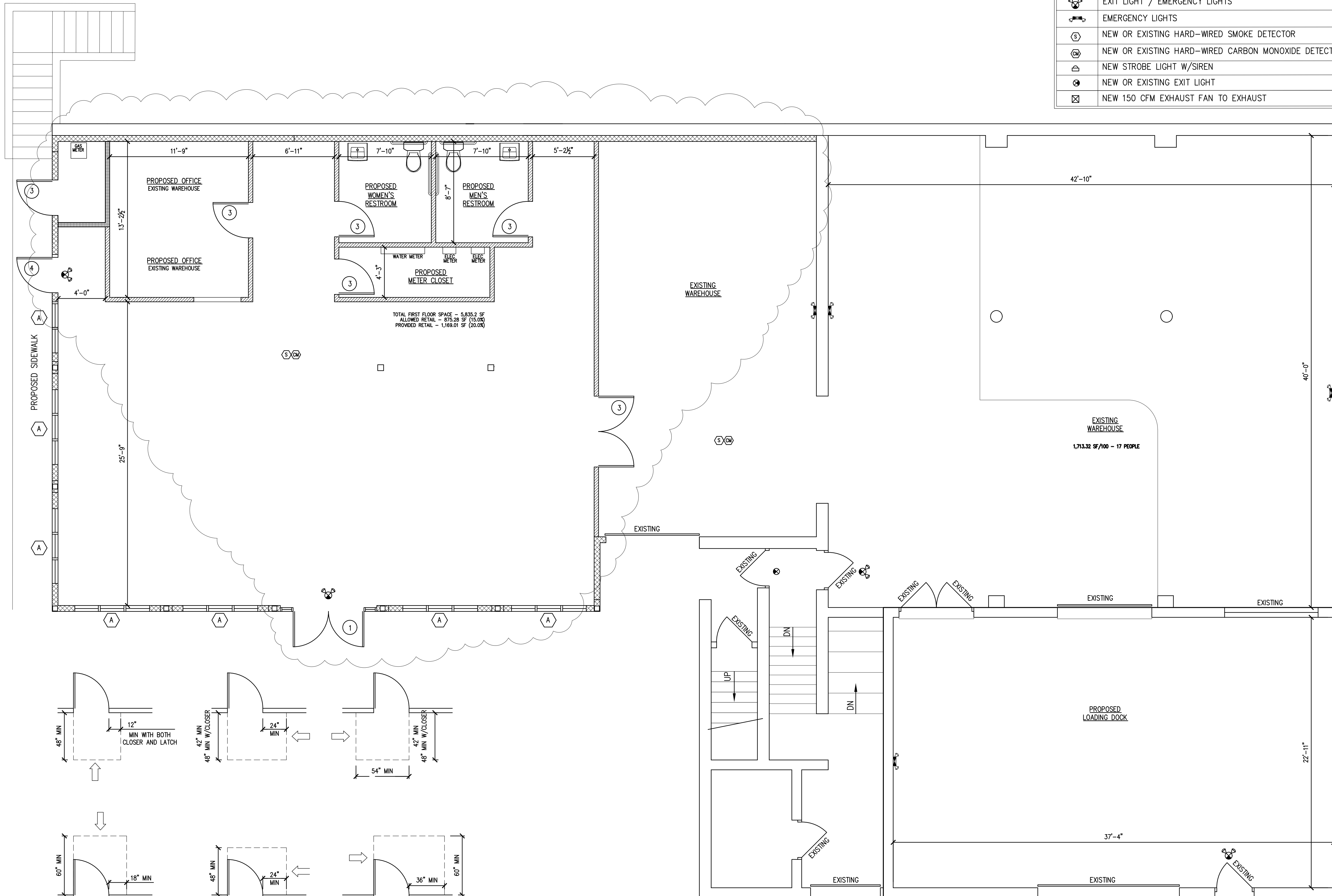


Project
**CHANGE OF USE - FIRST FLOOR
 INTERIOR ALTERATIONS**
 Drawing Title
BASEMENT/FOUNDATION PLAN

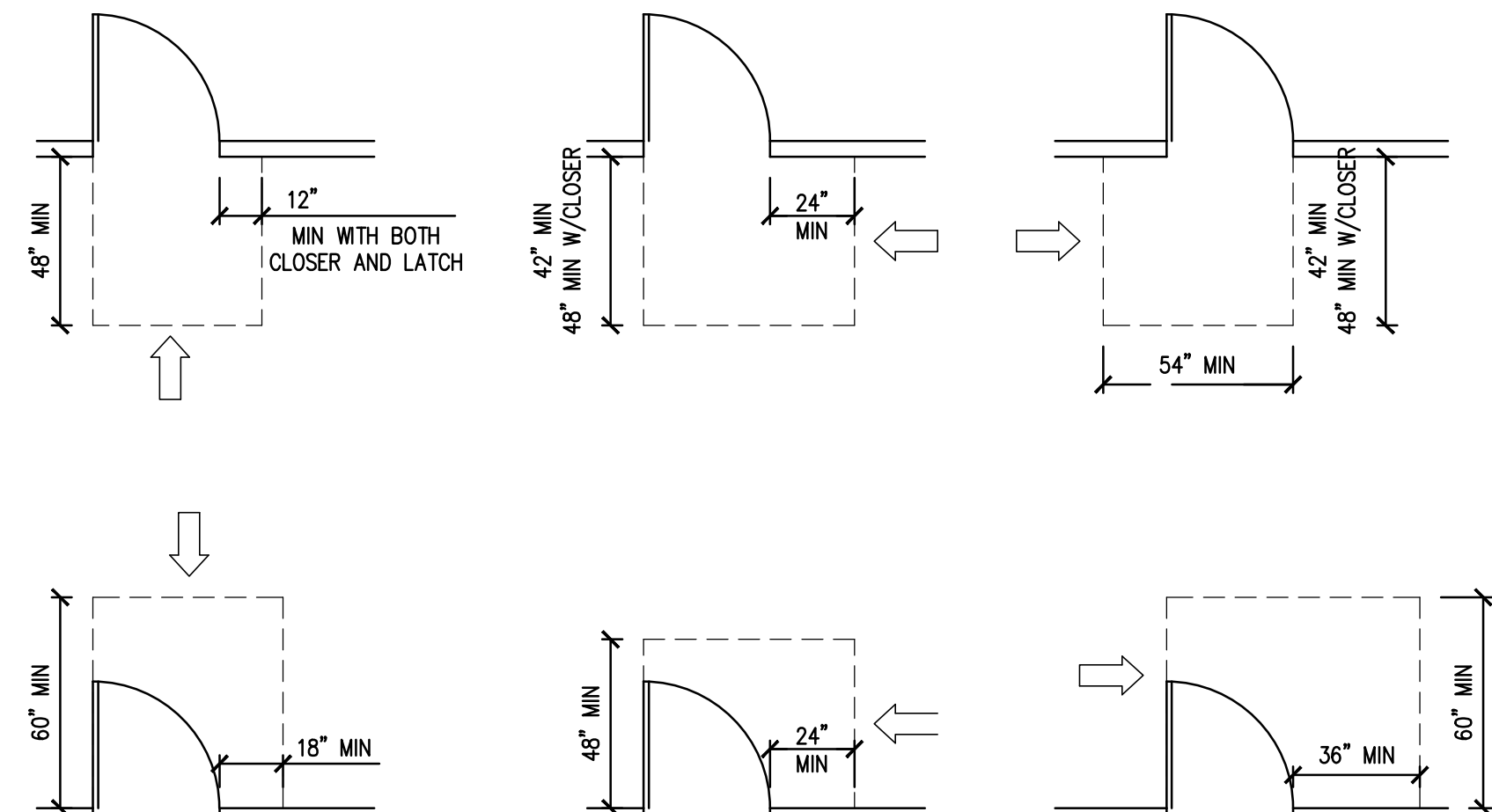
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 Project No: 23-50
A-1
 1 of 5 Sheets

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 = 1,169.01 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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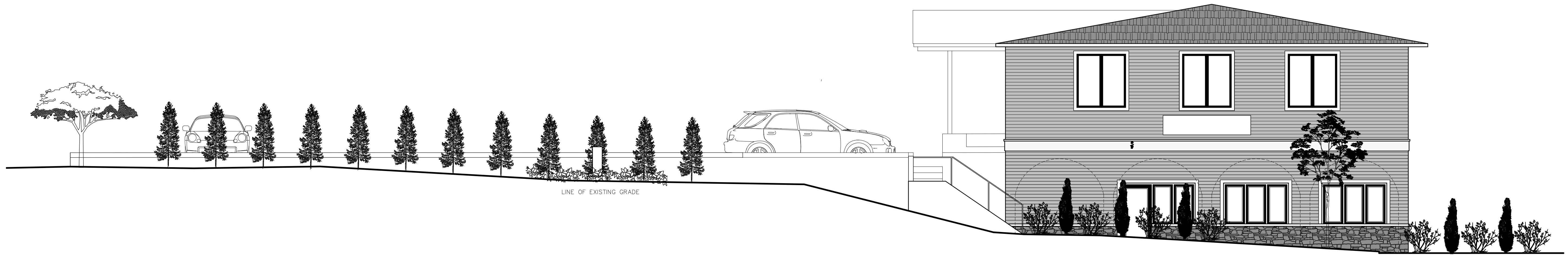
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Project
CHANGE OF USE - FIRST FLOOR INTERIOR ALTERATIONS
 Drawing Title
FIRST FLOOR CONSTRUCTION & LIFE SAFETY PLAN

Owner's Information
PROSPERO
 134 MARBLE AVE
 PLEASANTVILLE, NY

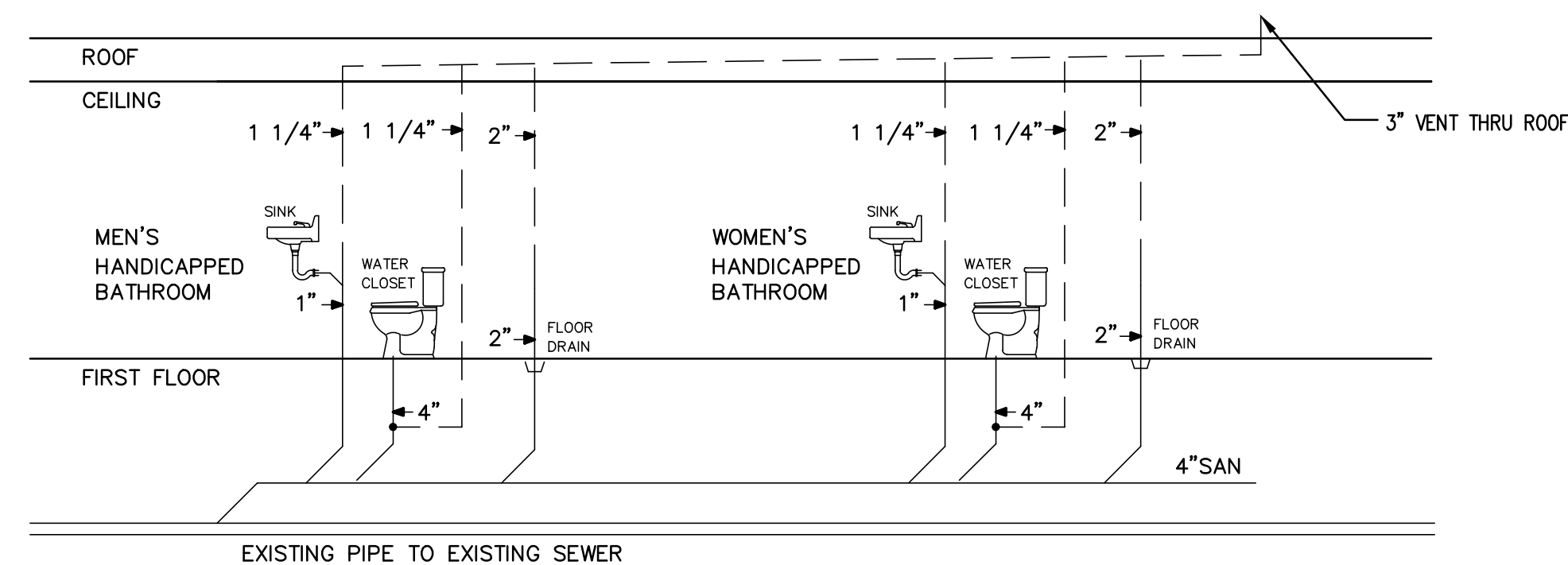
Original Date: 11/6/23
 Project No: 23-50
 A-2
 2 of 5 Sheets



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



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



3 PLUMBER RISER DIAGRAM
SCALE NONE



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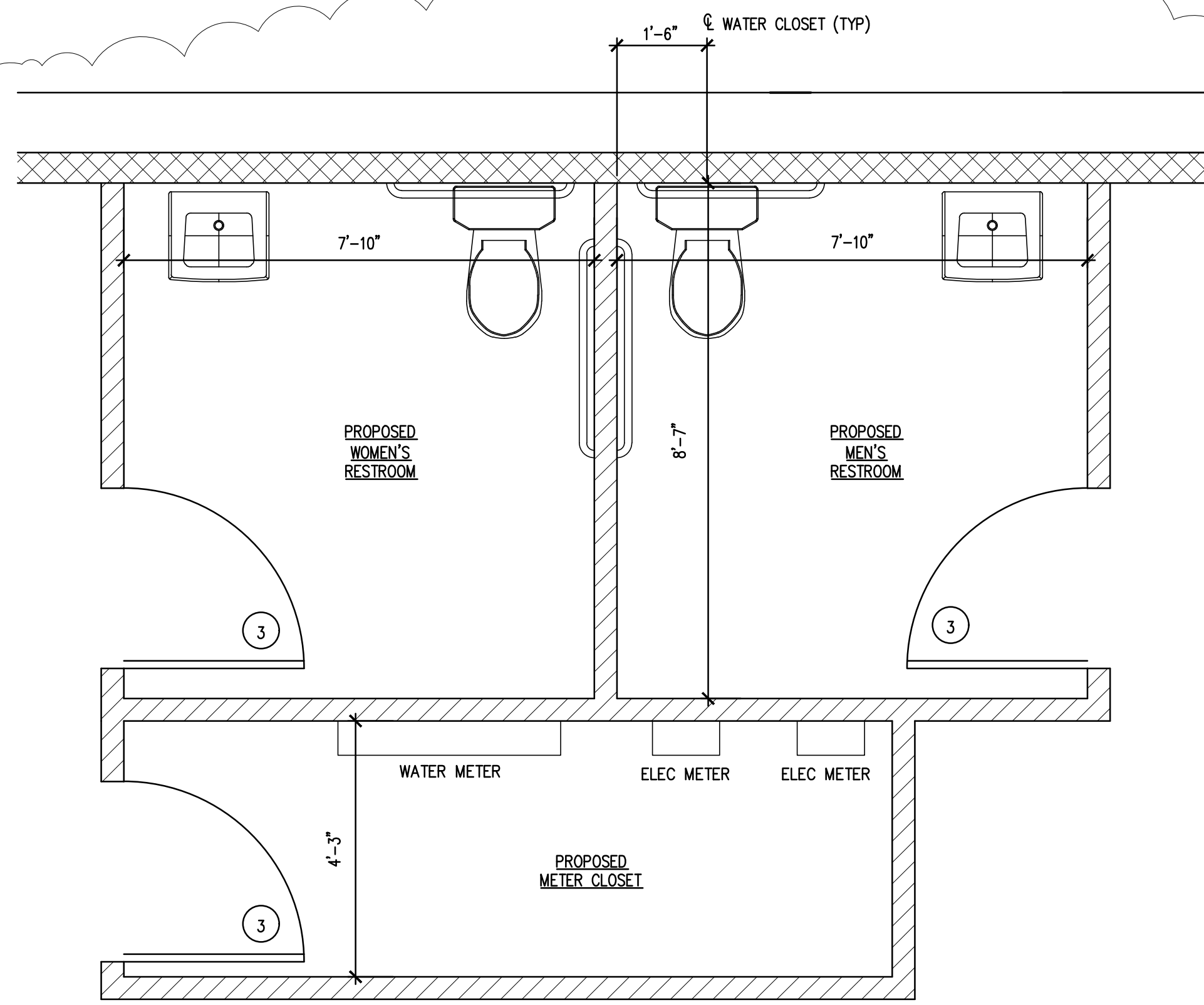


Project
CHANGE OF USE - FIRST FLOOR
INTERIOR ALTERATIONS
Drawing Title
ELEVATIONS AND DETAIL

Owner's information
PROSPERO
134 MARBLE AVE
PLEASANTVILLE, NY

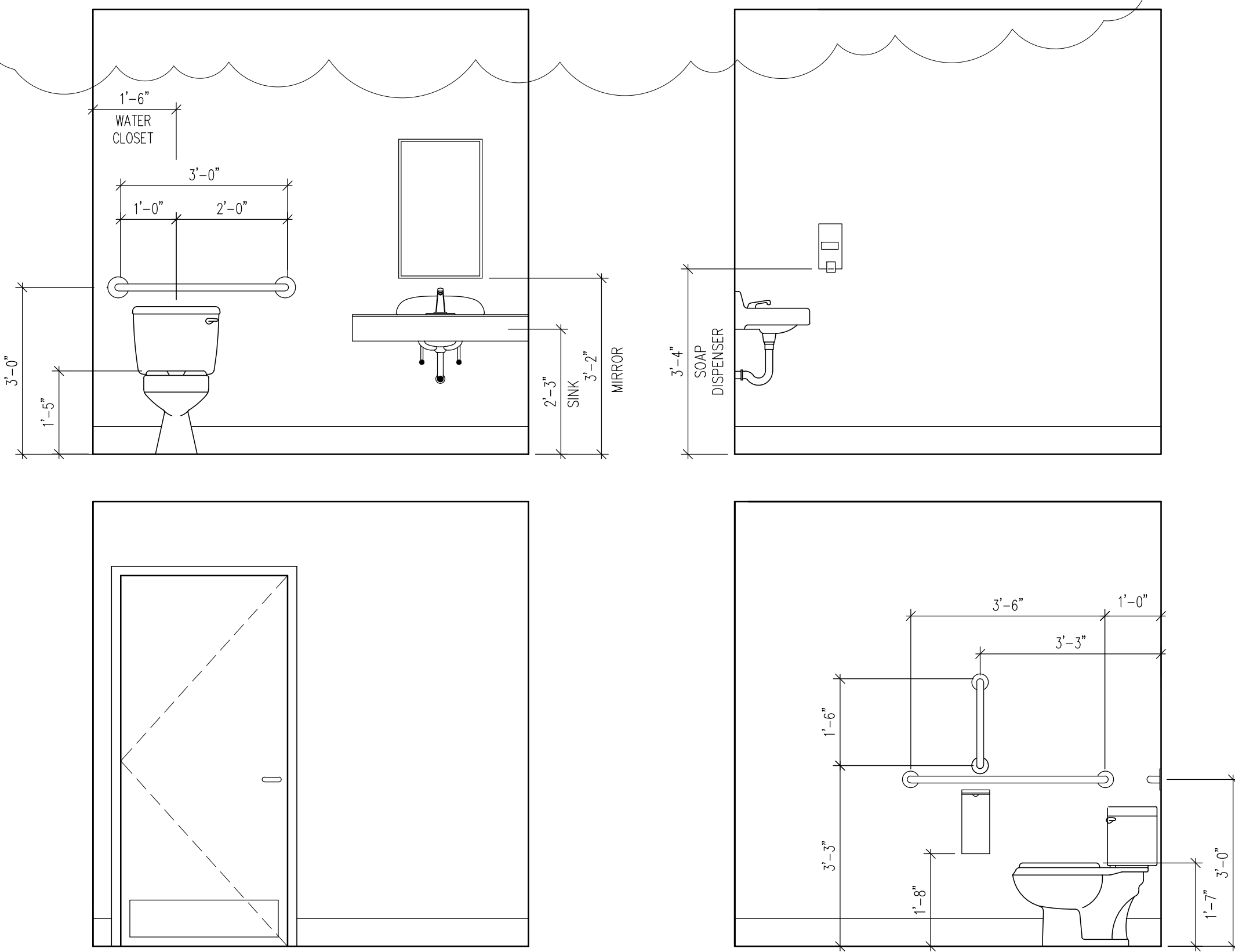
Original Date: 11/6/23
Project No: 23-50
A-3
3 of 5 Sheets

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



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

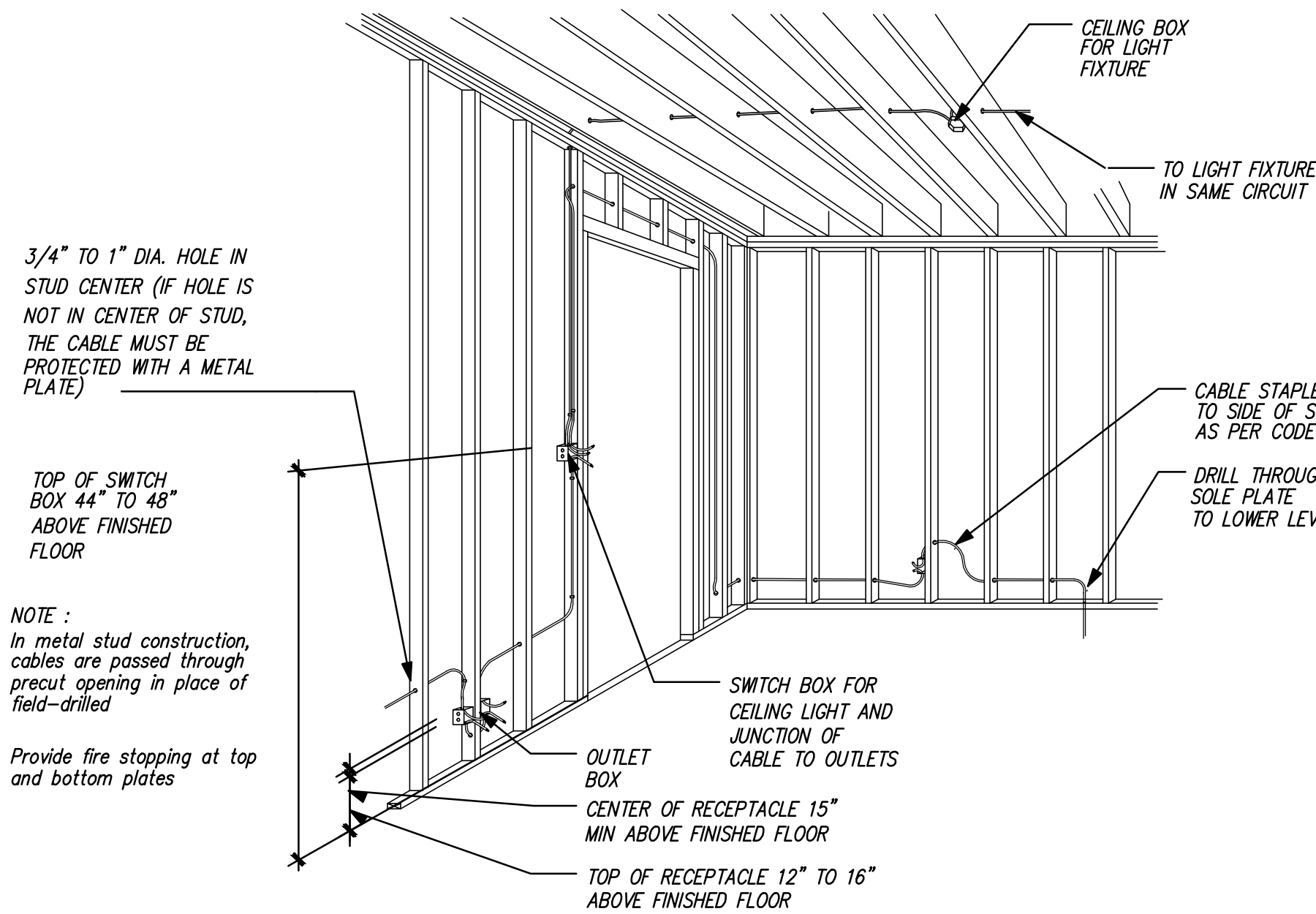
DOOR SCHEDULE							
DOOR NUMBER	DOOR OPENING (W x H x THICKNESS)	MANUFACTURER / MODEL No.	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	HARDWARE SET	REMARKS
01	(2) 3'-0" x 6'-8" x 1 3/8"	T.B.D.	DOUBLE	GLASS	METAL	ENTRY WITH KEY	ALUMINUM SADDLE IN BED OF MASTIC
02	(2) 3'-0" x 6'-8" x 1 3/8"	T.B.D.	DOUBLE	GLASS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

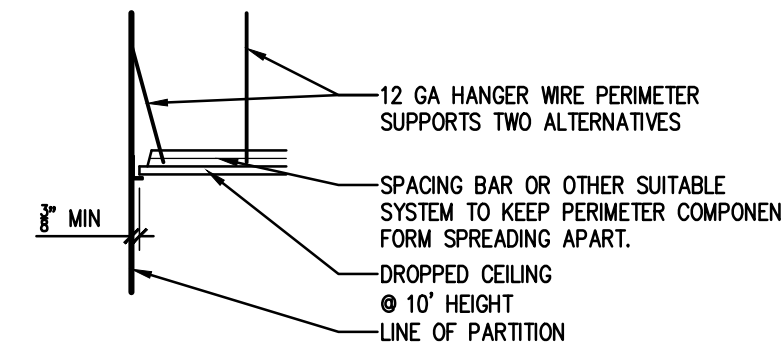
- ALL INTERIOR DOORS TO BE SOLID CORE PAINT GRADE, AS SCHEDULED. SEE SCHEDULE FOR SIZES.
- WHERE WEATHER-STRIPPING IS CALLED FOR, PROVIDE ON FOUR (4) SIDES, INCLUDING SADDLE.
- OWNER TO PROVIDE ALL DOOR LATCH/LOCK SETS. CONTRACTOR TO INSTALL ALL LATCH/LOCK SETS.

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.

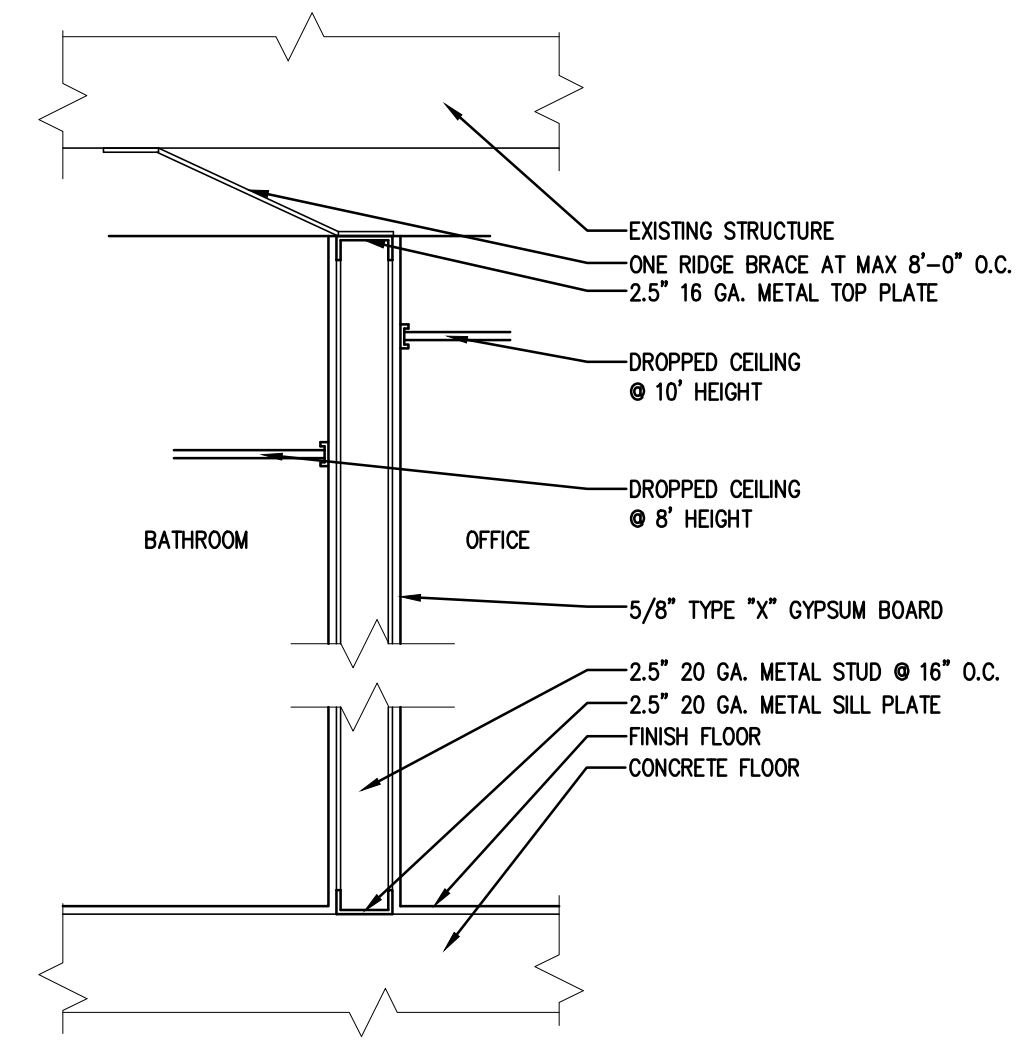


4 ELECTRICAL DIAGRAM
SCALE NONE

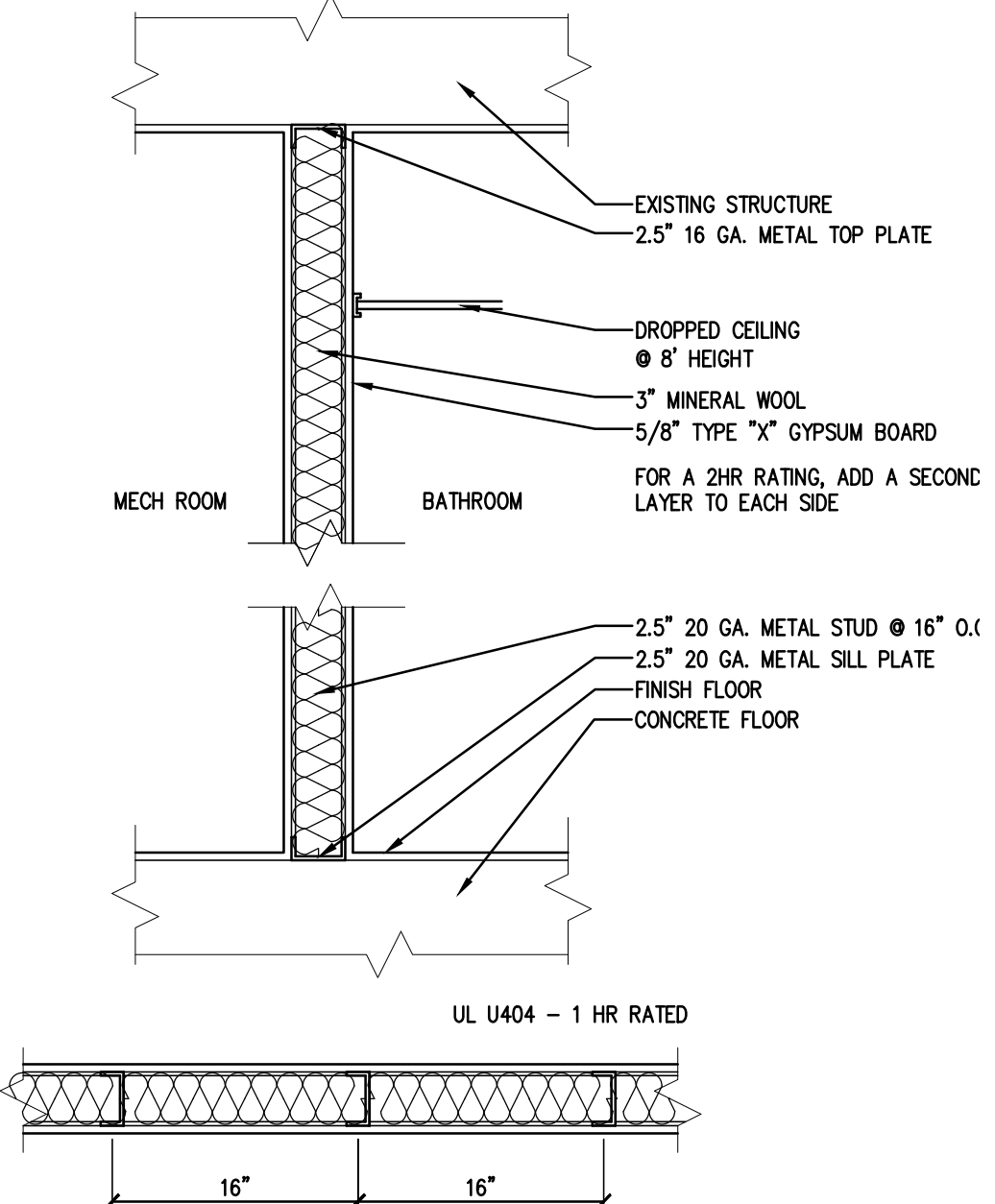


- NOTE:
- 12 GA HANGER WIRE ANCHORED TO STRUCTURE ABOVE AND HUNG VERTICALLY A MAX OF 8" FROM THE PERIMETER.
 - 12 GA HANGER WIRE ANCHORED TO PERIMETER WALL ATTACHMENT TO GRID MAY BE 8" FROM THE WALL, BUT THE WALL ATTACHMENT WIRE MUST NOT EXCEED A 1 / 16 SLOPE

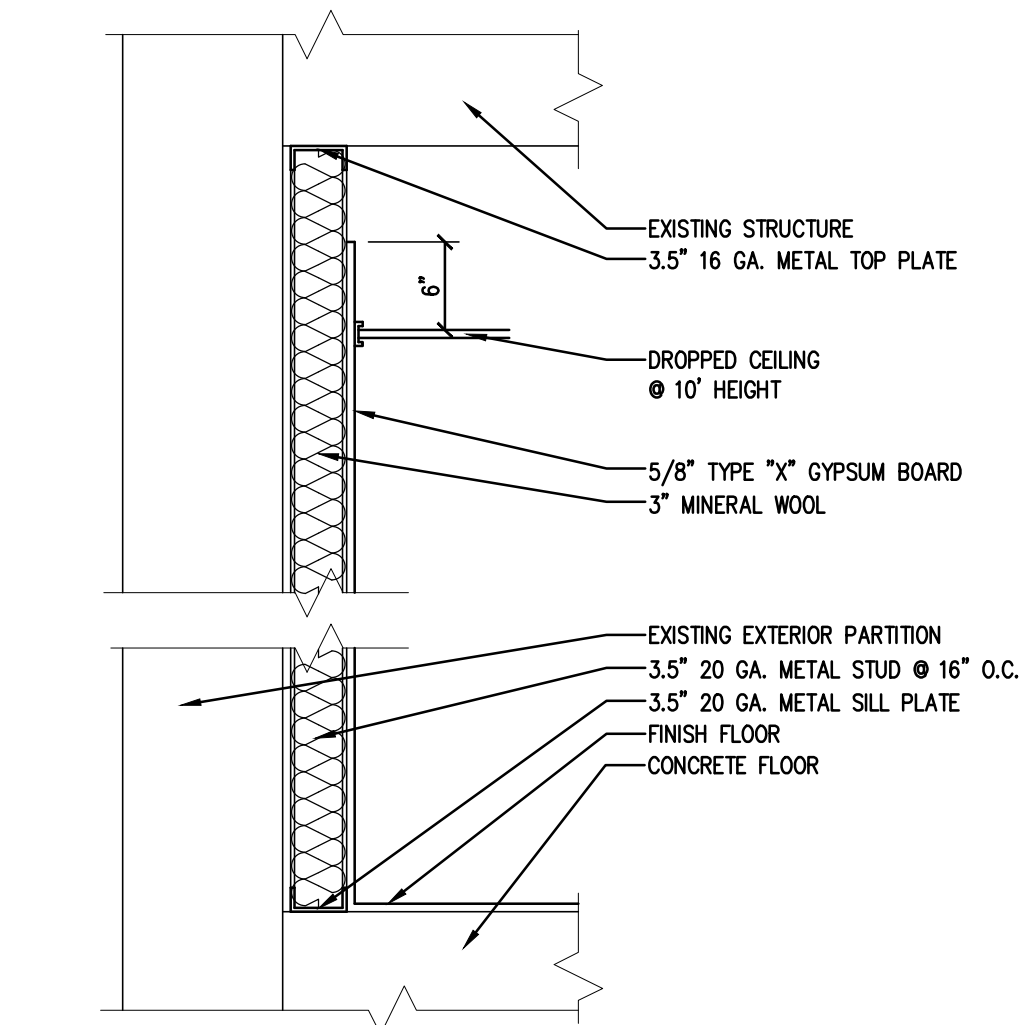
5 DETAIL
SCALE 1" = 1'-0"



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 1-½" for footings and ¾" for walls and slabs, conforming to ASTM C33.
- Reinforcing steel: ASTM A615 Grade 60.
- Welded Wire Reinforcement: (WWR) ASTM A-185.
- Leveling Grout shall be non-shrink, non-metallic type, factory pre-mixed grout in accordance with CE-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	1-½"
C. Concrete not exposed to weather or in contact with ground	
Slabs, walls, joists	¾"
#11 bars and smaller	
Beams and columns	
Primary reinforcement, ties, stirrups, or spirals	1-½"
- Submit to Architect/Engineer reinforcing steel shop drawings for approval and mix designs for review prior to placing any concrete.
- All reinforcement shall be securely held in place while placing concrete. If required, additional bars, stirrups or chairs shall be provided by the Contractor to furnish support for all bars.
- Lap welded wire reinforcement two (2) full wire spaces at splices and wire together.
- Provide plastic tipped bolsters and chairs at all locations where the concrete surface in contact with the bolsters or chairs is exposed.
- Placing of concrete shall not start until the placement of reinforcing has been approved by the Inspection Agency.
- Bonding agent shall be used where new concrete is placed against existing concrete.
- Epoxy adhesive shall be used where dowels are to be installed into existing concrete. Submit manufacturer information for engineer review.
- No sleeve shall be placed through any concrete element unless shown on the approved shop drawings or specifically authorized in writing by the Structural Engineer. The Contractor shall verify dimensions and locations of all slots, pipe sleeves, etc. as required for mechanical trades before concrete is placed.
- Pipes or conduits placed in slabs shall not have an outside diameter larger than ½ the slab thickness and shall not be spaced closer than 3 diameters on center. Aluminum conduits shall not be placed in concrete. No conduits shall be placed in slabs within 12 inches of column face or face of bearing wall. No conduits may be placed in exterior slabs or slabs subjected to fluids.
- Prior to placing concrete, the Contractor shall submit for review by the structural engineer, a concrete pour schedule showing location of all proposed construction joints and waterstops.
- Prior to concrete placement, the Contractor shall submit to the structural engineer for review, concrete mix designs prepared in accordance with the specifications and requirements indicated in the general notes.
- Concrete shall not be pumped through aluminum pipes and shall not be placed in contact with aluminum forms, mixing drums, buggies, chutes, conveyors or other equipment made of aluminum.
- All inserts and sleeves shall be cast-in-place whenever feasible. Drilled or powder driven fasteners will be permitted when proven to the satisfaction of the Structural Engineer that the fasteners will not spall the concrete and have the same capacity as cast-in-place inserts.
- When installing expansion bolts or adhesive anchors, the Contractor shall take measures to avoid drilling or cutting of any existing reinforcing and destruction of concrete. Holes shall be blown clean prior to placing bolts or adhesive anchors.
- Chamfer all exposed concrete corners unless noted otherwise on Architectural Drawings.
- The concrete slabs shall be finished flat and level within tolerance, to the elevation indicated on the drawings.
- Early drying out of concrete, especially during the first 24 hours, shall be carefully guarded against. All surfaces shall be moist cured or protected using a membrane curing agent applied as soon as forms are removed. If membrane curing agent is used, exercise care not to damage coating.
- Cold weather concreting shall be in accordance with ACI-306. Hot weather concreting shall be in accordance with ACI-305R.
- Throughout construction, the concrete work shall be adequately protected against damage due to excessive loading, construction equipment, materials or methods, ice, rain, snow, excessive heat, and freezing temperatures.
- Prepare concrete test cylinders from each day's pour. Cylinders shall be properly cured and stored. Sample fresh concrete in accordance with ASTM C172.
- Retain laboratory to provide testing service. Slump per ASTM 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.

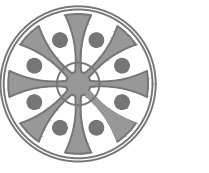
5.0 MASONRY

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

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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
REVISIONS		
2	1/10/23	ISSUED TO PLANNING
1	12/10/23	ISSUED FOR REVIEW

PUBLIC NOTICE

All public meetings will be held via in person and via teleconference. To view & attend the meeting noted below via teleconference and address any application with the PC, 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 Planning Commission of the Village of Pleasantville, New York, on Wednesday, April 9, 2025, at 8:00 P.M., at 80 Wheeler Avenue and via teleconference, will be conducting a Public Hearing with regards to an amended site plan and special use permit application by Melissa Prospero on behalf of Floorcraft (warehouse & retail use), located within the lower level of 134 Marble Avenue, Pleasantville, New York. The property is known as Section 106.10, Block 2, Lot(s) 41 & 42 on the Village Tax Maps. A copy of the aforementioned submission is on file in the office of the Building Inspector and may be examined by any interested persons.

**By Order of the Planning Commission
Of the Village of Pleasantville
Russell Klein, Chairman
Pleasantville Planning Commission**



APPLICATIONS INVOLVING PLANNING & ARB



325 Manville Road

325 Manville Road - Manville and Grove LLC - Proposed conversion of existing professional office building into a new multiple dwelling consisting of a maximum six (6) residential apartment units - ***App back from ZBA - cont review & set public hearing***

ATTACHMENTS:

Description	Type	Upload Date
ARB presentation	Backup Material	4/7/2025
Proposed Site Plan dated 4.8.25	Backup Material	4/4/2025
Proposed Front & Rear Elevations & Sustainability Factors dated 4.8.25	Backup Material	4/4/2025
Proposed Side Elevations dated 4.8.25	Backup Material	4/4/2025
Proposed 1st Floor Plan dated 4.8.25	Backup Material	4/4/2025
Proposed 2nd Floor Plan dated 4.8.25	Backup Material	4/4/2025
Prior Architectural rendering dated 2.12.25	Backup Material	4/4/2025
County comments 3.25.25	Backup Material	4/4/2025
Consultant memo dated 4.9.25	Backup Material	4/9/2025



325 MANVILLE ROAD







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.

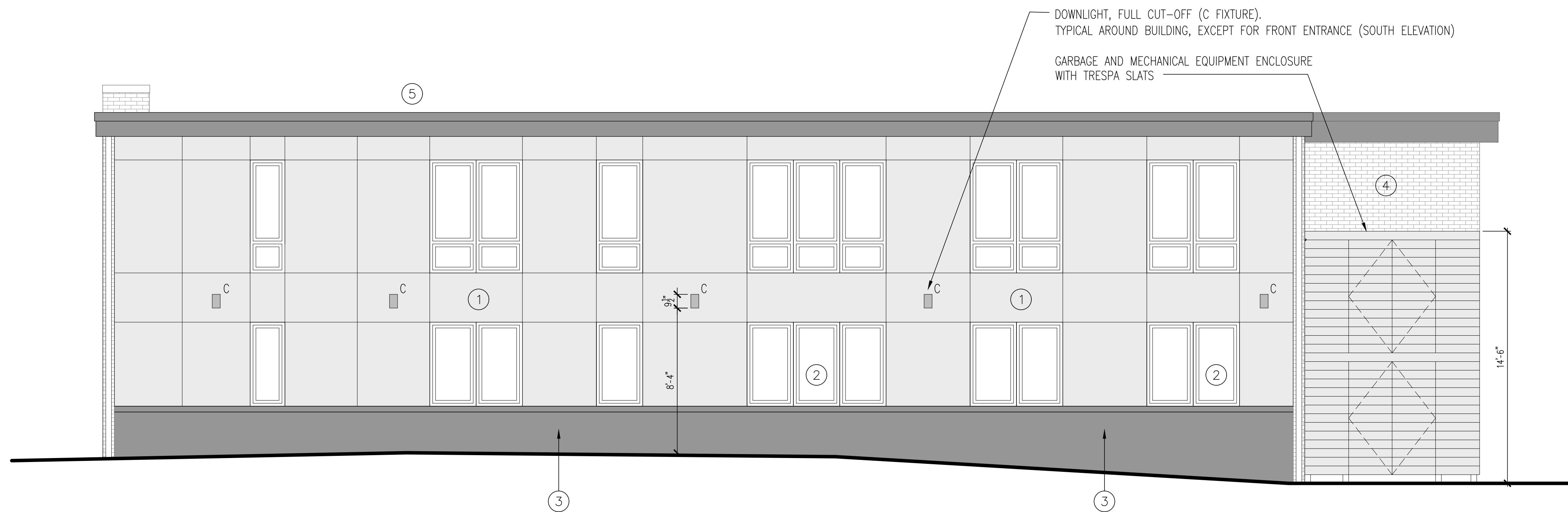
4. ADAPTIVE REUSE OF EXISTING BUILDING

5. NEW ENERGY EFFICIENT WINDOWS



- ① NEW TRESPA RAINSCREEN PANELS
- ② NEW ALUMINUM WINDOWS
- ③ BLACK GRANITE
- ④ EXISTING BRICK
- ⑤ METAL ROOF EDGE CLADDING

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



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

Planning Board Submission

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Rev.	Date	Description
-	04.08.25	Planning Brd. Submission
-	03.27.25	Zoning Brd. Submission
-	02.12.25	Planning Brd. Submission

Sheet Title:

Proposed Elevations & Sustainability Factors

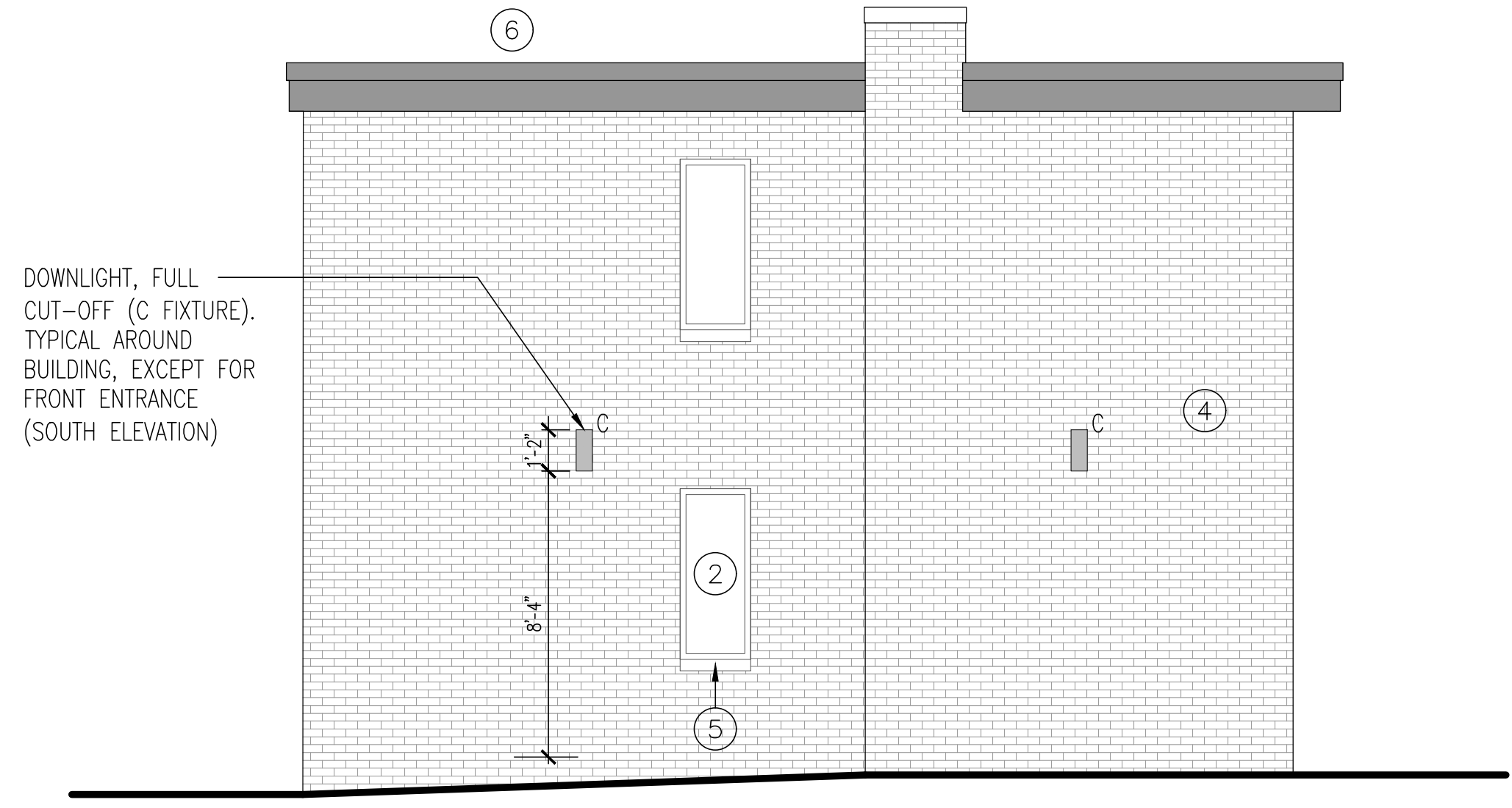
Project #: 2501
Drawn: RB
Checked: RB
Print Date: 04-08-25

Sheet No.:
A20

325 MANVILLE ROAD ALTERATIONS

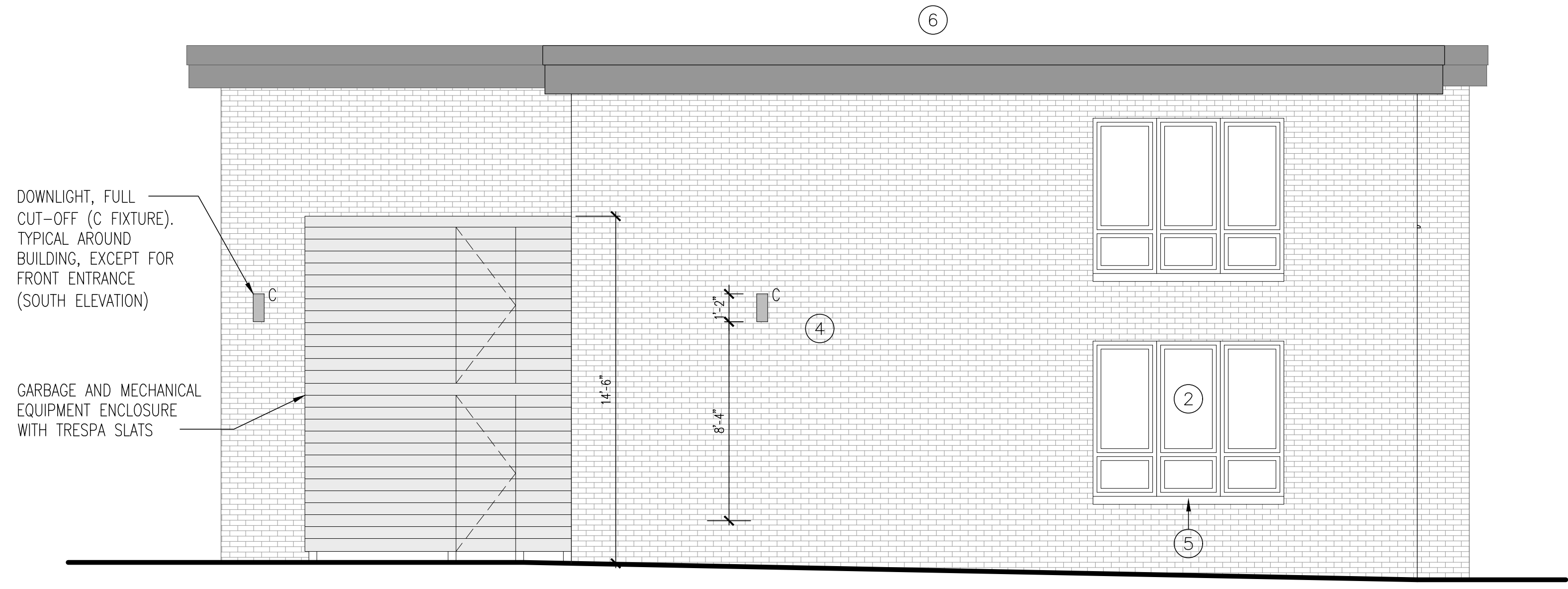
Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

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



- ② NEW ALUMINUM WINDOWS
- ④ EXISTING BRICK
- ⑤ NEW CAST STONE SILLS
- ⑥ METAL ROOF EDGE CLADDING

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



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

325 MANVILLE ROAD

ALTERATIONS

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

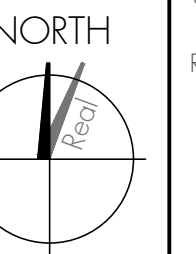
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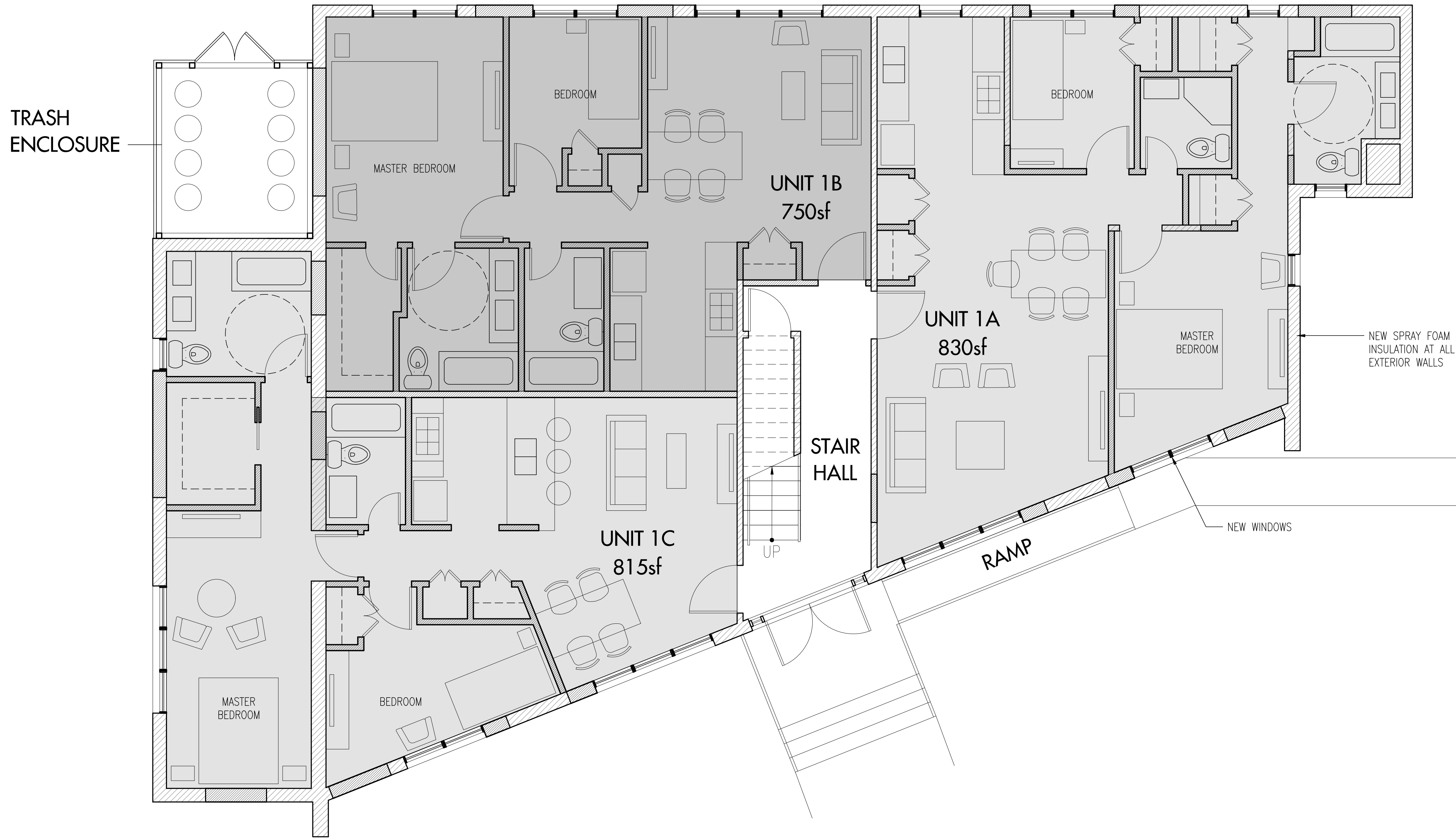
Rev.	Date	Description
-	04.08.25	Planning Brd. Submission
-	03.27.25	Zoning Brd. Submission
-	02.12.25	Planning Brd. Submission

Sheet Title:

Proposed 1st Floor Plan

Project #: 2501
 Drawn: RB
 Checked: RB
 Print Date: 04-08-25

Sheet No.:
A10



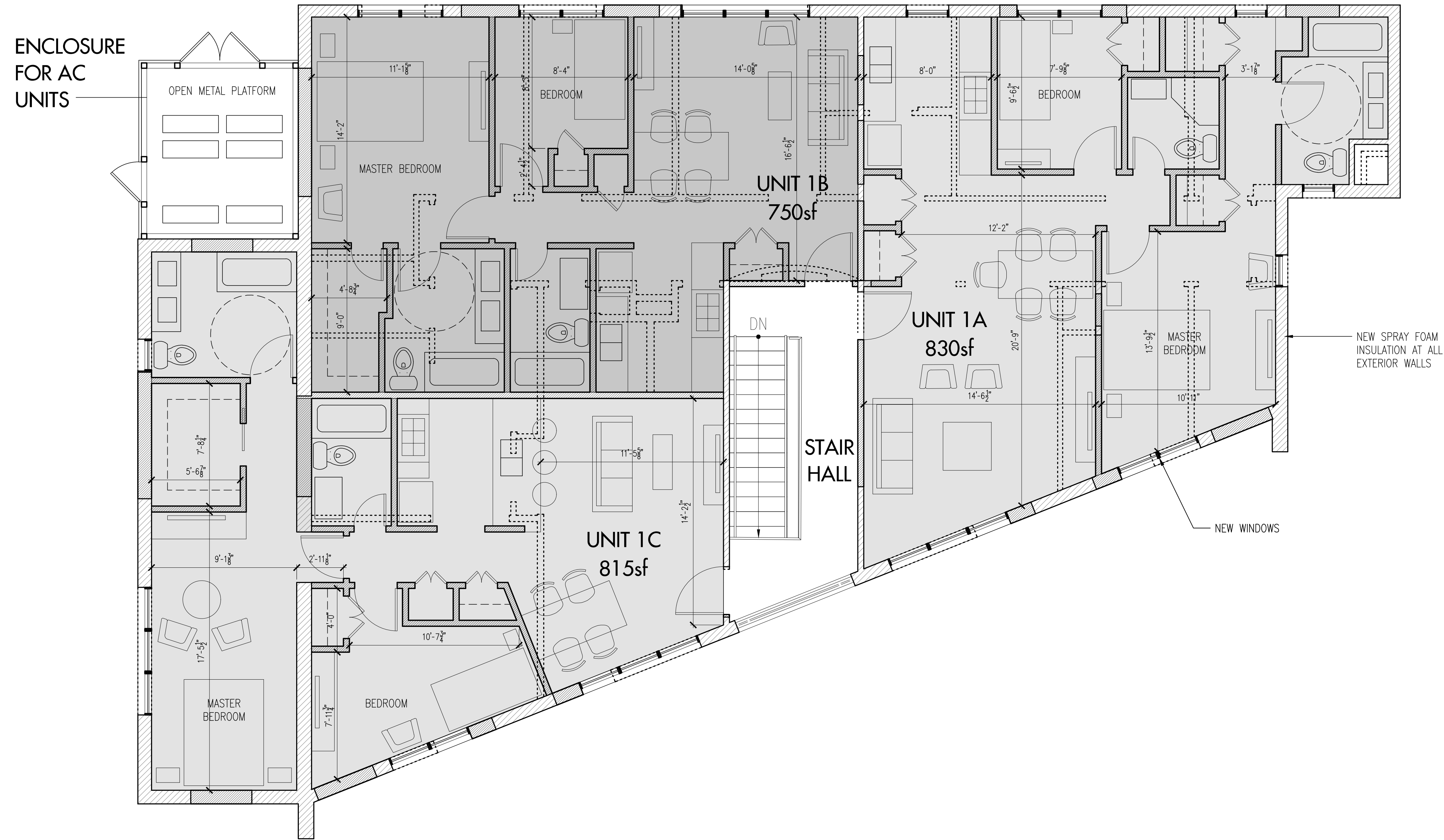
1 Proposed 1st Floor Plan
 SCALE 1/4" = 1'-0"

(3) 2 BEDROOM UNITS

325 MANVILLE ROAD ALTERATIONS

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

Architect
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 23 Washington Avenue
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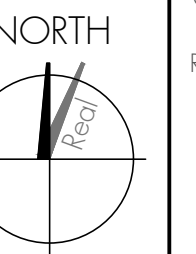


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Board
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1 Proposed 2nd Floor Plan
 SCALE 1/4" = 1'-0"

(3) 2 BEDROOM UNITS

Rev.	Date	Description
-	04.08.25	Planning Brd. Submission
-	03.27.25	Zoning Brd. Submission
-	02.12.25	Planning Brd. Submission

Sheet Title:
Proposed 2nd Floor Plan

Project #: 2501
 Drawn: RB
 Checked: RB
 Print Date: 04-08-25

Sheet No.:
A12

325 MANVILLE ROAD ALTERATIONS

Owner
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325 Manville Road
Pleasantville, NY 10570

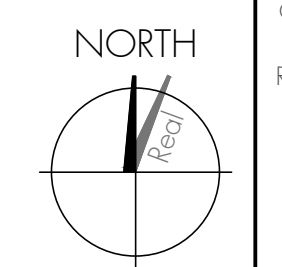
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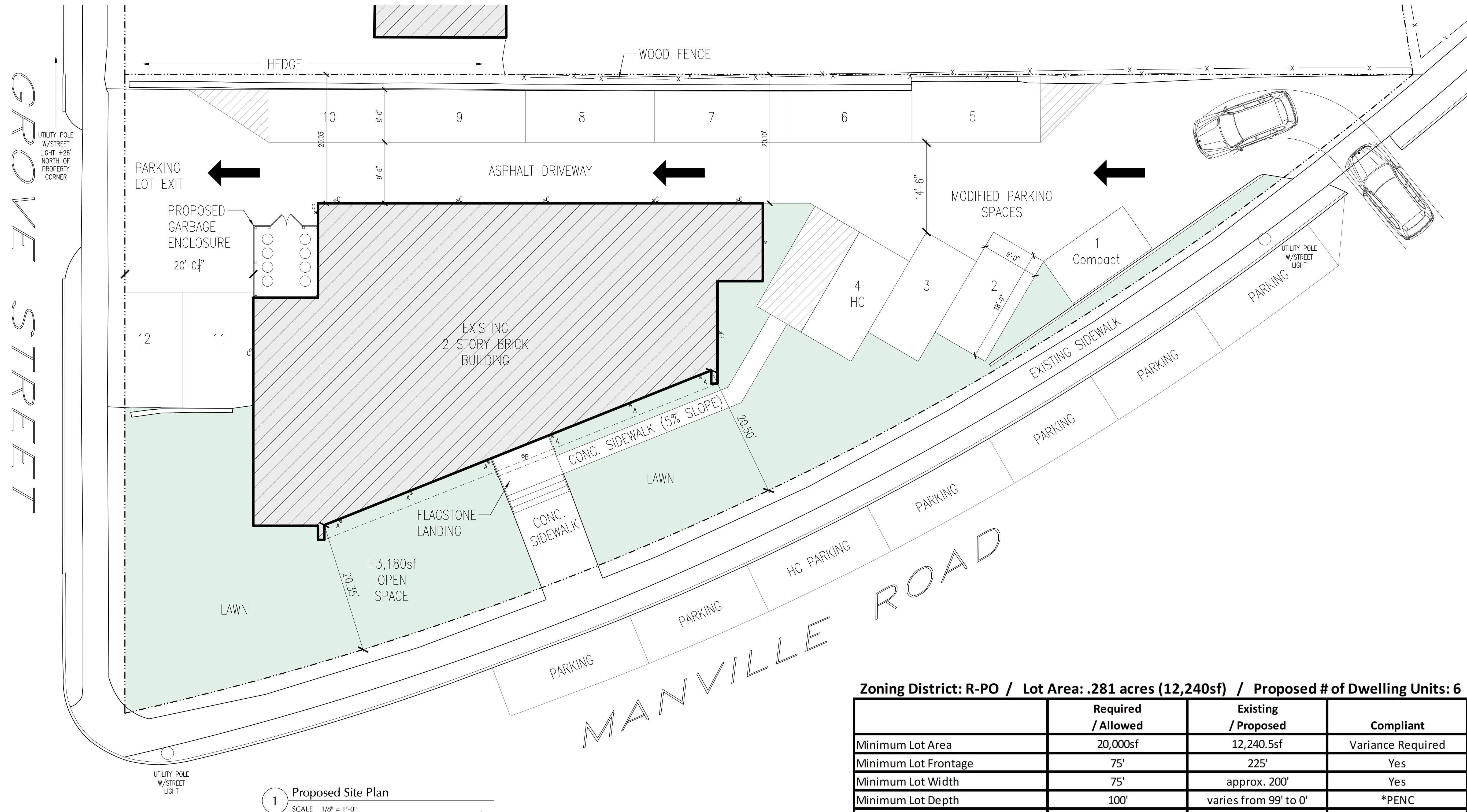
04.08.25	Planning Brd. Submission
03.27.25	Zoning Brd. Submission
02.12.25	Planning Brd. Submission
Rev.	Date
	Description

Sheet Title:

Proposed Site Plan

Project #: 2501
Drawn: RB
Checked: RB
Print Date: 04-08-25

Sheet No.:
A04



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

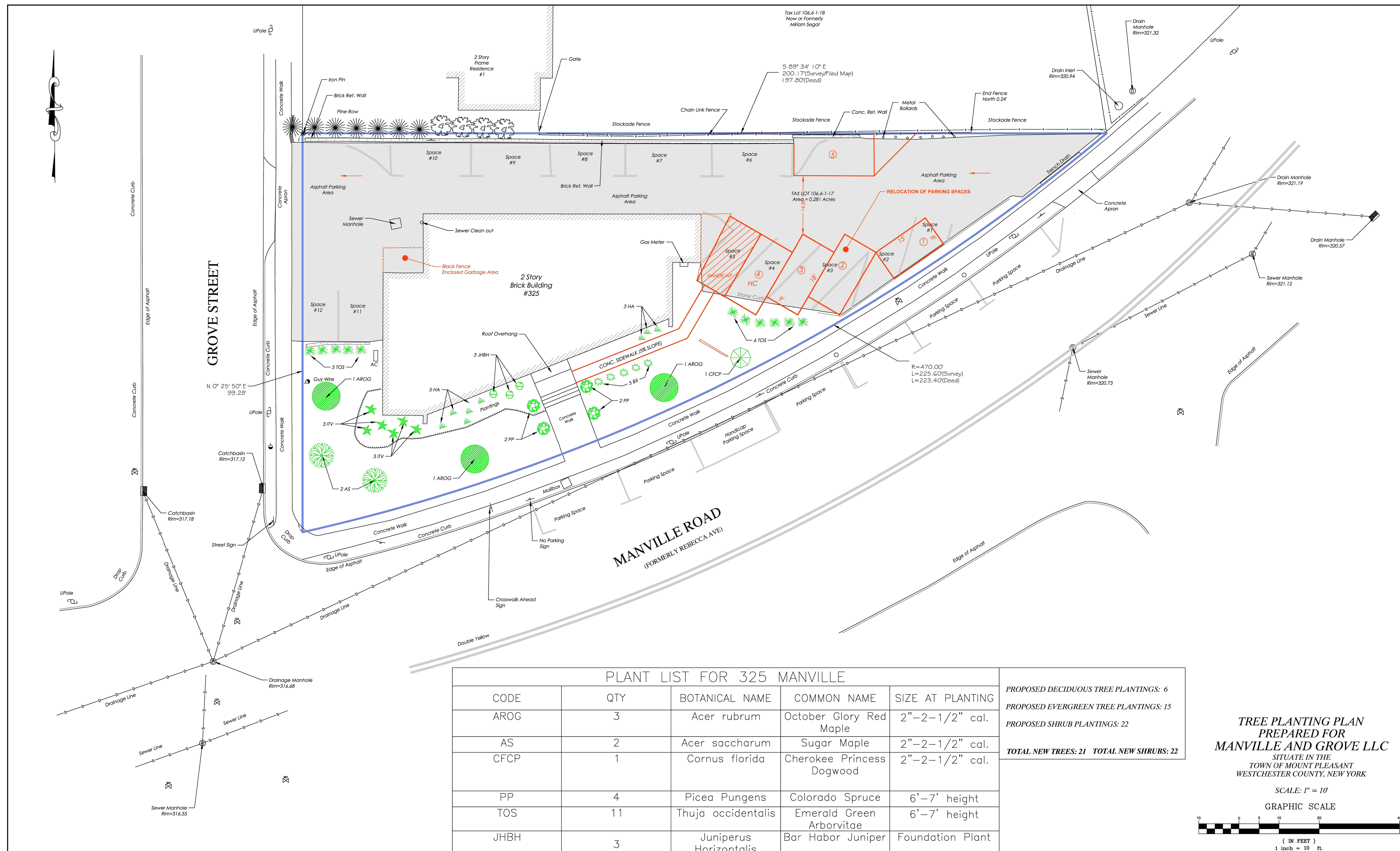
	Required / Allowed	Existing / Proposed	Compliant
Minimum Lot Area	20,000sf	12,240.5sf	Variance Required
Minimum Lot Frontage	75'	225'	Yes
Minimum Lot Width	75'	approx. 200'	Yes
Minimum Lot Depth	100'	varies from 99' to 0'	*PENC
Minimum Front Yard	30'	20.35'	*PENC
Minimum Side Yard	30'	20.01'	*PENC
Minimum 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

325 MANVILLE ROAD ALTERATIONS

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

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Gallin Beeler Design Studio, PLLC
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Pleasantville, NY, 10570

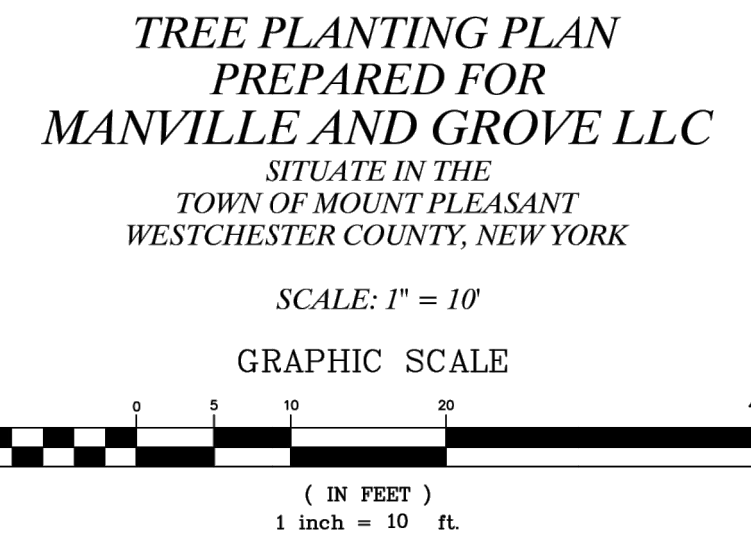


MANVILLE ROAD
(FORMERLY REBECCA AVE)

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



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

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NORTH	
03.27.25	Zoning Bld. Submission
02.12.25	Planning Bld. Submission
Rev.	Date Description

Sheet Title:
Landscape Plan

Project #: 2501 Sheet No.:
 Drawn: RB
 Checked: RB
 Print Date: 03-27-25
A05

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

Planning Board Submission

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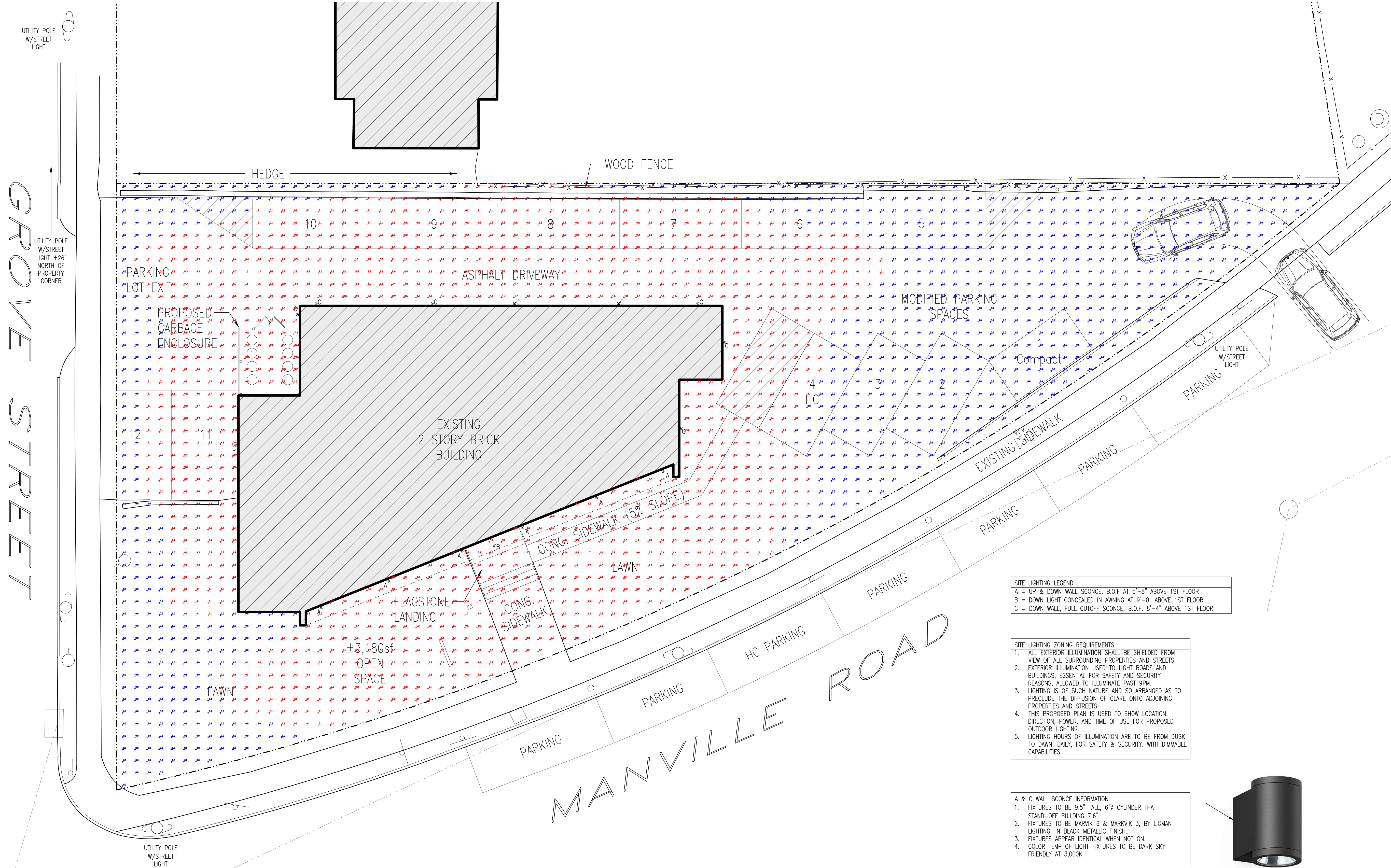
Rev.	Date	Description
-	04.08.25	Planning Brd. Submission
-	03.27.25	Zoning Brd. Submission
-	02.12.25	Planning Brd. Submission

Sheet Title:

Proposed Site Lighting Plan

Project #: 2501
Drawn: RB
Checked: RB
Print Date: 04-08-25

Sheet No.:
A04A



SITE LIGHTING LEGEND
A = UP & DOWN WALL SCONCE, B.O.F. AT 5'-8" ABOVE 1ST FLOOR
B = DOWN LIGHT CONCEALED IN AWNING AT 9'-0" ABOVE 1ST FLOOR
C = DOWN WALL, FULL CUTOFF SCONCE, B.O.F. 8'-4" ABOVE 1ST FLOOR

SITE LIGHTING ZONING REQUIREMENTS
1. ALL EXTERIOR ILLUMINATION SHALL BE SHIELDED FROM VIEW OF ALL SURROUNDING PROPERTIES AND STREETS.
2. EXTERIOR ILLUMINATION USED TO LIGHT ROADS AND BUILDINGS, ESSENTIAL FOR SAFETY AND SECURITY REASONS, ALLOWED TO ILLUMINATE PAST 9PM.
3. LIGHTING IS OF SUCH NATURE AND SO ARRANGED AS TO PRECLUDE THE DIFFUSION OF GLARE ONTO ADJOINING PROPERTIES AND STREETS.
4. THIS PROPOSED PLAN IS USED TO SHOW LOCATION, DIRECTION, POWER, AND TIME OF USE FOR PROPOSED OUTDOOR LIGHTING.
5. LIGHTING HOURS OF ILLUMINATION ARE TO BE FROM DUSK TO DAWN, DAILY, FOR SAFETY & SECURITY, WITH DIMMABLE CAPABILITIES

A & C WALL SCONCE INFORMATION
1. FIXTURES TO BE 9.5" TALL, 6" CYLINDER THAT STAND-OFF BUILDING 7.6".
2. FIXTURES TO BE MARVIK 6 & MARVIK 3, BY LIGMAN LIGHTING, IN BLACK METALLIC FINISH.
3. FIXTURES APPEAR IDENTICAL WHEN NOT ON.
4. COLOR TEMP OF LIGHT FIXTURES TO BE DARK SKY FRIENDLY AT 3,000K.



IMAGE

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

WAC LIGHTING

Hawthorne

Outdoor Ceiling Mount 3000K

Fixture Type: _____
Catalog Number: _____
Project: _____
Location: _____

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
FM-W33113 13"	3000K	BK Black	20W	941	684

Example: **FM-W33113-BK**

For custom requests please contact customs@wacighting.com

DESCRIPTION

Clean lines for a stunning look. Modern minimalism.

FEATURES

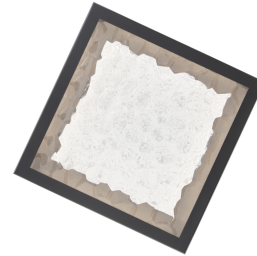
- Hammered glass panels on five sides
- Stainless steel textured reflector
- Driver concealed within the canopy
- 5 Year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120-277V,50/60Hz
CRI	90
Dimming:	ELV: 100-10% , TRIAC: 100-10%
Rated Life:	50,000 Hours
Mounting:	Can be mounted on ceiling or wall in all orientations
Standards:	ETL, cETL, IP65, Wet Location Listed
Construction	Aluminum body, hammered glass diffuser

REPLACEMENT PARTS

RPL-GLA-33113-SI - Side Glass



FINISHES:



Black

LINE DRAWING:



FM-W33113

PROJECT: _____ TYPE: _____ CATALOG #: SSL - MO - WM -

PROFILE

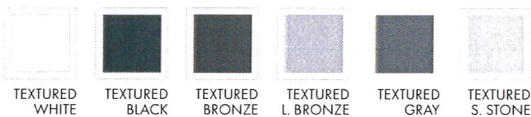
WATTAGE	MO (40.0W) IN EITHER DIRECTION
OPTICS	15°, 30°, 55°, ASYMMETRIC
CCT	2700K, 3000K, 3500K, 4000K (82 CRI)
CRI	82+ CRI
PERFORMANCE	UP TO 10725 PEAK CANDELA (MO)
VOLTAGE	120V OR 277V
POWER	INTEGRATED POWER SUPPLY
DIMMING	0-10V, DMX
DIMENSIONS	12.00" X 5.10", 16.00" X 5.10"
HOUSING	EXTRUDED ALUMINUM HOUSING
LENS	TEMPERED GLASS
FINISH	HIGH DURABILITY POWDER COATING
WARRANTY	5-YEAR LIMITED
OPERATING TEMP	-30° C TO 45° C
LUMEN MAINTENANCE	84,000 HOURS
CERTIFICATION	ETL AND cETL FOR WET LOCATION



FIXTURES SHOWN

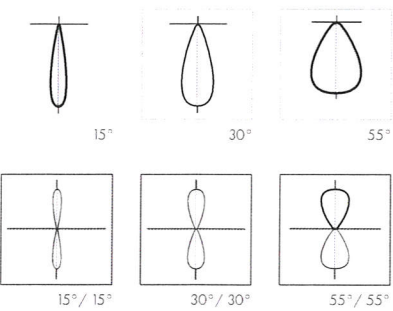
SSL-UD-MO-40K-30-UNY-DIM-WM-TBL

STANDARD FINISHES

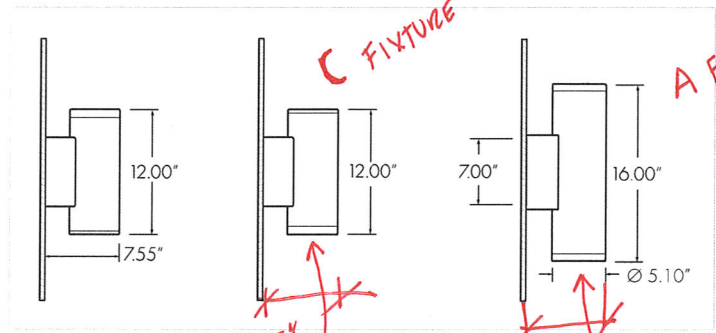


OPTICS

NOT ALL AVAILABLE OPTICS SHOWN



PROFILE



PERFORMANCE SUMMARY

[go to performance data >](#)

	15°	30°	55°
40K, MO			
LUMENS	3797	3850	3712
CANDELA	21342	12551	4944
EFFICACY	104.23 LM/W	105.57 LM/W	101.78 LM/W

C FIXTURE

A FIXTURE

7.55"

7.55"

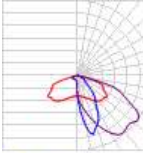
BOTTOM OF FIXTURE @ 5'-8" ABOVE 1ST FLOOR

BOTTOM OF FIXTURE @ 8'-5" ABOVE 1ST FLOOR

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	22.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
□	A		1	WAC Lighting	FM-W33113	Surface-mounted Luminaires	1	684	0.9	19.8589	 Max: 155cd
○	B		6	LIGMAN	MV-30023-T2-W30	Marvik 3 medium down light	2	575	0.9	20	 Max: 902cd
○	D		6	LIGMAN	MV-30023-M-W30	Marvik 3 medium down light	2	693	0.9	20	 Max: 3980cd
○	H		7	LIGMAN	MV-30023-T2-W30	Marvik 3 medium down light	2	575	0.9	20	 Max: 902cd
○	J		2	LIGMAN	MV-30023-M-W30	Marvik 3 medium down light	2	693	0.9	20	 Max: 3980cd



**Manville Road Apartment
Exterior Lighting
Ligman Lighting and WAC**

Designer

Date
04/04/2025

Scale
Not to Scale
Drawing No.

Summary

UMV-30023

Marvik 3 Surface Downlight



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - UO - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

- Added Benefits**
- Resistance to salt-acid room, accelerated aging
 - Boiling water, lime and condensed water resistant
 - Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
 - Super durable (UV resistant)
 - TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical, single or double-sided wall family. Compact and decorative appearance belies powerful outputs and technical optics for perfect task illumination

A stunning new waterproof & dust proof wall cylinder range, designed with no visible fasteners, a one-piece body and integrated driver housing.

This smart mechanical modern designed luminaire with cylindrical body provides a stylish solution to wall mounted cylinders.

This innovative design houses a variety of COB wattages to suit designer's specific requirements as well as a selection of field interchangeable reflector optics, that include narrow, medium, wide and very wide distributions. This series is available in 3 different diameters, namely 3", 4" & 6" to suit lighting design requirements.

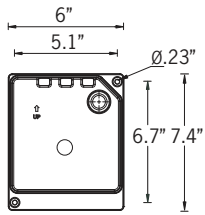
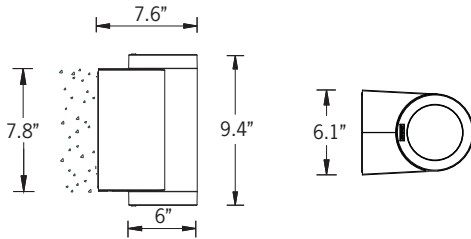
These luminaires are suitable for various facade lighting requirements along with accent lighting, building columns and architectural highlighting etc. The Marvik 1 protrudes 4" from the wall, making this product suitable for ADA applications.

This luminaire range can be provided with a bayonet lock baffle to reduce glare, as well as a frosted lens option. The SCE surface conduit entry box option can be provided as an option for an attractive solution to surface conduit entry.

Ligman can also provide custom made boxes to fit on a round surface like a column, pillar or pole.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

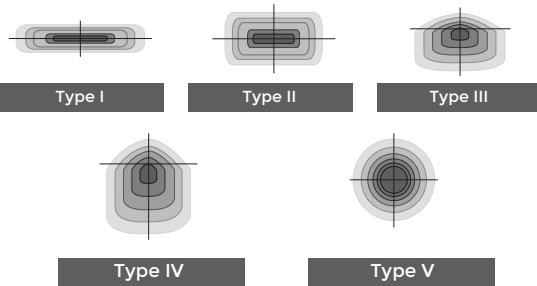
20w LED 1627 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 10.5 lbs



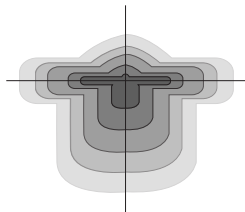
Mounting Detail



Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.

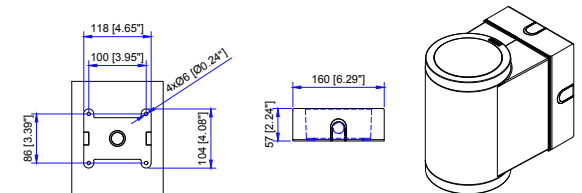


The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



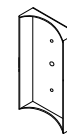
HYBRID TYPE I & TYPE IV

Additional Options (Consult Factory For Pricing)



SCBT Surface Conduit Box Trim

NOTE: This trim covers a shallow single gang, surface mount junction box [Provided by contractor] Example: Hubbell - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets



RPA Round Pole Adapter



B Baffle

UMV-30023

Marvik 3 Surface Downlight



PROJECT		DATE	
----------------	--	-------------	--

QUANTITY		TYPE		NOTE	
-----------------	--	-------------	--	-------------	--

ORDERING EXAMPLE || UMV - 30023 - 20w - M - W30 - 02 - 120/277v - Options

UMV-30023					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
20w LED 1627 Lumens	M - Medium 32° W - Wide 52° VW - Very Wide 65° EW - Extra Wide 108° T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	

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ADDITIONAL OPTIONS

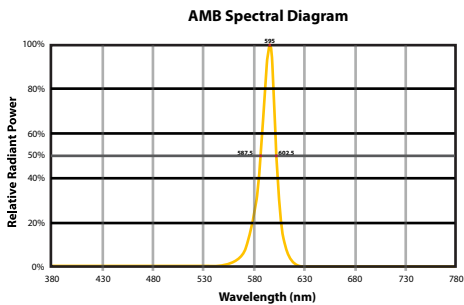
- | | |
|---------------------------------|---------------------------------|
| NAT - Natatorium Rated | RPA - Round Pole Adapter |
| 4MP - 4" Mounting Plate | B - Baffle |
| DIM - 0-10v Dimming | AMB - Turtle Friendly Amber LED |
| SCBT - Surface Conduit Box Trim | |

INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03 - PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

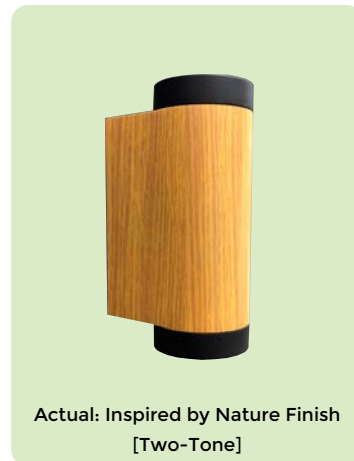
CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



UMV-30052

Marvik 6 Surface Up/Downlight



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U5 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

- Added Benefits**
- Resistance to salt-acid room, accelerated aging
 - Boiling water, lime and condensed water resistant
 - Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
 - Super durable (UV resistant)
 - TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical, single or double-sided wall family. Compact and decorative appearance belies powerful outputs and technical optics for perfect task illumination

A stunning new waterproof & dust proof wall cylinder range, designed with no visible fasteners, a one-piece body and integrated driver housing.

This smart mechanical modern designed luminaire with cylindrical body provides a stylish solution to wall mounted cylinders.

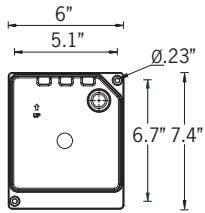
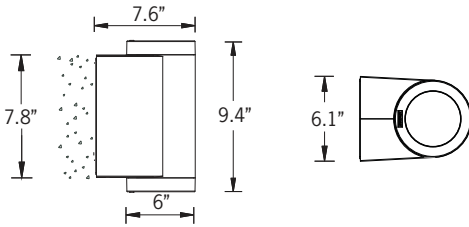
This innovative design houses a variety of COB wattages to suit designer's specific requirements as well as a selection of field interchangeable reflector optics, that include narrow, medium, wide and very wide distributions. This series is available in 3 different diameters, namely 3", 4" & 6" to suit lighting design requirements.

These luminaires are suitable for various facade lighting requirements along with accent lighting, building columns and architectural highlighting etc. The Marvik 1 protrudes 4" from the wall, making this product suitable for ADA applications.

This luminaire range can be provided with a bayonet lock baffle to reduce glare, as well as a frosted lens option. The SCE surface conduit entry box option can be provided as an option for an attractive solution to surface conduit entry.

Ligman can also provide custom made boxes to fit on a round surface like a column, pillar or pole.

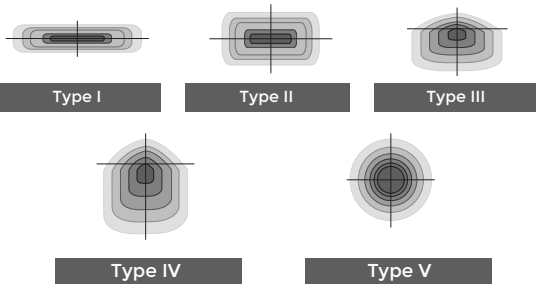
2x20w LED 2x1627 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 11.6 lbs



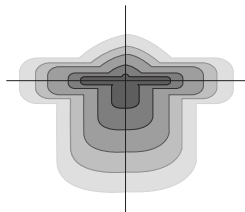
Mounting Detail



Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.

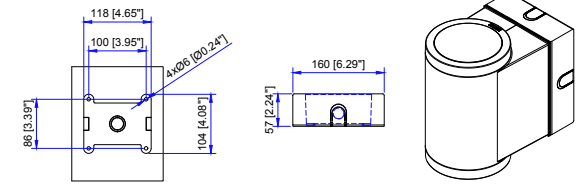


The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



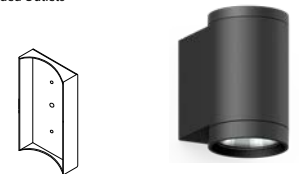
HYBRID
TYPE I & TYPE IV

Additional Options (Consult Factory For Pricing)



SCBT
Surface Conduit Box Trim

NOTE: This trim covers a shallow single gang, surface mount junction box [Provided by contractor]
Example: Hubbell - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets



RPA
Round Pole Adapter

B
Baffle

UMV-30052

Marvik 6 Surface Up/Downlight



PROJECT		DATE	
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QUANTITY		TYPE		NOTE	
-----------------	--	-------------	--	-------------	--

ORDERING EXAMPLE || UMV - 30052 - 2x20w - M - W - W30 - 02 - 120/277v - Options

UMV-30052						
LAMP	BEAM UP	BEAM DOWN	LED COLOR	FINISH COLOR	VOLTAGE	
2x20w LED 2x1627 Lumens	M - Medium 32° W - Wide 52° VW - Very Wide 65° EW - Extra Wide 108° T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution	M - Medium 32° W - Wide 52° VW - Very Wide 65° EW - Extra Wide 108° T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	

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ADDITIONAL OPTIONS

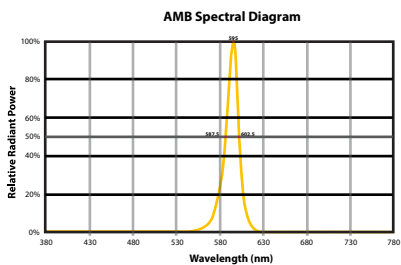
- | | |
|--|--|
| <p>NAT - Natorium Rated</p> <p>4MP - 4" Mounting Plate</p> <p>DIM - 0-10v Dimming</p> <p>SCBT - Surface Conduit Box Trim</p> | <p>RPA - Round Pole Adapter</p> <p>B - Baffle</p> <p>AMB - Turtle Friendly Amber LED</p> |
|--|--|

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH	
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Narrow-Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Existing Conditions: Front Facade



Rendering: Proposed Alterations



325 MANVILLE ROAD ALTERATIONS

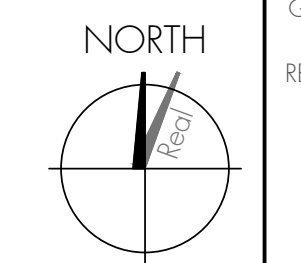
Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

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

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Rev.	Date	Description
-	03.27.25	Zoning Bd. Submission
-	02.12.25	Planning Bd. Submission

Sheet Title:
Cover Sheet

Project #: 2501
 Drawn: RB
 Checked: RB
 Print Date: 03-27-25

Sheet No.:
A00

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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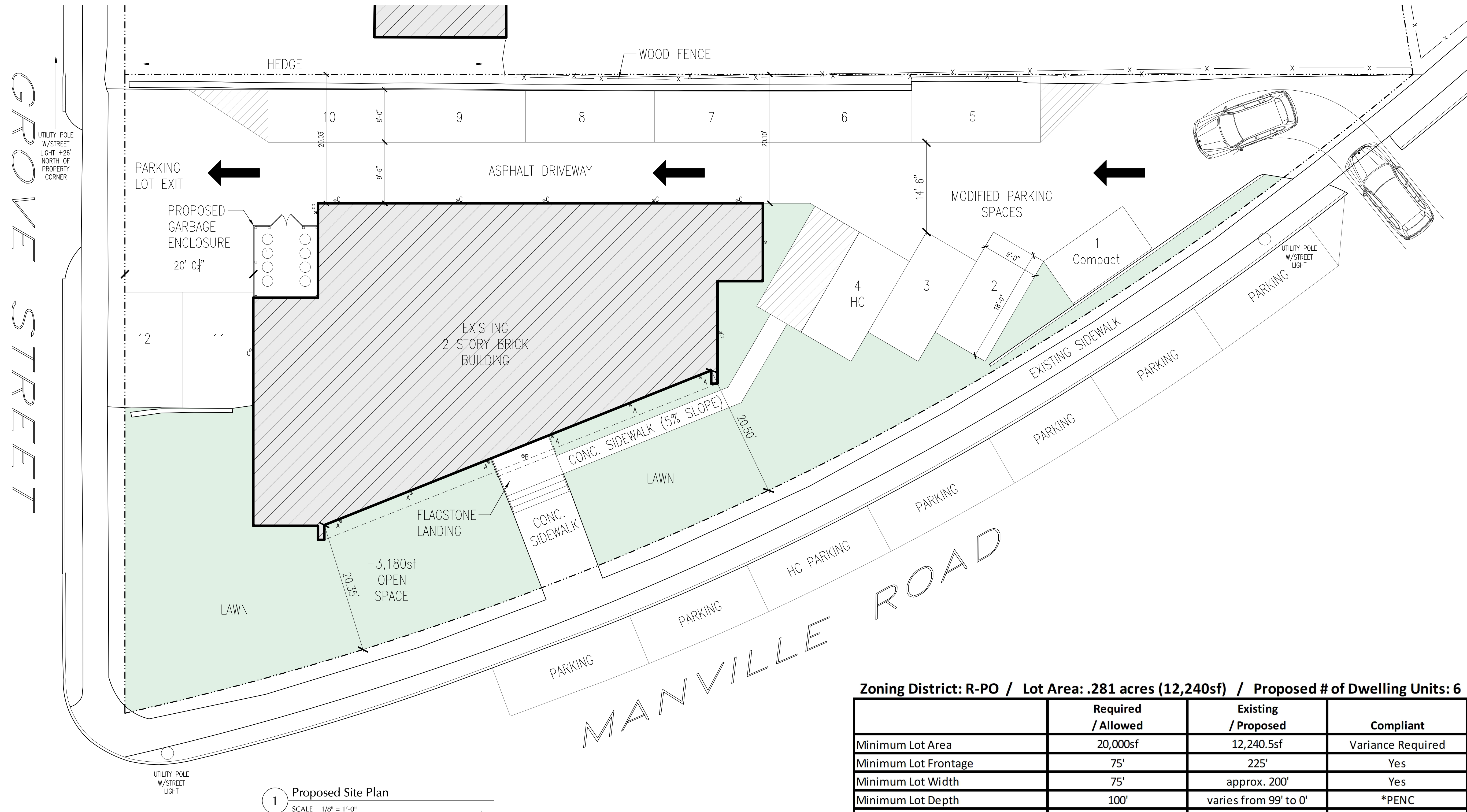
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-	04.08.25	Planning Brd. Submission
-	03.27.25	Zoning Brd. Submission
-	02.12.25	Planning Brd. Submission

Sheet Title:
Proposed Site Plan

Project #: 2501
Drawn: RB
Checked: RB
Print Date: 04-08-25

Sheet No.:
A04



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

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

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

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

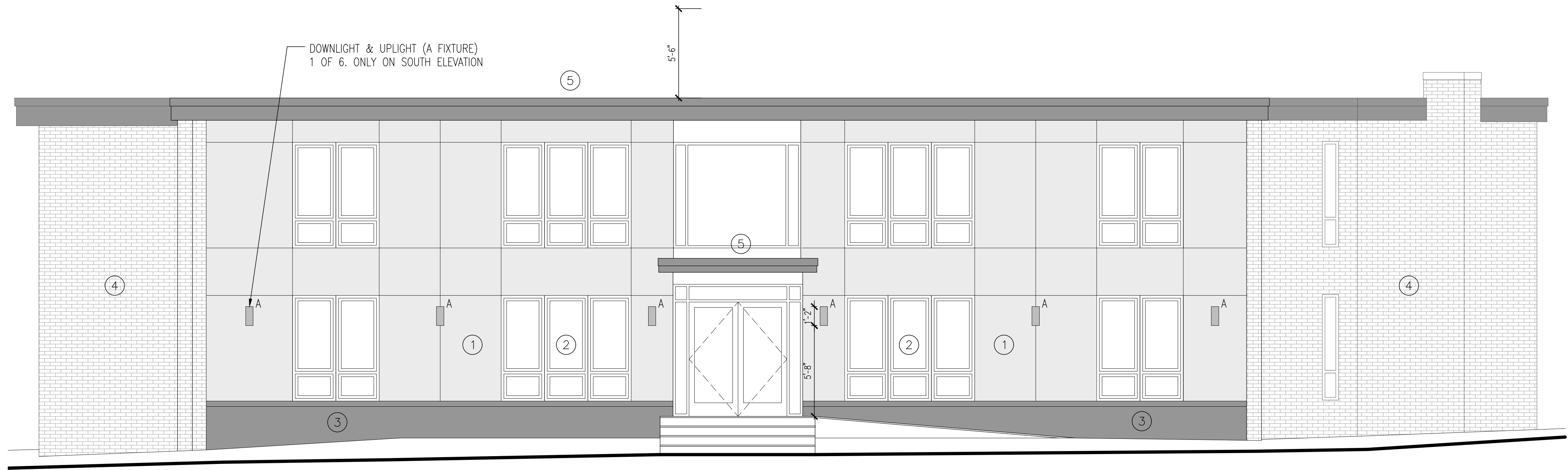
Versatility: provides both heating and cooling, replacing the need for a separate system for each

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.

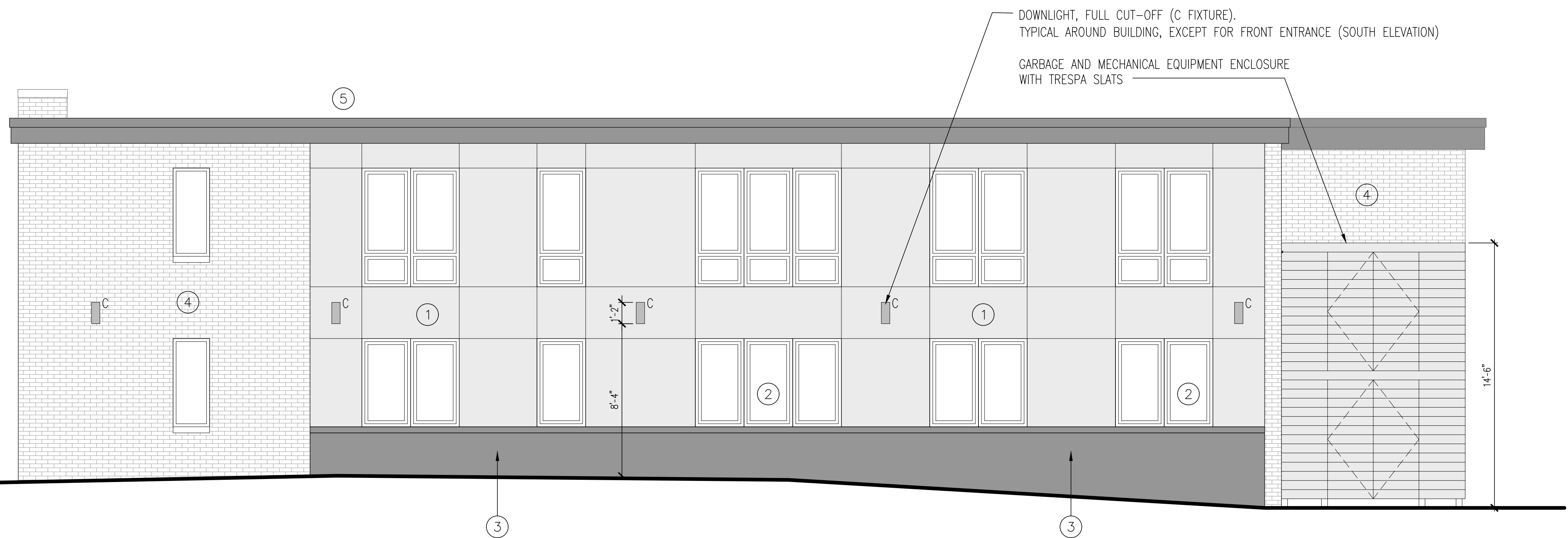
4. ADAPTIVE REUSE OF EXISTING BUILDING

5. NEW ENERGY EFFICIENT WINDOWS



- ① NEW TRESPA RAINSCREEN PANELS
- ② NEW ALUMINUM WINDOWS
- ③ BLACK GRANITE
- ④ EXISTING BRICK
- ⑤ METAL ROOF EDGE CLADDING

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



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

Planning Board Submission

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-	03.27.25	Zoning Brd. Submission
-	02.12.25	Planning Brd. Submission

Sheet Title:

Proposed Elevations & Sustainability Factors

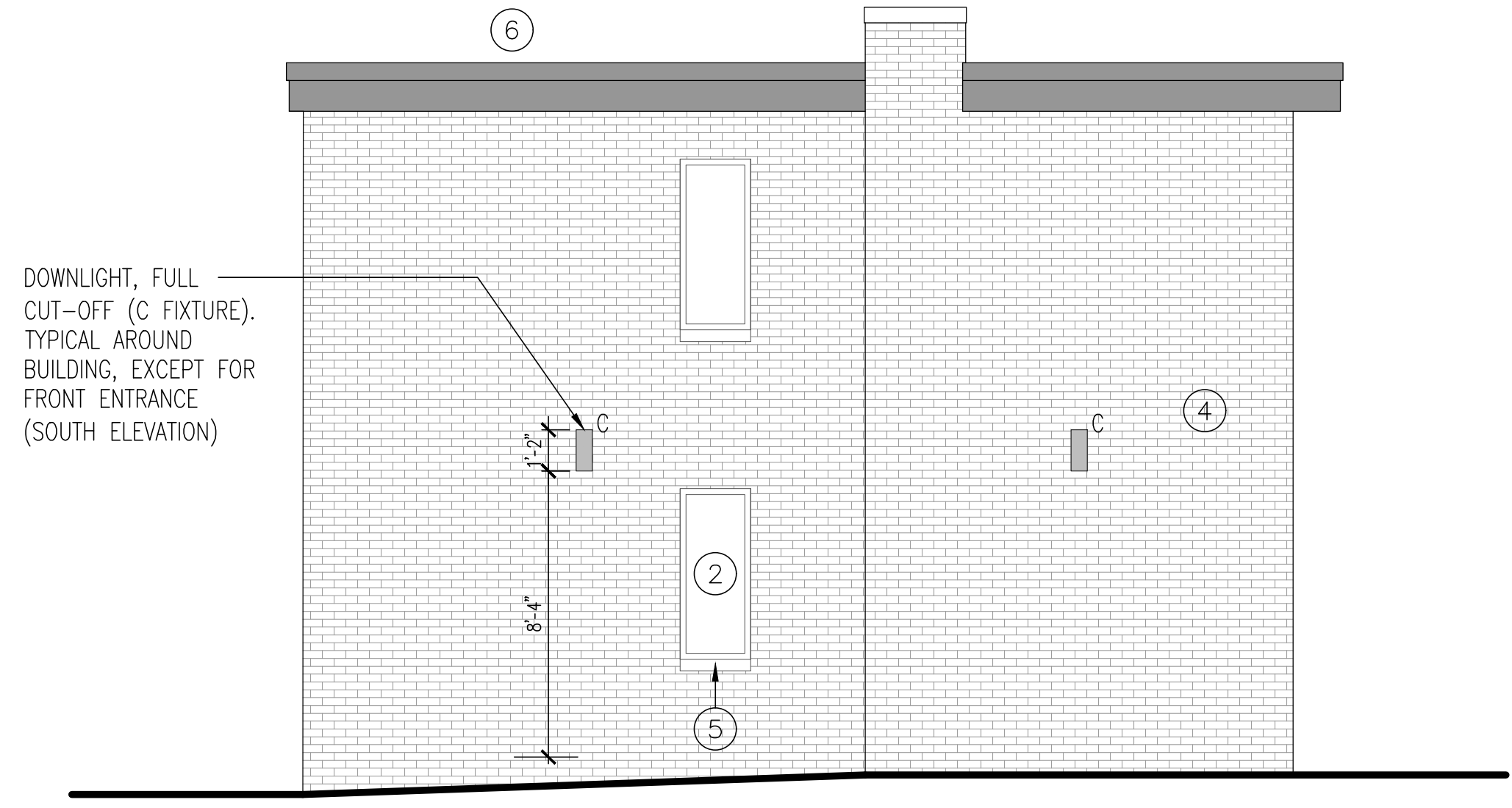
Project #: 2501
Drawn: RB
Checked: RB
Print Date: 04-08-25

Sheet No.:
A20

325 MANVILLE ROAD ALTERATIONS

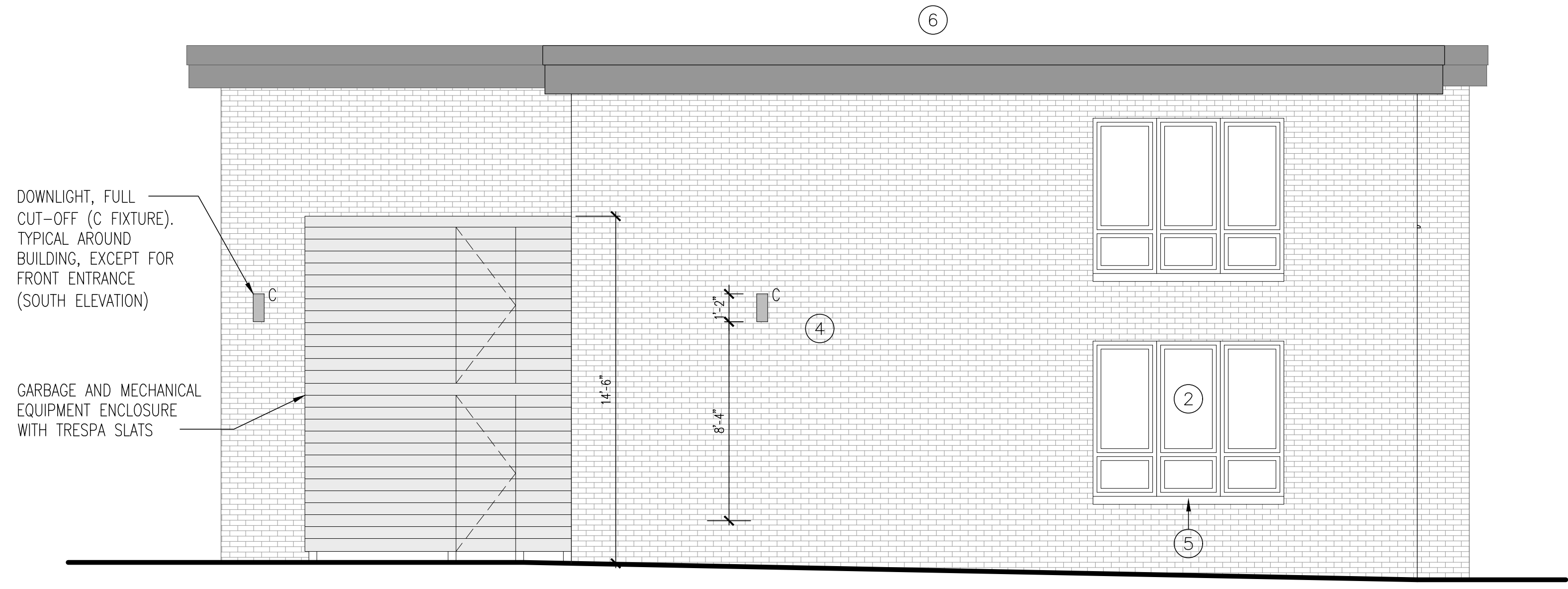
Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

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



- ② NEW ALUMINUM WINDOWS
- ④ EXISTING BRICK
- ⑤ NEW CAST STONE SILLS
- ⑥ METAL ROOF EDGE CLADDING

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



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

Planning Board Submission

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-	03.27.25	Zoning Brd. Submission
-	02.12.25	Planning Brd. Submission

Sheet Title:
Proposed Elevations

325 MANVILLE ROAD ALTERATIONS

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

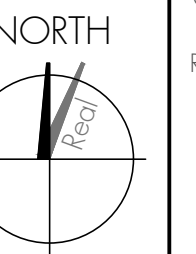
Architect
Gallin Beeler Design Studio, PLLC
 23 Washington Avenue
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Planning
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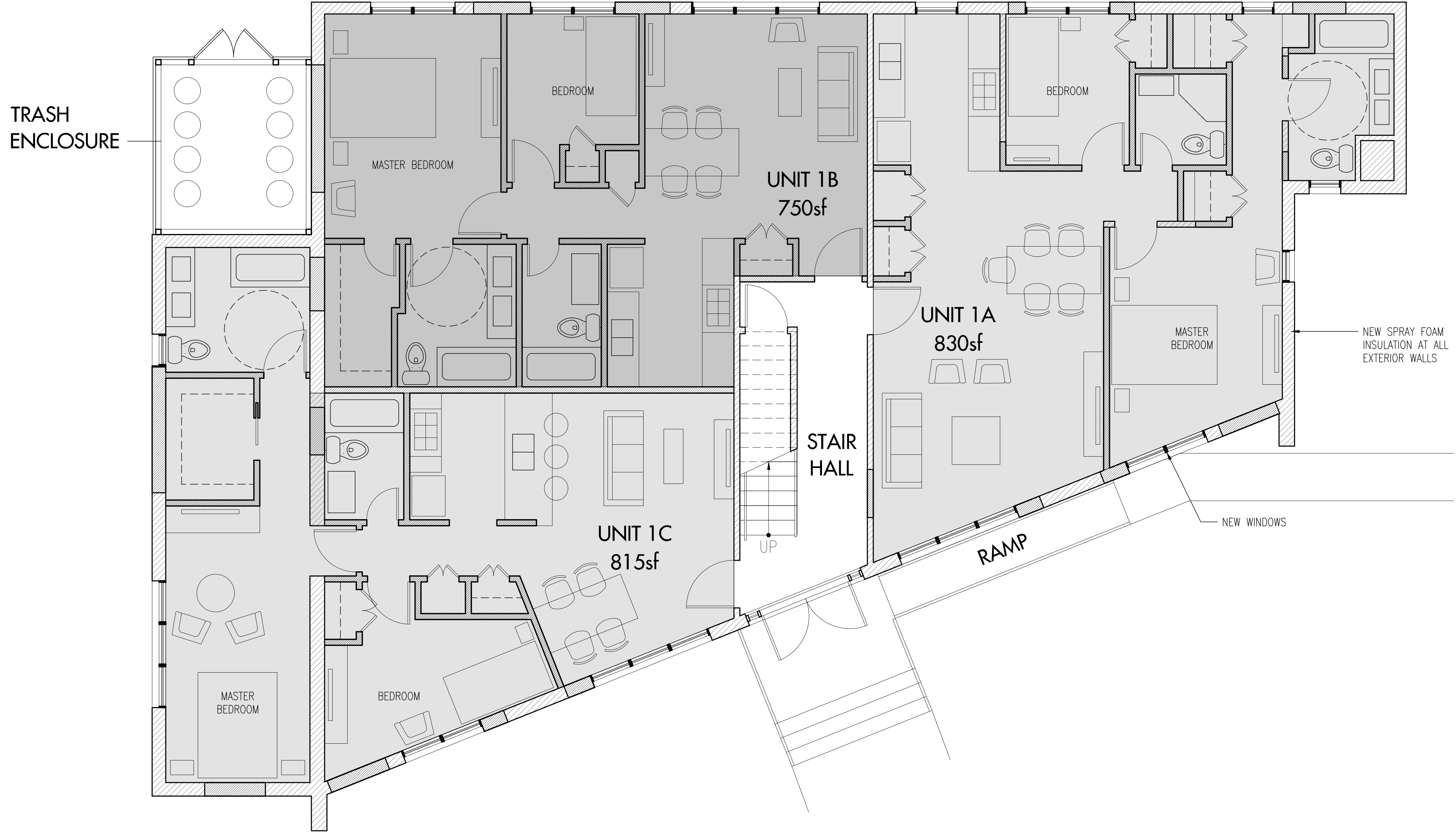
Rev.	Date	Description
-	04.08.25	Planning Brd. Submission
-	03.27.25	Zoning Brd. Submission
-	02.12.25	Planning Brd. Submission

Sheet Title:

Proposed 1st Floor Plan

Project #: 2501
 Drawn: RB
 Checked: RB
 Print Date: 04-08-25

Sheet No.:
A10

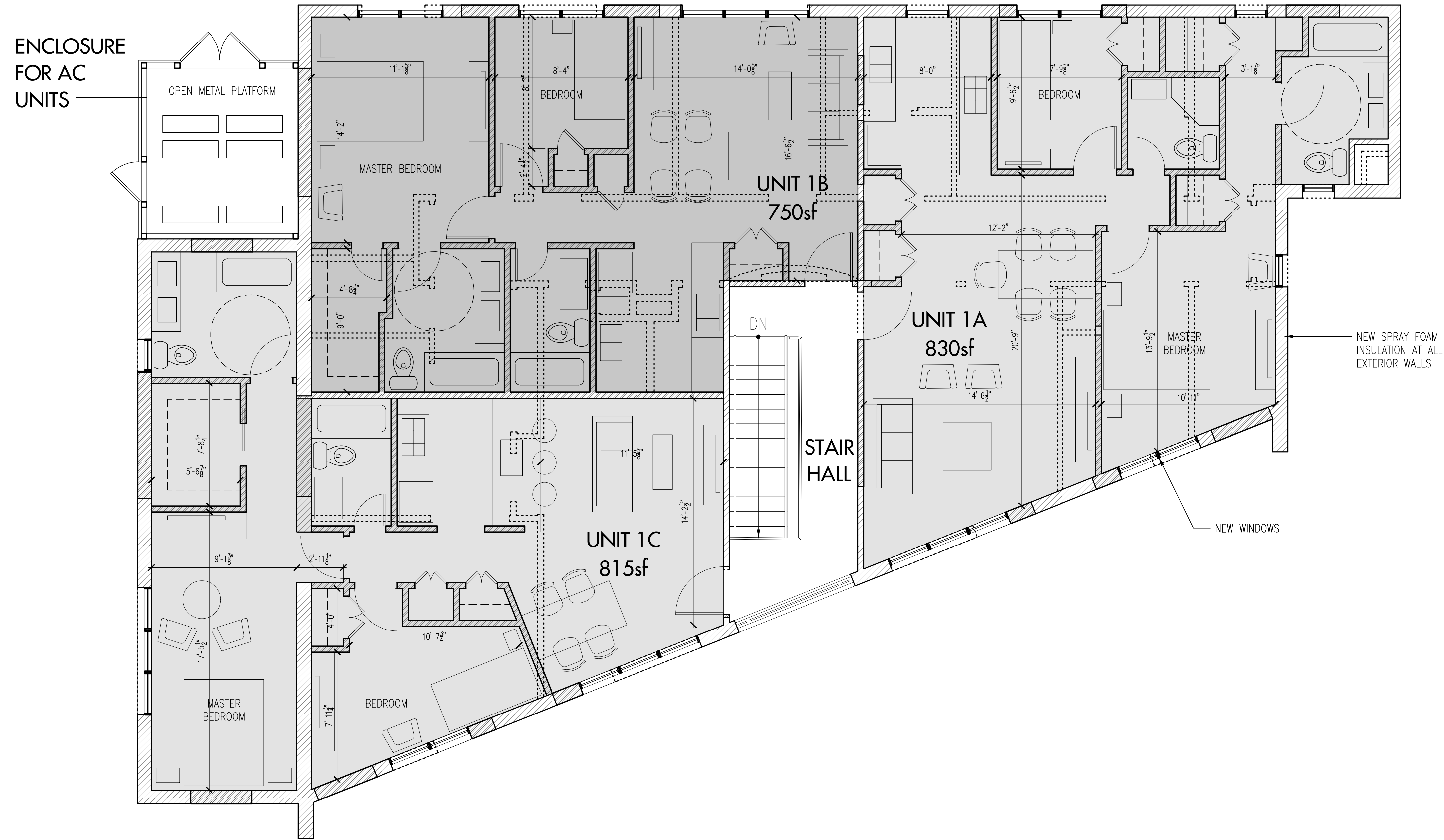


1 Proposed 1st Floor Plan
 SCALE 1/4" = 1'-0"
(3) 2 BEDROOM UNITS

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

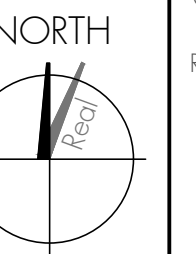


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1 Proposed 2nd Floor Plan
 SCALE 1/4" = 1'-0"

(3) 2 BEDROOM UNITS

Rev.	Date	Description
-	04.08.25	Planning Brd. Submission
-	03.27.25	Zoning Brd. Submission
-	02.12.25	Planning Brd. Submission

Sheet Title:
Proposed 2nd Floor Plan

Project #: 2501
 Drawn: RB
 Checked: RB
 Print Date: 04-08-25

Sheet No.:
A12

Existing Conditions: Front Facade



Rendering: Proposed Alterations



Sheet List

Architectural

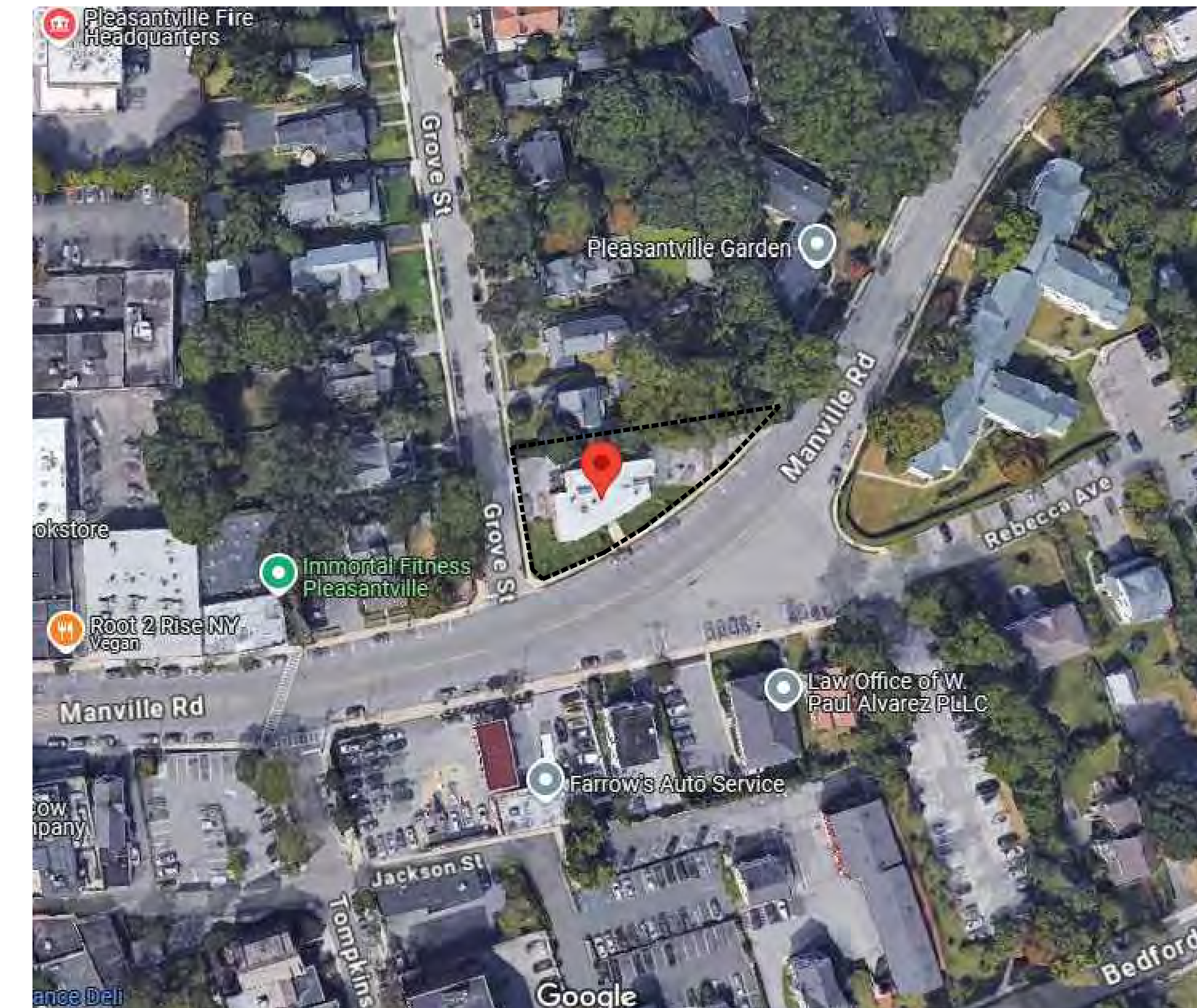
A00	Cover Sheet
A01	Survey
A02	Surrounding Buildings
A03	Previously Approved Site Plan
A04	Proposed Site Plan
A05	Landscape Plan
A10	Proposed 1st Floor Plan
A11	Existing 1st Floor Plan
A12	Proposed 2nd Floor Plan
A13	Existing 2nd Floor Plan
A20	Proposed Elevations & Sustainability Factors
A21	Existing 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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NORTH	
Rev.	Date
-	02.12.25
	Planning Bld. Submission
	Description

Sheet Title:
Cover Sheet

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

Sheet No.:
A00

Kenneth W. Jenkins
Westchester County Executive

March 25, 2025

Robert Hughes, Building Inspector
Village of Pleasantville, NY
80 Wheeler Avenue
Pleasantville, NY 10570

**County Planning Board Referral File PLV 25-002 – 325 Manville Road
Site Plan Approval**

Dear Mr. Hughes:

The Westchester County Planning Board has received a site plan (dated February 12, 2025) and related materials for a proposed site plan application to redevelop an existing office building located at 325 Manville Road (SBL 106.6-1-17). The site is located on the corner of Manville Road and Grove Street within the RPO – Residence Professional Office district, and is located within the downtown and near the Pleasantville Metro-North train station. The existing two-story building contains six commercial office tenant spaces, served by a 12-space parking lot connecting through the site to both roads.

The applicant proposes to convert the structure into an apartment building containing six two-bedroom units, with the footprint of the building remaining the same. The parking lot, while remaining 12 spaces, would be slightly expanded to make one of the spaces ADA compatible, and a new ramp would connect this space to the front door. New landscaping would be installed within the front yard, and the building would receive a new façade.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Consistency with County Planning Board policies.

The County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995, call for directing new development to existing centers where infrastructure can support growth, where public transportation can be provided efficiently, and where redevelopment can enhance economic vitality. We appreciate that the proposed plan follows these strategies, and that the applicant is proposing the reutilization of an existing building.

2. Affirmatively Furthering Fair Housing (AFFH).

While the proposed six new residencies fall under the 10-unit count that would require the developer to provide an affordable AFFH housing unit, we recommend the Village and applicant consider including affordable housing within the proposed development. The acute shortage of affordable housing in

Westchester County has been documented in the County's *Housing Needs Assessment*, and it is critical for any proposed development to play a role in meeting this need.

3. Displacement assistance.

We note that the commercial usage within the site would be discontinued, with the application stating that 50% of the building is currently in use. Displacement assistance policies such as moving cost subsidies and real estate assistance provided by the developer should be considered by the Village, should need be established by any current tenants of this building.

4. Parking layout.

While we note that the general layout of the parking lot is proposed to remain the same, with the exception of the added ADA space, we are concerned that this layout may be too constricted for residential use. We specifically question the two spaces near the Manville Road entrance, as they do not seem to be of sufficient size. We recommend that the applicant and the Village work to either reconfigure these spaces to provide standard dimensions, or to permit a site plan with less parking than the required two spaces per unit. We note that as the site is near the Pleasantville train station and other forms of transit, 12 spaces for a six-unit building may prove to be excessive, despite each unit being two bedrooms.

5. NYS DOT review.

Manville Road (NYS Route 117) is a State highway. The Village should forward a copy of the application to NYS DOT to identify any required permits for the proposed project and to evaluate potential traffic impacts to Manville Road.

6. Sewage flows.

The proposed development may increase sewage flows from this site into the existing infrastructure. Any increased flow will add to the volume of sewage flow requiring treatment at a Water Resource Recovery Facility operated by Westchester County. Since 2010, it has been the policy of the County Planning Board that municipal governments require the applicant to identify mitigation measures that will offset projected increases in flow. The best means to do so is through reductions in inflow/infiltration (I&I) at a ratio of three for one for market rate units and a ratio of one for one for affordable AFFH units.

The County Planning Board further recommends that the Village implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the Village to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

7. Bicycle parking.

We recommend that a bicycle parking area be provided within the site for residents, which includes electrical outlets to charge e-bicycles. We note that as the popularity of e-bicycles increases, there is a fire risk associated with non-UL certified batteries, particularly when tenants charge them with extension cords. Providing a centralized, sprinklered storage facility with appropriate outlets for charging is the best way to prevent fires and accommodate this form of transportation to and from the building.

8. Green building technology.

We encourage the applicant to include as much green, or sustainable building technology as possible within the proposed development. We suggest that the applicant consider utilization of the rooftop as the building is redeveloped, such as the installation of solar arrays or a green roof.

9. Provisions for recycling.

The Village should require the applicant to verify that there is sufficient space to accommodate the storage needs for recyclables under the County's recycling program. County regulations for recycling may be found at: <https://environment.westchestergov.com/recycling>.

10. Universal Design.

We appreciate that the applicant is including ADA-accessible parking and front doorway access within the redevelopment, and encourage the Village to consider further principles of universal design in this development. Universal Design standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of enabling household residents to age in place as well as to provide further increased access for persons with mobility issues.

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

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD



Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning
Vincent Kopicki, Commissioner, Westchester County Department Environmental Facilities
Anne Darelius, NYS Department of Transportation, Region 8
Christopher Lee, NYS Department of Transportation, Region 8
Paul Januszewski, Vice President - Project Executive, MTA Construction and Development (TOD)



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MEMORANDUM

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

Date: April 9, 2025

Subject: **Manville and Grove, LLC – 325 Manville Road – Site Plan Application**

The Applicant has submitted a plan set for review as part of the Site Plan application for the property located at 325 Manville Road. The application involves the conversion of the existing office building into 6 residential apartments.

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

SEQRA. The Proposed Action is a Type II action with requires no further review under SEQRA.

Lighting Plan.

- a. The Proposed Site Lighting Plan and manufacturer specification sheets should note the color temperature for proposed fixtures “A” and “C.” We also recommend that the fixtures that have uplighting be replaced with the downlight fixtures. It has been the past practice of the Planning Commission to avoid uplighting because it is not Dark Sky compliant.
- b. The legend on the Proposed Site Lighting Plan notes 3 different fixtures. However, the exterior lighting statistics sheet notes 5 different fixtures. The Applicant should verify that all proposed lighting is shown on the Proposed Site Lighting Plan.

Site Plan. We have reviewed the maneuverability of the existing parking plan, specifically existing parking spaces 11 and 12. As shown, the spaces will allow cars to back out and exit the site without conflicting with a car in space 10. If the Applicant or the Commission would like to have more maneuverability in that area, there may be an opportunity to slightly reduce the trash enclosure since it shows eight trash receptacles for six apartments.

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

Sarah L. Brown, AICP
Associate, Principal Planner

cc: Robert Hughes, Building Inspector



Minutes of Meeting

Meeting of March 12, 2025

ATTACHMENTS:

Description

PC Meeting 3.12.25

ARB Meeting 3.12.25

Type

Backup Material

Backup Material

Upload Date

4/4/2025

4/4/2025

Pleasantville Planning Commission
March 12, 2025

The Pleasantville Planning Commission meeting was called to order by Russell Klein, Chairman, at approximately 8:20 pm on Wednesday, March 12, 2025. Attending the meeting were Erik Brotherton, Perry Freitas, David Keller and Henry Leyva, Commissioners, Sarah Brown, Planning Consultant (via Zoom) and Robert Hughes, Building Inspector.

Applications Specific to the Planning Commission

3. **Prospero – 134 Marble Avenue** – Proposal to amend prior site plan resolution and implement warehouse with retail use via Special Permit within existing first floor from prior non-conforming manufacturing, assembling and warehouse use – ***Continued review – applicant back from ZBA.*** Present: James Flandreau

Mr. Flandreau reported that the Zoning Board granted them a variance to use 20% of the warehouse space for retail.

Mr. Flandreau said the site plan and floor plan are pretty much the same as what was approved by the Planning Commission last year, other than some small modifications to the area where the bathrooms are.

Regarding the Commission's question about what type of vehicles would make deliveries, Mr. Flandreau said the business has three box trucks, which would make deliveries once to twice a week. There is a loading dock that the trucks will be able to pull into.

Mr. Flandreau said the retail space will be the showroom for the warehouse. It will be a sample showroom, and all the carpets and flooring materials will be stored in the warehouse space. Retail transactions will typically not take place. People can place orders and materials will be delivered.

Ms. Brown's only question was if there was room for the delivery trucks, which was addressed, and if the trucks could be accommodated on-site. Mr. Flandreau said one truck will be parked in the loading dock and the other two will be in the parking lot. They will move the garbage enclosure if necessary to accommodate the two trucks. Mr. Hughes said there would be sufficient parking for customers even if all three trucks are on-site.

Mr. Flandreau believed Floorcraft did installations, but if a contractor came in a van to load material, he could use the loading dock.

Ms. Brown added that because it is a Special Use Permit, the Board is required to hold a Public Hearing. Mr. Klein noted that Special Use Permits typically have a 5-year term limit, at which time the applicant would have to come back before the board to renew the permit.

Pleasantville Planning Commission
March 12, 2025

A Public Hearing will be scheduled for April 9. Mr. Klein said they could have Ms. Brown prepare the Resolution and if no issues are raised during the Public Hearing, the Commission can vote that evening.

Applications Involving Planning and Architectural Review Board

4. **325 Manville Road – Manville and Grove LLC** – Proposed conversion of existing professional office building into a new multiple dwelling consisting of a maximum of six residential apartment units. *Continued review – referral to ZBA.* Present: Dan Merritts, Contractor and Ray Beeler, Architect.

Mr. Klein said this was the Board's second review of this application for referral to the Zoning Board, with emphasis this evening on last meeting's discussion about parking.

Mr. Merritts said their original plan increased asphalt coverage by about 465 square feet. He said that based on the Board's comments, Mr. Beeler came up with a new plan that excluded the 465 square feet of asphalt and moved some things around, resulting in a reduction in lot coverage of 60 square feet and eliminating the need for the coverage variance.

Mr. Beeler said they looked at the whole area carefully. They moved the spaces up a bit by tipping them at a 60-degree angle. They discovered that a 14'6" one-way drive aisle is recommended for parking spaces at a 60-degree angle. All the spaces are legal – three full-size and one compact.

Mr. Beeler added the grass surface increased a bit and the impervious surface decreased a little so that they don't need any variance for coverage. He said the only variance that they would still need would be for the lot size.

Mr. Beeler said they looked at the grades and said they will not need a ramp. The sidewalk slope will be 5%, so they will not need handrails either.

Mr. Klein pointed out that this instance was a great example of how applicants can benefit from coming to the Planning Commission before going to the Zoning Board – sometimes working with an applicant helps avoid the need for variances.

Mr. Beeler said the garbage enclosure and the flow of traffic were the same as what was presented last time. Mr. Klein said in one of their future meetings they could discuss ways to prevent the garbage trucks pick-up from going over the grass and destroying the curb. Mr. Merritts said they could look at plantings or something. Mr. Klein thought that could be a good solution.

Pleasantville Planning Commission
March 12, 2025

Mr. Klein thought the parking improvements looked great. The Board liked the plans very much.

Ms. Brown said she had the traffic engineers take a quick look and overall, they didn't have issues. She said it would help if the applicant could put the dimension between the outline of the parallel space and the building so they could have an exact number to look at.

5. Landmark at 444

The applicant asked to be on next meeting's agenda.

6. Minutes

Mr. Klein had one correction: during the Dan Merritt's application when the public was welcomed to speak, a homeowner complained about the lights behind him at the "club," and Mr. Klein believed what he meant to say was the condo.

A motion to approve the Minutes of the February 26, 2025, Architectural Review Board/ Planning Commission meeting was made by Mr. Freitas, seconded by Mr. Keller and unanimously carried.

Motion to adjourn the meeting was made by Mr. Keller, seconded by Mr. Leva and unanimously carried.

The meeting was adjourned at approximately 9 pm.

Respectfully submitted,

Mary Sernatinger
Secretary

Pleasantville Architectural Review Board
March 12, 2025

The Pleasantville Planning Commission was called to order by Russell Klein, Chairman, at approximately 8:00 pm on Wednesday, March 12, 2025. Attending the meeting were Russell Klein, Chairman, Erik Brotherton, Perry Freitas, David Keller and Henry Leyva, Commissioners, Sarah Brown, Planning Consultant (via Zoom) and Robert Hughes, Building Inspector.

Applications Specific to the Architectural Review Board

1. **271 Bedford Road – Kevin and Carrie Roberts** – Proposed color changes to the exterior of the existing dwelling – *New application*. Present: Kevin and Carrie Roberts.

Mr. Roberts said the address of the dwelling is 271 Bedford Road, not 270 as listed on agenda.

The applicants came before the Board a couple years ago to change the color of the siding from brown to white. Since then, they removed all the old siding and put up new hardy clapboard and hardy shake on top and also added some trim.

The applicants created mock-ups using various colors to help them decide which color palette to use. Mr. Roberts said their first choice for the siding is Benjamin Moor Lush (green). Rockport gray (darker than the Lush) will be used for the main trim and Black Forest Green (black) for detail. They did not bring any paint chips for the Board to view.

Mr. Roberts showed the color pallet that has 4 colors and referring to the rendering explained where on the house each would be.

Mr. Roberts said they hadn't decided yet what color to use on the two-story bay windows on the side – the house color or one of the other colors in the pallet.

A motion to approve the application was made by Mr. Freitas and seconded by Mr. Leyva.

VOTING took place as follows:

Ayes	-	5 (Messrs. Brotherton, Freitas, Keller, Klein and Leyva)
Noes	-	0
Abstain	-	0
Absent	-	0

Pleasantville Architectural Review Board

March 12, 2025

2. **134 Marble Avenue – Floorcraft** – Proposed new business signage for new warehouse / retail tenant – *New application*. Present: Marianne Guttridge representing Floorcraft Carpet.

Ms. Guttridge said Floorcraft is planning to move their business from Thornwood to 134 Marble Avenue. They are proposing a basic sign – black background with a white script font. They would like to have identical signs on the front and the side of the building.

Ms. Guttridge said the signs will measure 17 x 71 inches, flat plastic (thicker than plexiglass). The signs will not be lit. Mr. Klein pointed out that the plan says the sign measures 84 x 17. Ms. Guttridge said the sign would be the same width as the door, so whatever that measurement is will determine the sign width. Both signs will be the same.

Mr. Klein noted there were lights already on the building on either side of the signs, both on the Marble Avenue side which was above the windows as well as at the main entrance above the doors. A motion to approve the application was made by Mr. Leyva and seconded by Mr. Keller.

VOTING took place as follows:

Ayes	-	5 (Messrs. Brotherton, Freitas, Keller, Klein and Leyva)
Noes	-	0
Abstain	-	0
Absent	-	0

3. **Minutes**

A motion to approve the Minutes of the February 26, 2025, Architectural Review Board/ Planning Commission meeting with corrections by Mr. Klein was made by Mr. Freitas, seconded by Mr. Keller and unanimously carried.

The ARB portion of the meeting ended at approximately 8:20 pm.

Respectfully submitted,

Mary Sernatinger
Secretary