



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 23, 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 23, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87949791455?pwd=6xn9u2oIeQLY9I9FwLubg5NEau9b6i.1>

Meeting ID: 879 4979 1455

Passcode: 990934

One tap mobile

+16469313860,,87949791455# US

2. **APPLICATIONS SPECIFIC TO THE BOARD OF ARCHITECTURAL REVIEW**

3. **441 Manville Road**

Ronlar Realty Corp - 441 Manville Road - Proposed changes to the exterior of existing structure - *New application*

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 - *Public Hearing and resolution draft*

6. **444 Bedford Road**

444 Bedford Road - The Landmark at 444 - Proposed mixed use development consisting of 36 apartment units and retail shop - *Cont review*

7. **Minutes of Meeting**

Meeting of April 9, 2025

Very truly yours

Robert Hughes
Building Inspector



Meeting Access

Topic: Planning / ARB

Time: Apr 23, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87949791455?pwd=6xn9u2oIeQLY9l9FwLubg5NEau9b6i.1>

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APPLICATIONS SPECIFIC TO THE BOARD OF ARCHITECTURAL REVIEW



441 Manville Road

Ronlar Realty Corp - 441 Manville Road - Proposed changes to the exterior of existing structure - *New application*

ATTACHMENTS:

Description	Type	Upload Date
Proposed rendering view	Backup Material	4/17/2025
ARB Petition	Backup Material	4/17/2025
Existing site photos	Backup Material	4/17/2025





VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT RECEIVED

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570

PHONE (914) 769-1926 * FAX (914) 769-5519 APR 14 2025

WWW.PLEASANTVILLE-NY.GOV

VILLAGE OF PLEASANTVILLE BUILDING DEPARTMENT

PETITION TO ARCHITECTURAL REVIEW BOARD

NOTE: SIX (6) COPIES OF ALL PERTINENT INFORMATION MUST BE SUBMITTED WITH PETITION A MINIMUM TEN (10) DAYS IN ADVANCE OF SCHEDULED ARB MEETING DATE

* SEE ATTACHED SUBMISSION REQUIREMENTS FOR ADDITIONAL INFORMATION *

SECTION I - PROJECT ADDRESS: 441 Manville Road

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

APPLICANT: Ronlar Realty Corp

ADDRESS: 871 Commerce Street Thornwood, NY 10594

PHONE: 914.222.1095 CELL: EMAIL: anthony@thecreccocompanies.com

TENANT:

ADDRESS:

PHONE: CELL: EMAIL:

SECTION III - TYPE OF APPLICATION [X] BUILDING REVIEW [] SIGN REVIEW

SUBMITTED INFORMATION (CHECK ALL THAT APPLY)

- FLOOR PLANS [] SITE PLAN [] EXISTING RENDERING / PHOTOS [] SCALED DETAILED ELEVATIONS []
[X] PROPOSED RENDERINGS / PHOTOS [] MATERIALS [] SAMPLES [] COLOR SWATCHES [] PLANTINGS []
[] LIGHTING FIXTURES [] OTHER PERTINENT INFORMATION []

SECTION IV - LANDLORD / BUILDING OWNER'S CONSENT

NOTE: WRITTEN CONSENT REQUIRED; APPLICATION WILL NOT BE ACCEPTED WITHOUT IT. NO EXCEPTIONS

OWNER'S NAME: Anthony Crecco

OWNER'S SIGNATURE: [Handwritten Signature]

SECTION V - PERMIT FEES: \$75 APPLICATION FEE

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

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

ARCHITECT/ENG: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

DESIGNER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION VII – APPLICANT CERTIFICATION

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

SIGNATURE: _____ DATE: 4/14/25

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

ZONE: A-1 SECTION: 106.5 BLOCK: 2 LOT: 70

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

ZONING PLANNING DPW / ENGINEERING WCDOH WHELANDS FLOOD DIV

BUILDING DEPARTMENT CHECKLIST:

APP FEE 75.00 REQUIRED DOCUMENTS SIX COPIES OF DOCS & PERTINENT INFO

CHECK = 1014 CASH

NAME ON CHECK: Lidex Capital Partners LLC

BLDG INSPECTOR SIGN OFF: RA DATE: 4/14/2025

ARB MEETING RESULTS:

APPROVED AS SUBMITTED APPROVED AS NOTED DENIED

COMMENTS: _____

MEMBERS IN ATTENDANCE: (CHECK BOX & NOTE INITIALS)

CHAIRMAN _____ MEMBER # 1 _____ MEMBER # 2 _____ MEMBER # 3 _____ MEMBER # 4 _____















20 MPH

14











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 - ***Public Hearing and resolution draft***

ATTACHMENTS:

Description	Type	Upload Date
Updated site plan 4.8.25	Backup Material	4/16/2025
Architectural plans and renderings dated 4.7.25	Backup Material	4/11/2025
Public Notice	Backup Material	4/10/2025
Resolution draft	Backup Material	4/23/2025

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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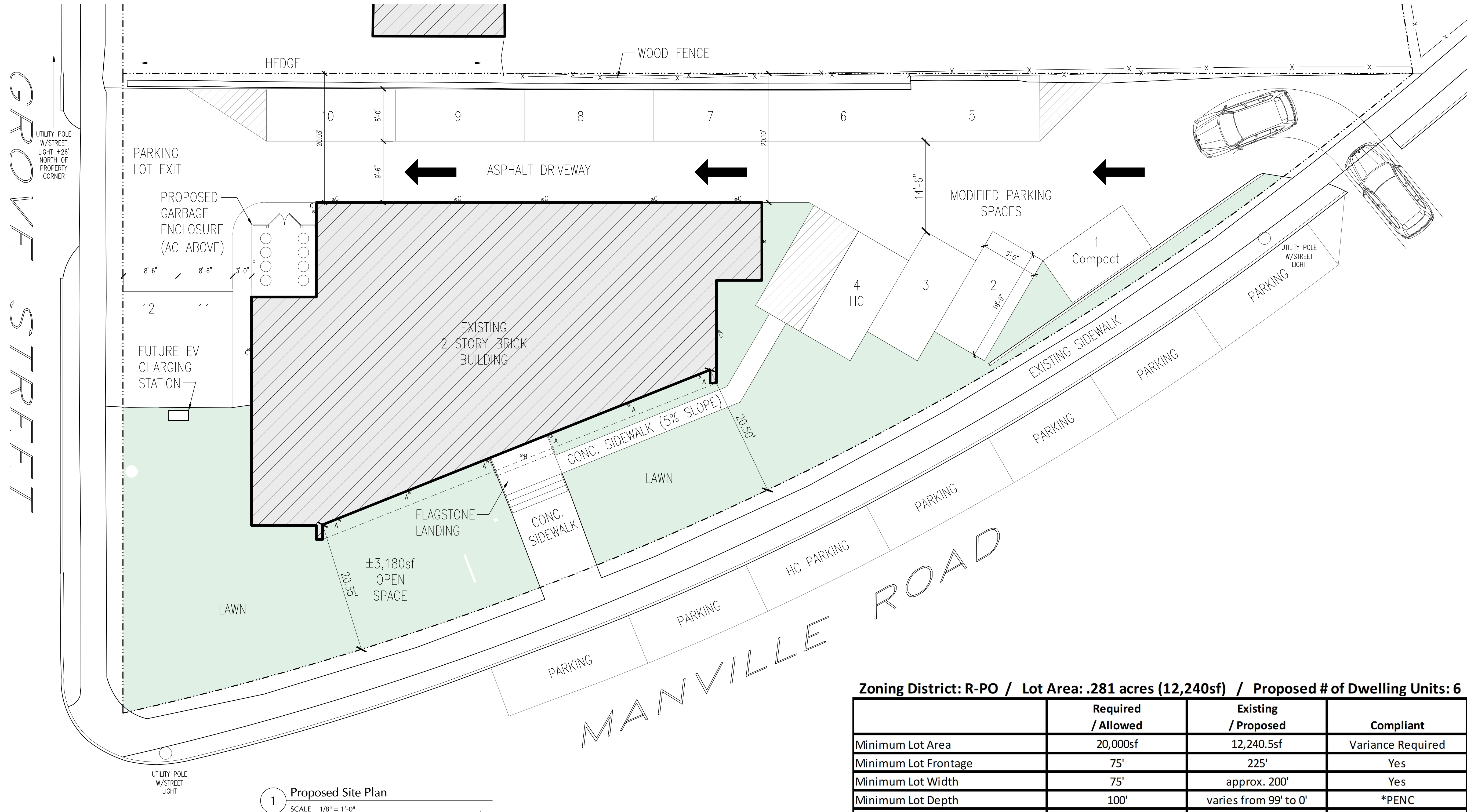
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License Expiration:
RBeeler NY 8/31/2026

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

Proposed Site Plan

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

Sheet No.:
A04



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%)



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.

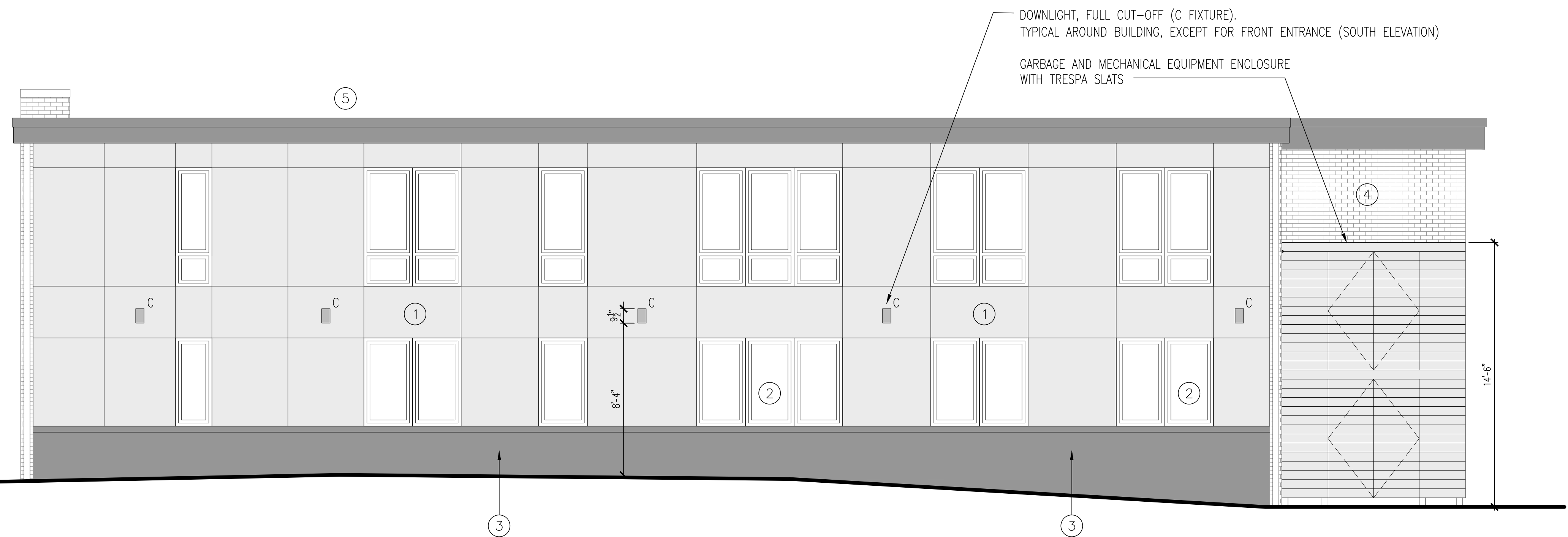
4. ADAPTIVE REUSE OF EXISTING BUILDING

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

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Sheet Title:

Proposed Elevations & Sustainability Factors

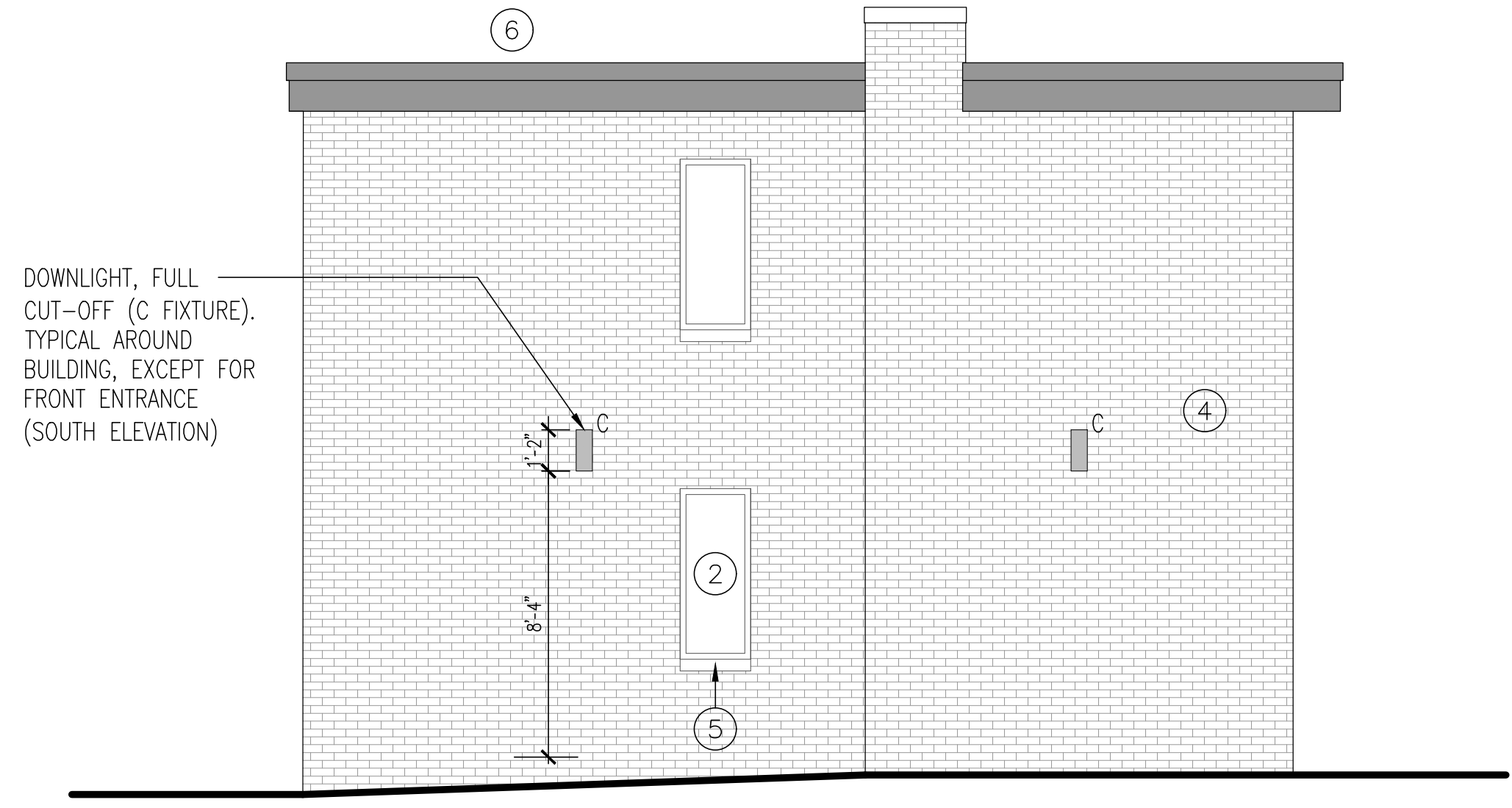
Project #: 2501
Drawn: RB
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Print Date: 04-08-25

Sheet No.:
A20

325 MANVILLE ROAD ALTERATIONS

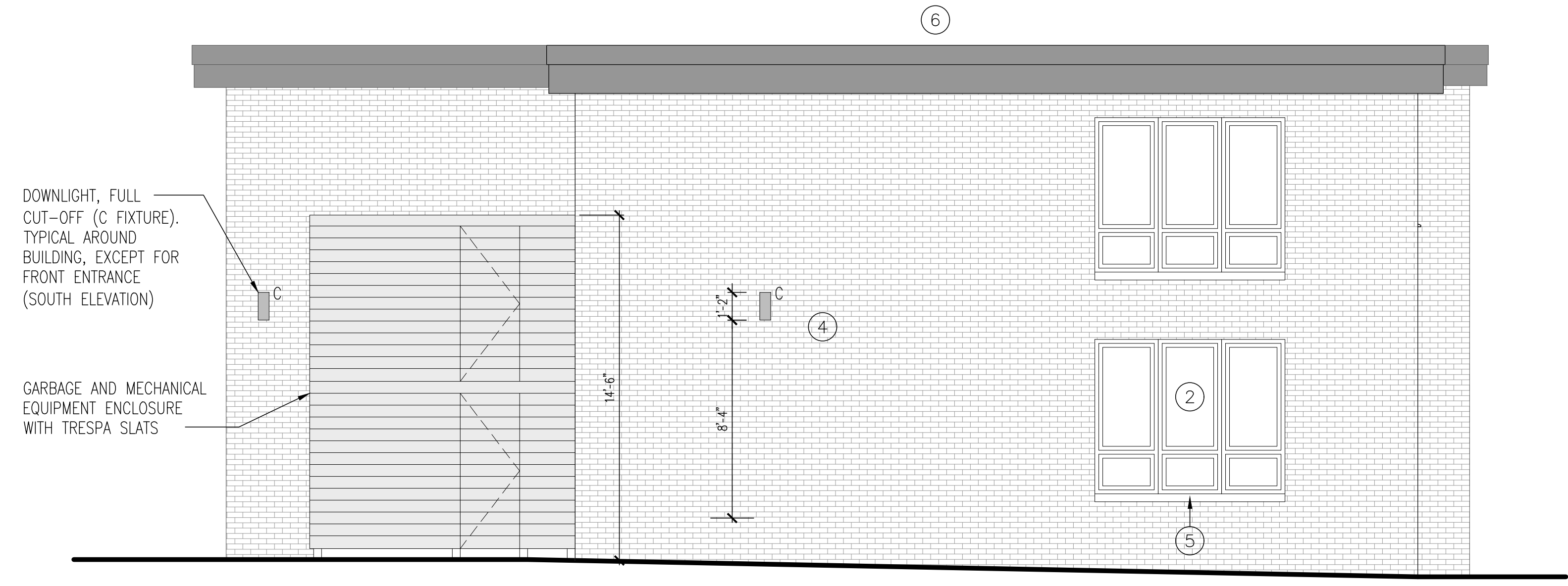
Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

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"

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Sheet Title:
Proposed Elevations

325 MANVILLE ROAD ALTERATIONS

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

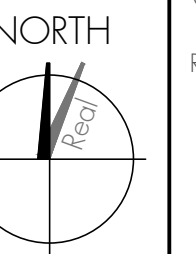
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 Pleasantville NY, 10570

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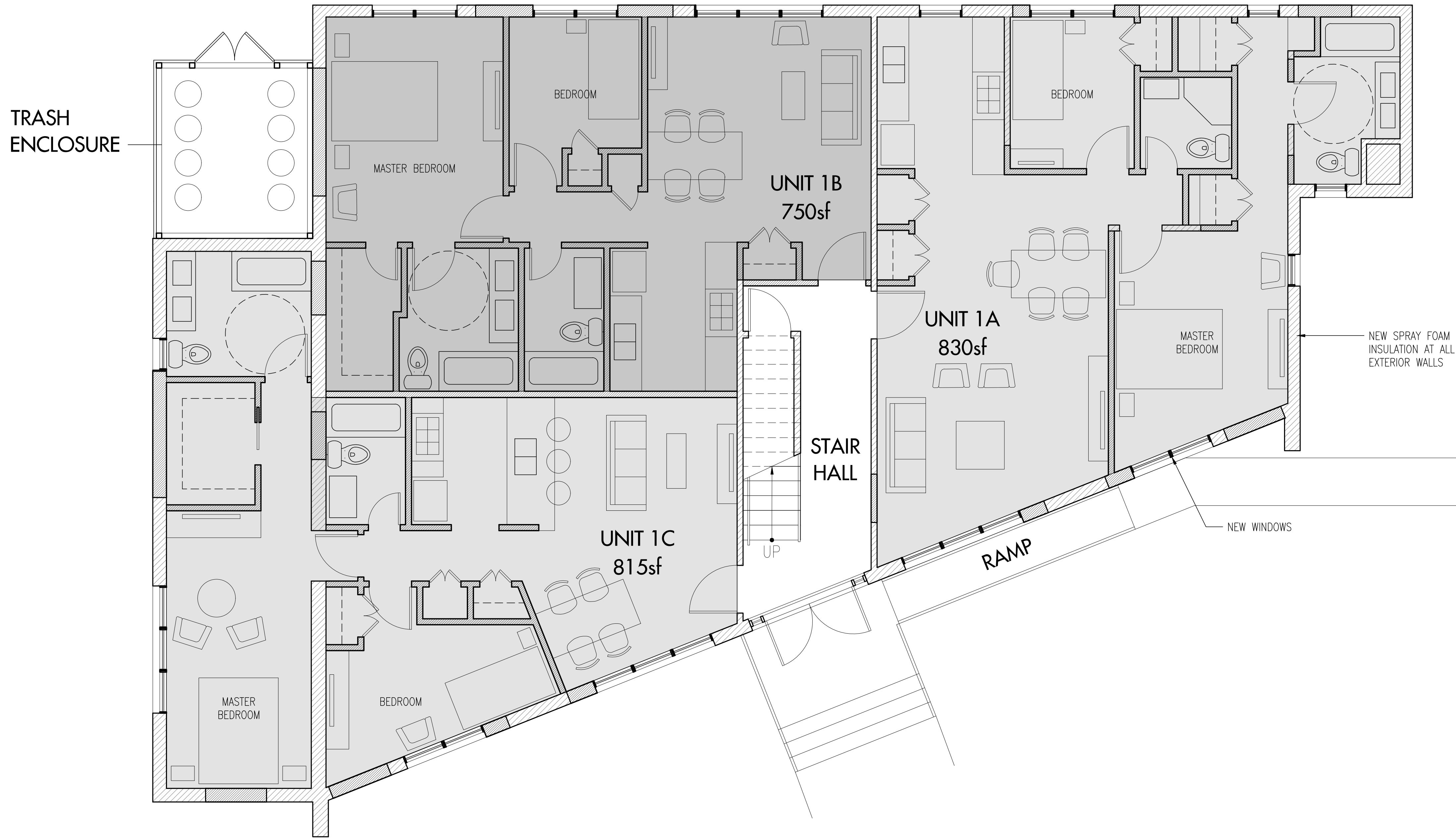
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-	04.08.25	Planning Brd. Submission
-	03.27.25	Zoning Brd. Submission
-	02.12.25	Planning Brd. Submission

Sheet Title:

Proposed 1st Floor Plan

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

Sheet No.:
A10

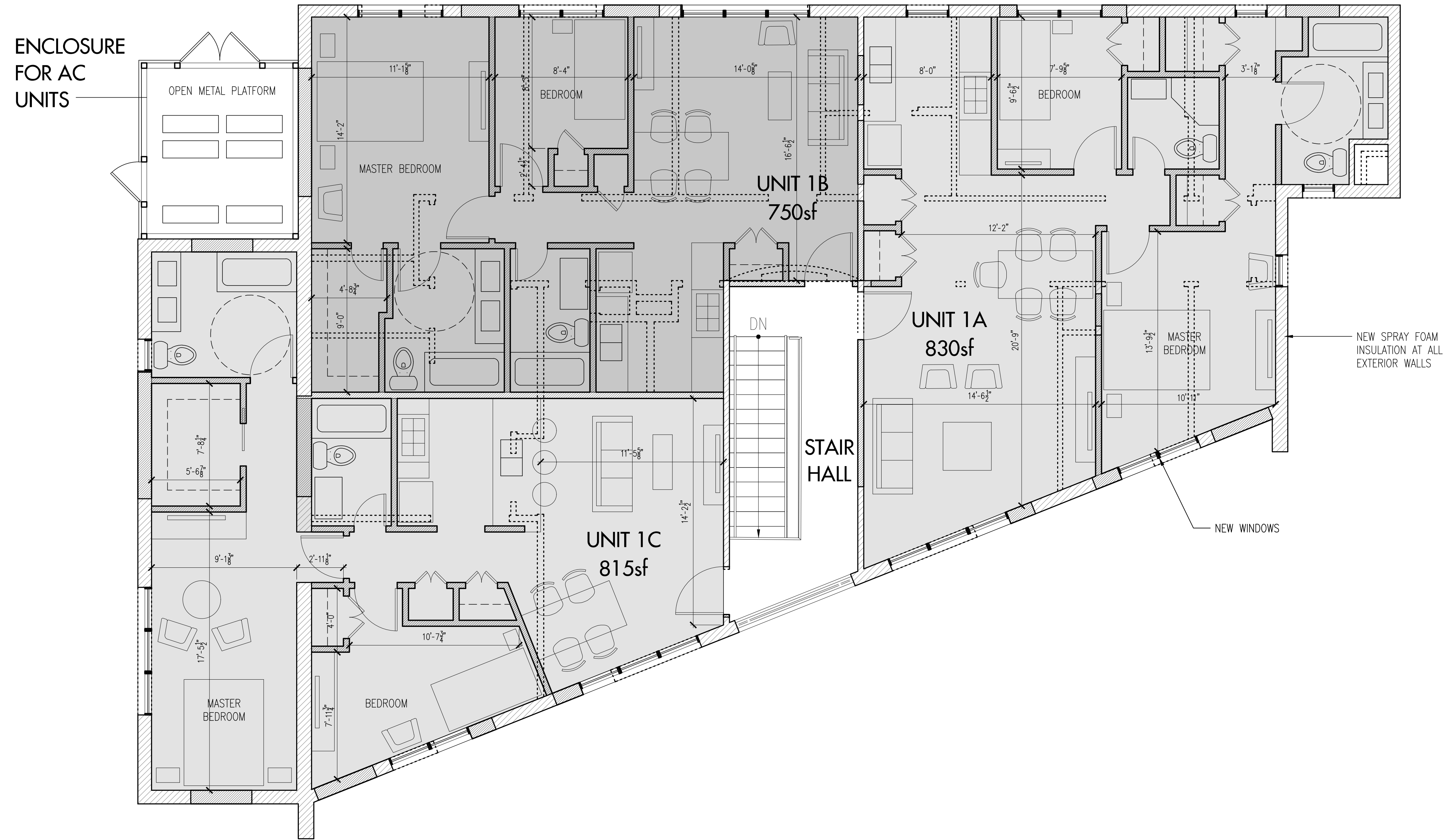


1 Proposed 1st Floor Plan
 SCALE 1/4" = 1'-0"
(3) 2 BEDROOM UNITS

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

Architect
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 Pleasantville NY, 10570

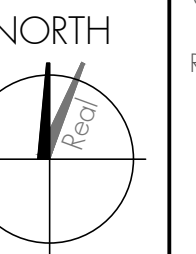


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1 Proposed 2nd Floor Plan
 SCALE 1/4" = 1'-0"
(3) 2 BEDROOM UNITS

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

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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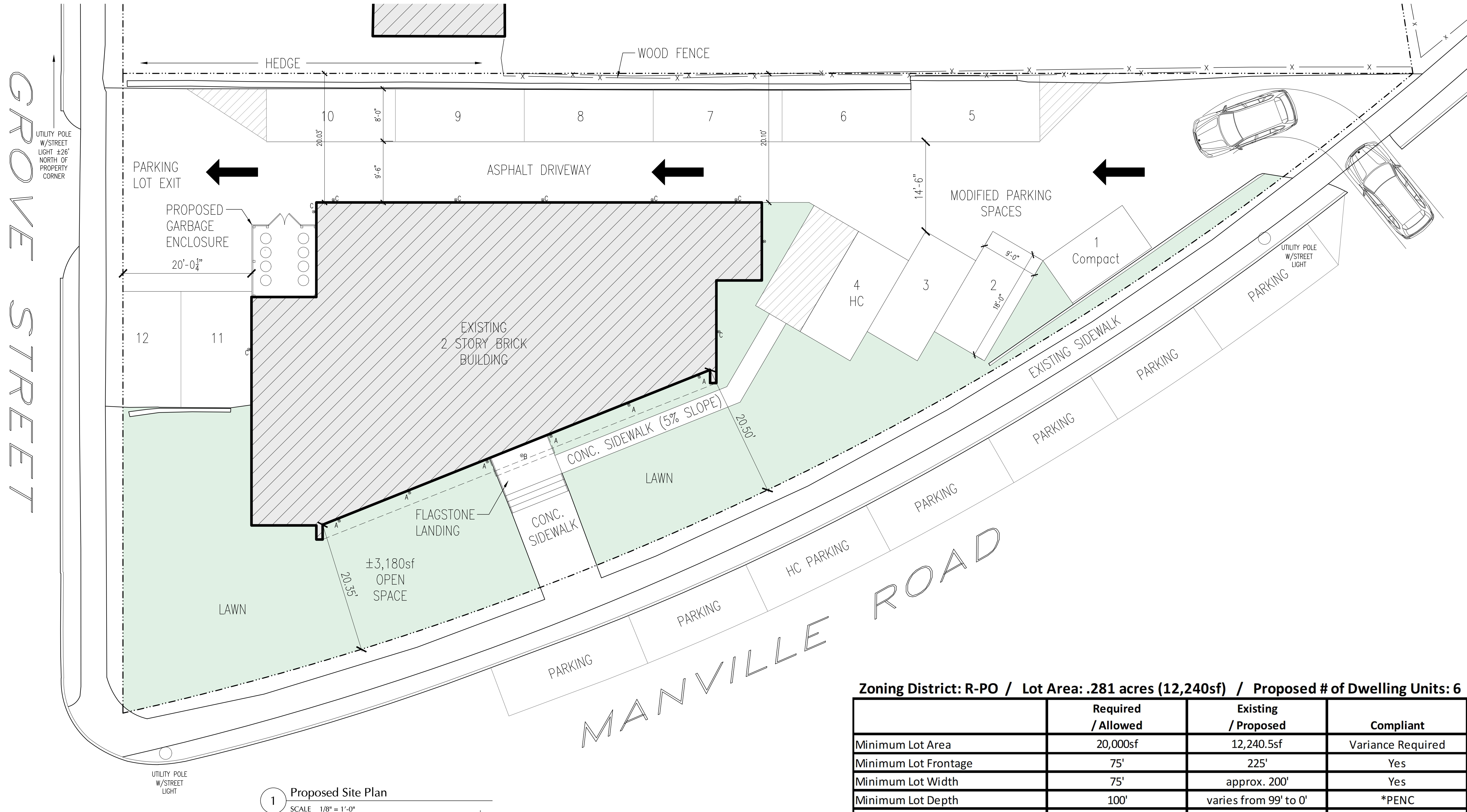
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-	02.12.25	Planning Brd. Submission

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 Existing Developed Area	3,119.5sf 9,121sf (74.52%)

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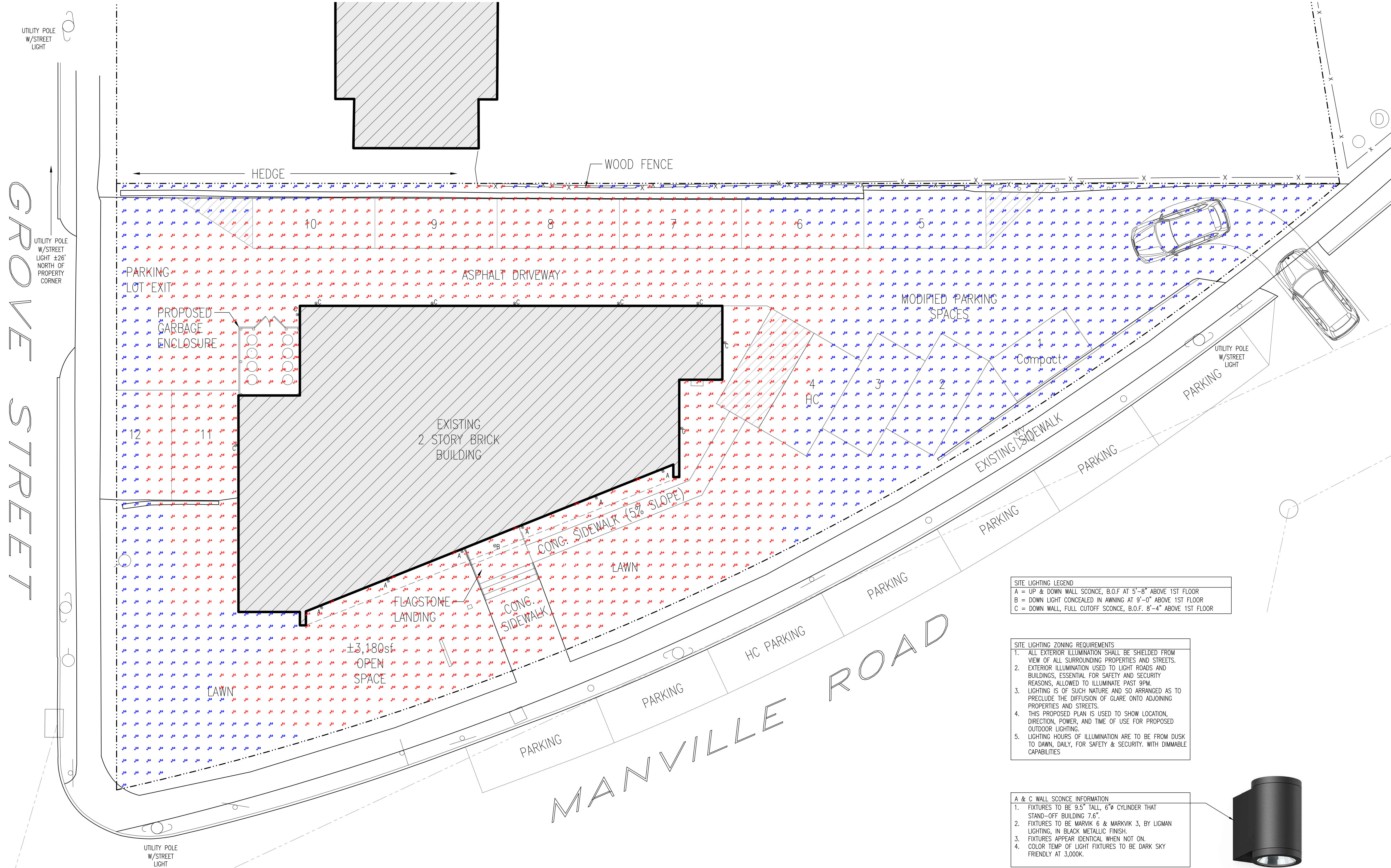
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Sheet Title:

Proposed Site Lighting Plan

Project #: 2501
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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

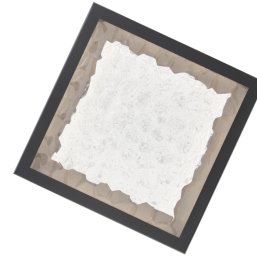
- Hammered glass panels on five sides
- Stainless steel textured reflector
- Driver concealed within the canopy
- 5 Year warranty

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:

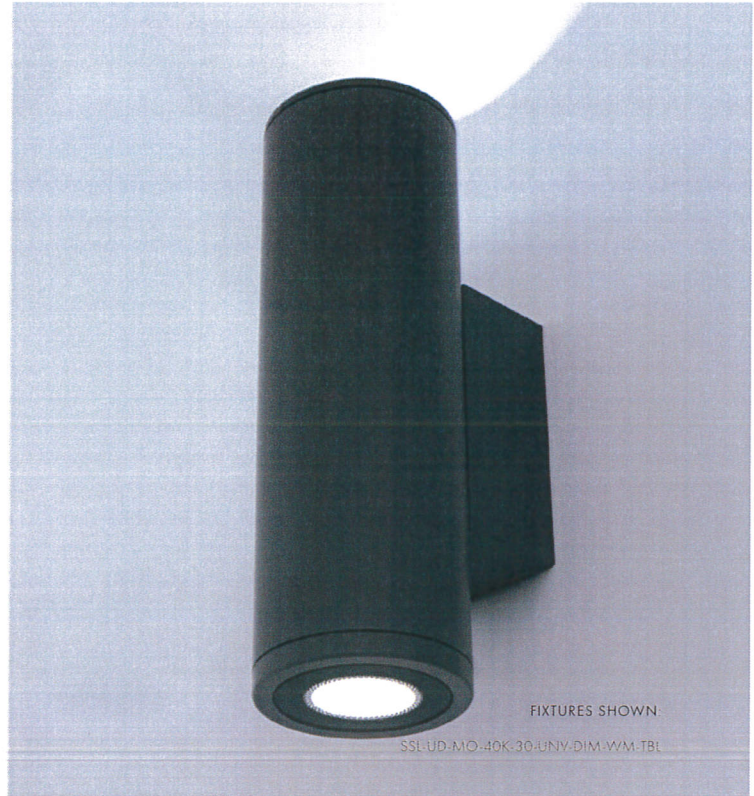


FM-W33113

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

PROFILE

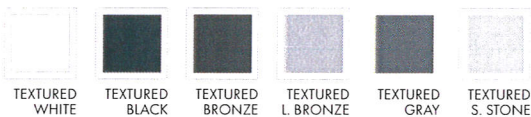
WATTAGE	MO (40.0W) IN EITHER DIRECTION
OPTICS	15°, 30°, 55°, ASYMMETRIC
CCT	2700K, 3000K, 3500K, 4000K (82 CRI)
CRI	82+ CRI
PERFORMANCE	UP TO 10725 PEAK CANDELA (MO)
VOLTAGE	120V OR 277V
POWER	INTEGRATED POWER SUPPLY
DIMMING	0-10V, DMX
DIMENSIONS	12.00" X 5.10", 16.00" X 5.10"
HOUSING	EXTRUDED ALUMINUM 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

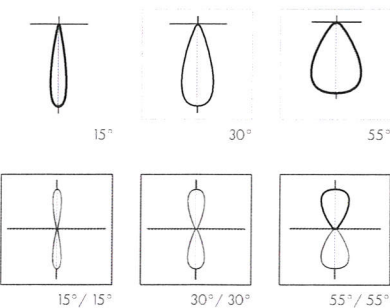
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STANDARD FINISHES

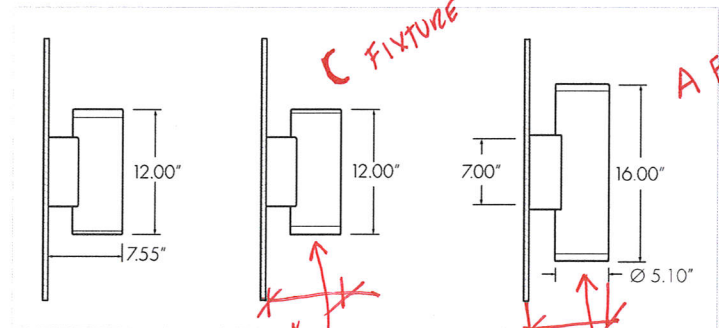


OPTICS

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.

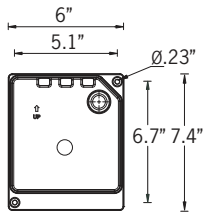
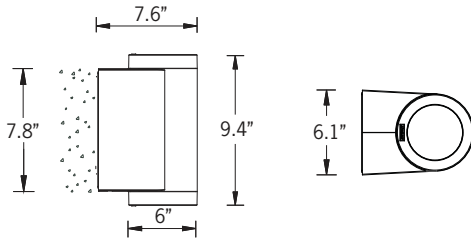
These luminaires are suitable for various facade lighting requirements along with accent lighting, building columns and architectural highlighting etc. The Marvik 1 protrudes 4" from the wall, making this product suitable for ADA applications.

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).

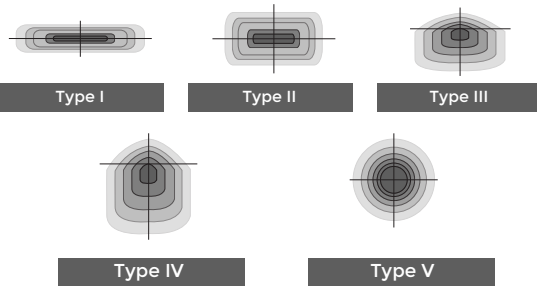
20w LED 1627 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 10.5 lbs



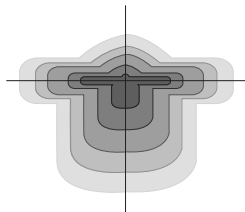
Mounting Detail



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

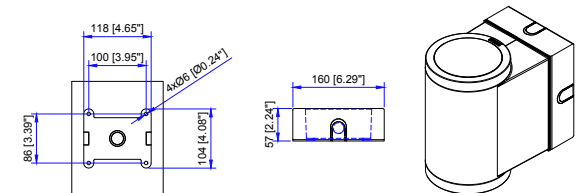


The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



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	
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QUANTITY		TYPE		NOTE	
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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

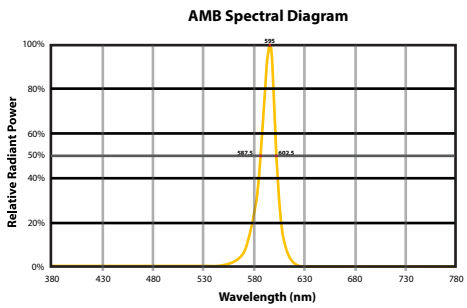
- | | |
|---------------------------------|---------------------------------|
| NAT - Natatorium Rated | RPA - Round Pole Adapter |
| 4MP - 4" Mounting Plate | B - Baffle |
| DIM - 0-10v Dimming | AMB - Turtle Friendly Amber LED |
| SCBT - Surface Conduit Box Trim | |

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

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Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
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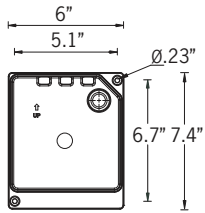
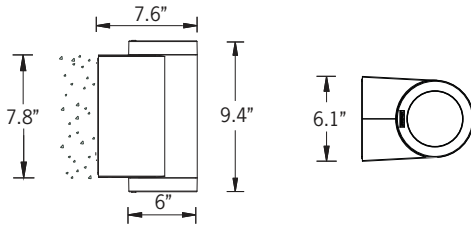
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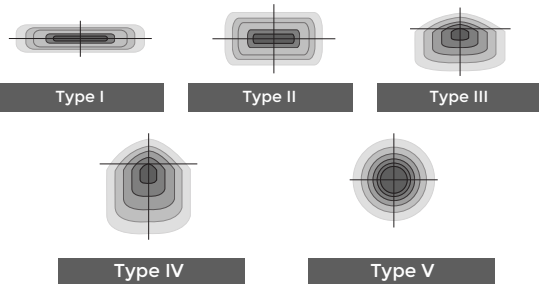
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IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 11.6 lbs



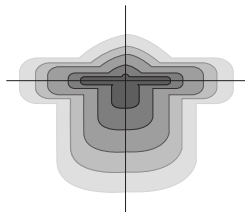
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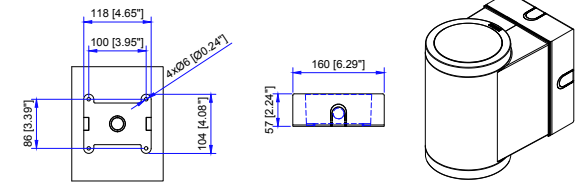


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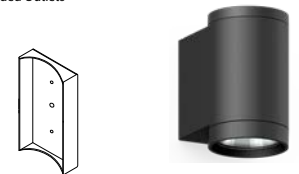
HYBRID
TYPE I & TYPE IV

Additional Options (Consult Factory For Pricing)



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RPA
Round Pole Adapter

B
Baffle

UMV-30052

Marvik 6 Surface Up/Downlight



PROJECT		DATE	
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QUANTITY		TYPE		NOTE	
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ORDERING EXAMPLE || UMV - 30052 - 2x20w - M - W - W30 - 02 - 120/277v - Options

UMV-30052						
LAMP	BEAM UP	BEAM DOWN	LED COLOR	FINISH COLOR	VOLTAGE	
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ADDITIONAL OPTIONS

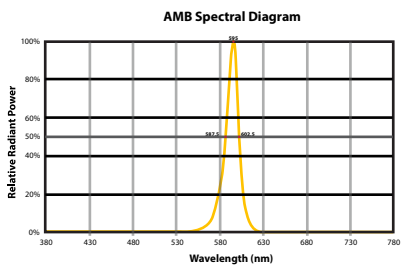
- | | |
|--|--|
| <p>NAT - Natorium Rated</p> <p>4MP - 4" Mounting Plate</p> <p>DIM - 0-10v Dimming</p> <p>SCBT - Surface Conduit Box Trim</p> | <p>RPA - Round Pole Adapter</p> <p>B - Baffle</p> <p>AMB - Turtle Friendly Amber LED</p> |
|--|--|

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH	
SW02 - WALNUT 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

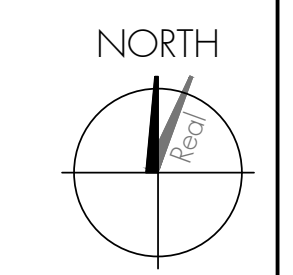
Owner
Manville and Grove, LLC
 325 Manville Road
 Pleasantville, NY 10570

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

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Gallin Beeler Design Studio
 License Expiration:
 RBeeler NY 8/31/2026



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

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 23, 2025, at 8:00 P.M., at 80 Wheeler Avenue and via teleconference, will be conducting a Public Hearing with regards to a site plan application by Manville and Grove LLC for a proposed conversion of the existing professional office building into a new multiple dwelling consisting of a maximum six (6) residential apartment units located at the property known as 325 Manville Road, Pleasantville, New York. The property is known as Section 106.6, Block 1, Lot 17 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

RESOLUTION

325 MANVILLE ROAD – MANVILLE AND GROVE LLC

APPLICATION FOR AMENDED SITE PLAN 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, “A04” entitled “325 Manville Road Alterations,” last revised 4/08/25, prepared by Gallin Beeler Design Studio, said properties being located at 325 Manville Road, in the Residence-Professional Office “R-PO” Zoning District and are designated on the tax map of the Village of Pleasantville as Section 106.6, Block 1, Lot 17; and

WHEREAS, the project involves the conversion of the existing business office use to a residential apartment 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, “325 Manville Road Alterations” last revised February 8, 2025, prepared by Gallin Beeler Design Studio:
 - Sheet A01, “Survey”
 - Sheet A02, “Surrounding Buildings”
 - Sheet A03, “Previously Approved Site Plan”
 - Sheet A04, “Proposed Site Plan”
 - Sheet A05, “Landscape Plan”
 - Sheet A10, “Proposed 1st Floor Plan”
 - Sheet A11, “Existing 1st Floor Plan”
 - Sheet A12, “Proposed 2nd Floor Plan”
 - Sheet A13, “Existing 2nd Floor Plan”
 - Sheet A20, “Proposed Elevations & Sustainability Factors”
 - Sheet A21, “Existing Elevations”
 - Sheet A22, “Proposed Elevations”
 - Sheet A23, “Existing Elevations,” and

WHEREAS, on March 27, 2025, the Zoning Board of Appeals granted a variance from Section 185-36.B(3) of the Village Municipal Zoning Code to permit a minimum lot area of 12,240 SF where 20,000 SF is required; and

WHEREAS, a duly advertised public hearing on the application for Site Plan Approval was held by the Planning Commission on April 23, 2025 at the Village Hall, 80 Wheeler Avenue, Pleasantville, New York; and

WHEREAS, on April 23, 2025, 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 and requires no further processing under the New York State Environmental Quality Review Act (SEQRA) regulations; 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 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 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 23, 2025

CERTIFICATION:

Russell Klein, Chairman
Village of Pleasantville Planning Commission



444 Bedford Road

444 Bedford Road - The Landmark at 444 - Proposed mixed use development consisting of 36 apartment units and retail shop - *Cont review*

ATTACHMENTS:

Description	Type	Upload Date
Cover Letter dated 4.9.25	Backup Material	4/11/2025
Lighting specs and photometrics	Backup Material	4/11/2025
Village Engineer memo 4.17.25	Backup Material	4/17/2025
Updated set of drawings - part 1 - S dwgs - 4.18.25	Backup Material	4/18/2025
Updated set of drawings - part 2 - A dwgs - 4.18.25	Backup Material	4/18/2025
Labella sight distance plans dated 4.4.25	Backup Material	4/21/2025
Consultant memo dated 4.23.25	Backup Material	4/23/2025

April 9, 2025

Mr. Russell Klein, Chairman
Village of Pleasantville Planning Commission
Village Hall
80 Wheeler Avenue
Pleasantville, New York 10570

**Re: 444 Bedford Road, Pleasantville (“The Landmark at 444”)
(S/B/L: 106.6 – 5 – 18/19, Zone District: A-1)**

Dear Chairman Klein and Members of the Planning Commission,

We are pleased to return to the Commission this month with a completed site plan and subdivision for our project tentatively entitled *The Landmark at 444*.

Our updated submission addresses comments from the Commission at the prior meeting, as well as comments set forth in the Hardesty & Hanover (“H&H”) memoranda dated December 17, 2024 and March 11, 2025.

We highlight the following revisions and supplementations in our new submission:

1. Working with our traffic engineer, Starke W. Hipp, P.E. of LaBella Associates, we have provided updated intersection site line triangles for both driveways, and per H&H’s request, we have provided a roadway profile for the sight line to the East of the proposed Bedford Road driveway. Prior to this submission, Mr. Hipp conferred with H&H to ensure that these revised drawings met the specifications required by the Village.
2. We have updated the subdivision plat to indicate the lot lines to be abandoned.

3. On April 2, 2025, our design team had an extremely productive meeting with Superintendent of Public Works/ Village Engineer Carr and Building Inspector Hughes to discuss stormwater management for the proposal. Mr. Carr confirmed that a SWPPP was not required for the project. Nonetheless, our engineer will be submitting a formal stormwater report for Mr. Carr's approval, and it was agreed that submission of that report was not required as part of the site-plan / subdivision approval process. We agreed that the Applicant would execute a maintenance agreement relating to the green/blue roof proposed for our project. At that meeting, we also discussed the public benefit improvements to Wheeler Avenue, including a loading zone, street widening, and street repaving, that would be provided by the Applicant under the proposed project.
4. We have also provided a new photometric plan, which includes lighting calculations for the proposed courtyard, garage entrances, rooftop amenities, and perimeter walls. We provide spec sheets for each of the fixtures utilized in the photometric plan.

We look forward to the Commission's thoughts on this updated submission. We believe that with these revisions we have met the threshold for a completed submission and that the next step should be the opening of the public hearing on the application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey W. Gasbarro". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeffrey W. Gasbarro, Esq.



ALV SERIES AREA LIGHT

Client:
Project:
Type:
Quantity:

CONSTRUCTION

The sleek design single-piece die-cast AD12 aluminum housing has integral heat sink fins maximizing thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to promote low operating temp and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Ultra-low EPA rating.

OPTICS (ROTATABLE)

UV-resistant acrylic optics, available in Type II, III, IV, V distributions. Silicone gasket ensures a weather-proof seal around each individual optics. Optics rotatable (90° increment) and interchangeable. Full cutoff (U0) when mounted with non-adjustable pole mount (SR) or 0 degree tilt with adjustable Slipfitter (SF), meets Dark Sky requirement. Optional backlight cover for optics available.

ELECTRICAL

80+ CRI Samsung LED.
-40°C up to 50°C (-40°F up to 122°F) maximum operating temperature.
Long-life greater than 100,000 hr at L80.
Standard driver operates at 120-277V input, 0-10V dimmable driver, down to 10%.
50/60Hz, <20% THD, 0.9 power factor.
Standard 10kV surge protection included. Optional 347/480V input.

SENSORS (OPTIONAL)

SENSOR-BLE-619 Integral PIR ALS Control bluetooth/on/off/dimming/photosensing.
SENSOR-823 Integral PIR on/off/dimming/photosensing.
SENSOR-820 Integral PIR on/off/dimming/photosensing.
SENSOR-PH-PB-U Integral button style photocell.
SENSOR-PH-PT-U/UD/HD Twist lock dimming/non-dimming photocontrol.
CONTROL-LVFA AVI-ON Bluetooth Mesh Controller.

MOUNTING

3G rated (SR) mount allows lightning fast installation of ALS luminaires onto square or round pole application seamlessly. Optional adjustable slipfitter (SF) for 2-3/8" tenon, adjustable yoke mount (YM), and non-adjustable wall mount bracket (WM).

STANDARD FINISH

Corrosion resistant Dark Bronze powder coating finish.

CUSTOM FINISH

Corrosion resistant Black, Graphite Metallic, Gray, Silver, White, Custom RAL#.

CERTIFICATION

IP65 Wet location label standard.
Meets Buy America Act requirements.
Option for "BABAA" compliance upon request.
IDA compliant: with 3000K color temperature selection.
All luminaires are built to UL1598 standards and bear appropriate cETLus labels.
DLC® Premium (DesignLights Consortium Qualified).

WARRANTY

5 year warranty, see Limited Warranty for additional information.



Pole Mount



Standard Housing

Hi-Lumen Housing

OVERVIEW

Lumen Package	7,000 - 66,000
Wattage	40 - 450
CRI	80+
Efficacy Range (LPW)	145-180 (AVG.)
Life Expectancy (hr)	>100,000
Weights lbs (kg)	22 (9.9) / 30 (13.6)
Quick Ship	Yes



ALV SERIES AREA LIGHT

ORDER INFORMATION **EXAMPLE : ALV 100 40 T3 DB UNVD**

Fixture Series Power & LM CCT Distribution Finish Input

ALV

A SERIES

ALV ALV Series Architectural Area Light

B POWER & LM* *Custom Lumen Package per request - consult factory

STANDARD HOUSING - DUAL-BOARD

HI-LUMEN HOUSING - QUAD-BOARD

Code	Power & LM	LPW	Code	Power & LM	LPW
40	40W, 7,000lm	180	250	250W, 40,000lm	162
60	60W, 10,000lm	172	300	300W, 47,000lm	157
75	75W, 13,250lm	172	320	320W, 49,000lm	157
100	100W, 16,000lm	170	400	400W, 60,000lm	148
150	150W, 24,000lm	159	420	420W, 62,000lm	148
200	200W, 30,000lm	150	425	425W, 63,000lm	148
225	225W, 33,000lm	147	450	450W, 66,000lm	145

C CCT

30 3000K 50 5000K
 40 4000K

D DISTRIBUTION

T2 Type II **T4** Type IV
T3 Type III **T5** Type V
 Optics Rotation
LL Optics Rotate 90° Left **RR** Optics Rotate 90° Right

E FINISH

Standard
DB Dark Bronze
 Custom Color
CC **BK** Black **GM** Graphite Metallic **GR** Gray
 SV Silver **WH** White **RAL#**

F INPUT

UNVD 120-277V, 0-10V Dimmable **HVLD** 347V, 480V, 0-10V Dimmable

ORDER INFORMATION (CONTINUED)

Mounting

**Accessories
Options**

G MOUNTING

MOUNT-ALV-SF	Adjustable Slipfitter	MOUNT-ALV-SR	Non-Adjustable Square/Round Pole Mount
MOUNT-ALV-WM	Non-Adjustable Wall Mount	MOUNT-ALV-YM	Adjustable Yoke Mount

H ACCESSORIES/OPTIONS

AIA	Assembled in America, compliant with BAA (COTS)
BABAA	Build America, Buy America Act (BABAA) Compliant / Made with Hi-Lumen Housing Only
FAD	Customized Output (Consult Factory)
SHIELD-ALV**	Backlight Control on Lens (Standard Housing 2:1) (Hi-Lumen Housing 4:1)
SHIELD-ALV-150**	Standard Housing Metal House-Side Shield on Fixture, Matching Fixture Finish Color (1:1)
SHEILD-ALV-450**	Hi-Lumen Housing Metal House-Side Shield on Fixture, Matching Fixture Finish Color (1:1)
VISOR-ALV-150**	Standard Housing Metal 4-Side Visor on Fixture, Matching Fixture Finish Color (1:1)
VISOR-ALV-450**	Hi-Lumen Housing Metal 4-Side Visor on Fixture, Matching Fixture Finish Color (1:1)
SENSOR-BLE-619-L3 / L4*	Integral PIR Bluetooth Daylight Sensor (ALS Control Mobile App) / L3: up to 40FT, L4: up to 8FT
SENSOR-PH-PB-U*	Button Style Photocell
SENSOR-PH-PT-U / UD / HD*	Twist Lock Photocell / U: 120-277V, UD: 120-277V, HD: 480V input
SENSOR-823-L3 / L4*	Integral PIR On/Off/Dimming/Photosensing / L3: up to 40FT, L4: up to 8FT
SENSOR-820*	Integral PIR On/Off/Dimming/Photosensing
REMOTE-RC100	Handheld Remote Commissioning Tool for SENSOR-ANT, 823, 820 Series
CONTROL-LVFA*	AVI-ON Bluetooth Mesh Control System

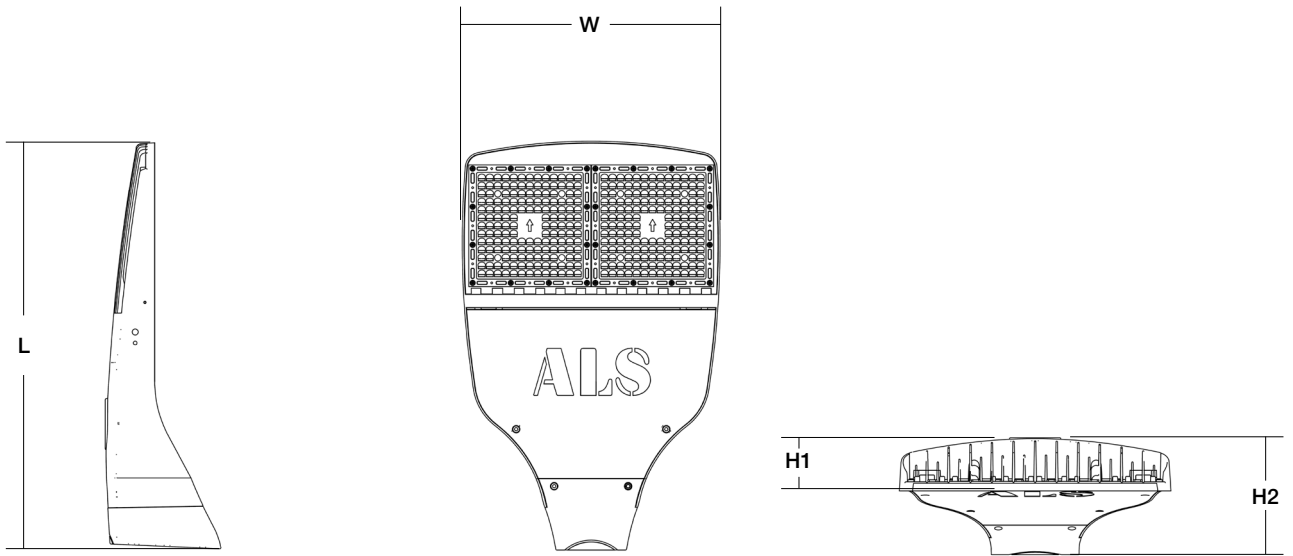
*see page 12 for Sensor spec

**see page 11 for Shield spec

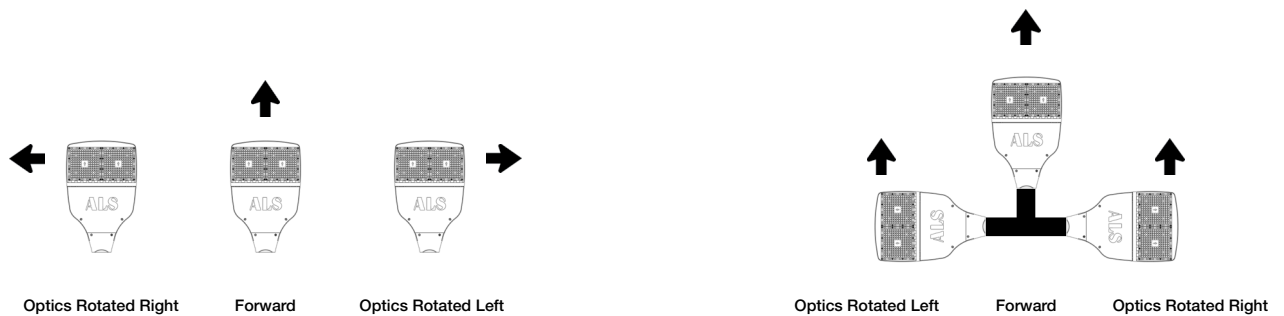
ALV SERIES AREA LIGHT

DIMENSIONS - STANDARD HOUSING

Model	L	W	H1	H2
Standard Housing				
Dual Board	21.14" (537mm)	13.32" (338mm)	2.57" (65mm)	6.01" (153mm)
w/SR Pole Mount				



OPTICS ROTATION



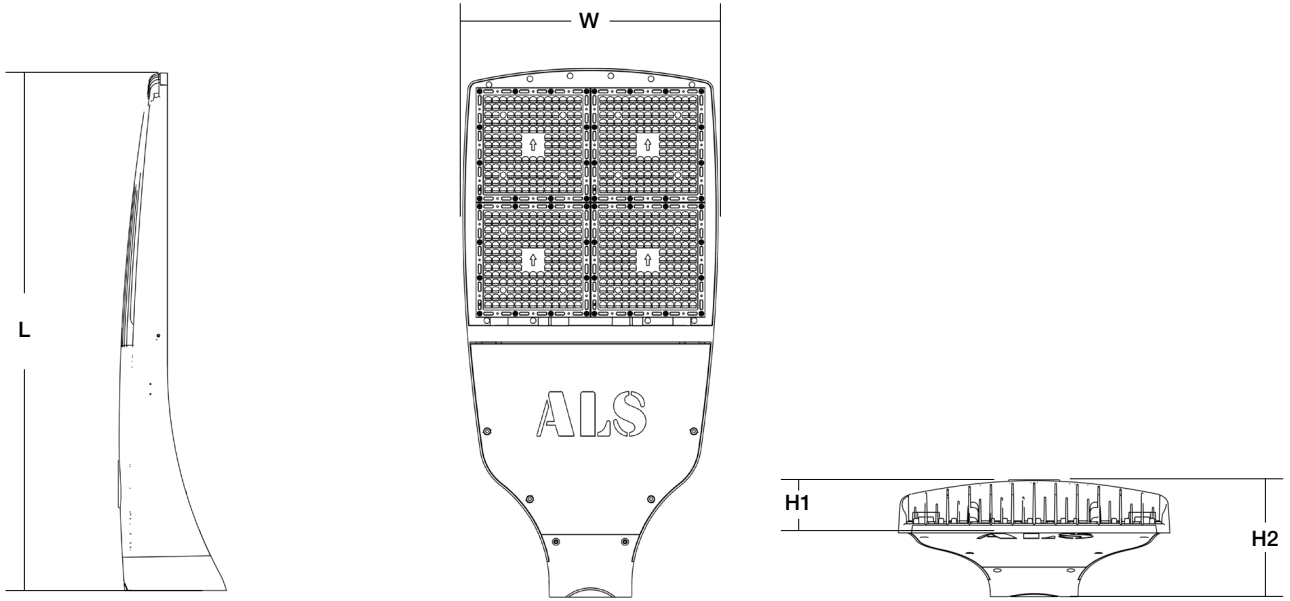
EPA (ft²)

Mounting Option	Single	2 @ 90°	2 @ 120°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
Standard Housing	0.238	0.456	0.633	0.533	0.829	0.851	0.829

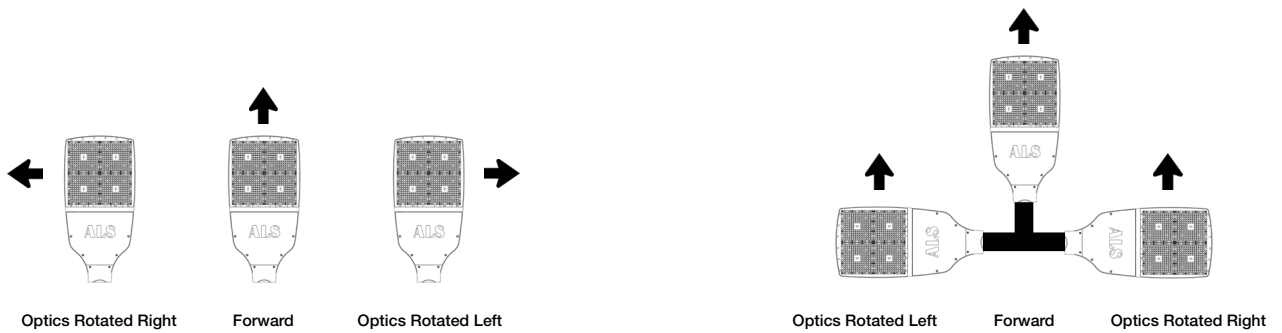
ALV SERIES AREA LIGHT

DIMENSIONS - HI-LUMEN HOUSING

Model	L	W	H1	H2
Hi-Lumen Housing Quad Board w/SR Pole Mount	29.15" (740mm)	13.32" (338mm)	2.57" (65mm)	6.01" (153mm)



OPTICS ROTATION



EPA (ft²)

Mounting Option	Single	2 @ 90°	2 @ 120°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
Hi-Lumen Housing	0.313	0.544	0.732	0.626	0.866	0.963	0.866

ALV SERIES AREA LIGHT

PERFORMANCE DATA

SYSTEM WATTS	DIST. TYPE	3000K			4000K			5000K		
		LUMEN	LPW	BUG RATING	LUMEN	LPW	BUG RATING	LUMEN	LPW	BUG RATING
ALV-40 @ 40W	II	6880	171	B1-U0-G1	7105	176	B1-U0-G1	7180	178	B2-U0-G2
	III	6758	168	B2-U0-G1	6979	174	B2-U0-G1	7053	175	B2-U0-G1
	IV	6766	168	B1-U0-G2	6987	174	B1-U0-G2	7061	176	B1-U0-G2
	V	6917	172	B3-U0-G1	7143	178	B3-U0-G1	7219	180	B3-U0-G2
SHIELD-ALV-XX @ 40W	II	6477	161	B1-U0-G2	6752	168	B1-U0-G2	6817	170	B1-U0-G2
	III	6297	156	B1-U0-G2	6564	163	B1-U0-G2	6627	164	B1-U0-G2
	IV	6424	160	B1-U0-G2	6697	166	B1-U0-G2	6762	168	B1-U0-G2
	V	5955	148	B1-U0-G3	6208	154	B1-U0-G3	6268	156	B1-U0-G3
ALV-60 @ 60W	II	9896	164	B2-U0-G2	10220	169	B2-U0-G2	10328	171	B2-U0-G2
	III	9721	161	B2-U0-G2	10039	167	B2-U0-G2	10145	168	B2-U0-G2
	IV	9732	161	B2-U0-G2	10050	167	B2-U0-G2	10157	169	B2-U0-G2
	V	9950	165	B3-U0-G2	10275	170	B4-U0-G2	10384	172	B4-U0-G2
SHIELD-ALV-XX @ 60W	II	9317	155	B2-U0-G2	9712	161	B2-U0-G2	9806	163	B2-U0-G2
	III	9057	150	B2-U0-G3	9442	156	B2-U0-G3	9533	158	B2-U0-G3
	IV	9241	153	B1-U0-G2	9633	160	B1-U0-G2	9727	161	B1-U0-G2
	V	8566	142	B2-U0-G3	8929	148	B2-U0-G3	9016	149	B2-U0-G3
ALV-75 @ 75W	II	12490	165	B2-U0-G2	12899	170	B2-U0-G2	13036	172	B2-U0-G2
	III	12269	162	B2-U0-G2	12671	168	B2-U0-G2	12805	169	B2-U0-G2
	IV	12283	162	B2-U0-G2	12685	168	B2-U0-G2	12820	170	B2-U0-G2
	V	12258	166	B4-U0-G2	12969	172	B4-U0-G2	13106	173	B4-U0-G2
SHIELD-ALV-XX @ 75W	II	11759	156	B2-U0-G3	12258	162	B2-U0-G3	12377	164	B2-U0-G3
	III	11432	151	B2-U0-G3	11917	157	B2-U0-G3	12032	159	B2-U0-G3
	IV	11664	154	B2-U0-G3	12158	161	B2-U0-G3	12276	162	B2-U0-G3
	V	10811	143	B2-U0-G3	11270	149	B2-U0-G3	11379	150	B2-U0-G3
ALV-100 @ 100W	II	15572	161	B3-U0-G3	16082	167	B3-U0-G3	16252	168	B3-U0-G3
	III	15297	159	B3-U0-G3	15797	164	B3-U0-G3	15967	166	B3-U0-G3
	IV	15314	159	B2-U0-G2	15815	164	B2-U0-G2	15983	166	B2-U0-G2
	V	15656	162	B4-U0-G2	16169	168	B4-U0-G2	16340	170	B4-U0-G2
SHIELD-ALV-XX @ 100W	II	14661	152	B2-U0-G3	15283	159	B2-U0-G3	15431	160	B2-U0-G3
	III	14252	148	B2-U0-G3	14857	154	B3-U0-G3	15001	155	B3-U0-G3
	IV	14541	151	B2-U0-G3	15158	157	B2-U0-G3	15305	159	B2-U0-G3
	V	13479	140	B2-U0-G4	14051	146	B2-U0-G4	14187	147	B2-U0-G4
ALV-125 @ 125W	II	19608	156	B3-U0-G3	20250	161	B3-U0-G3	20465	163	B3-U0-G3
	III	19261	154	B3-U0-G3	19891	159	B3-U0-G3	20102	161	B3-U0-G3
	IV	19283	154	B3-U0-G3	19914	159	B3-U0-G3	20125	161	B3-U0-G3
	V	19715	157	B4-U0-G2	20360	163	B4-U0-G3	20576	164	B5-U0-G3
SHIELD-ALV-XX @ 125W	II	18461	148	B3-U0-G3	19244	154	B3-U0-G3	19431	155	B3-U0-G3
	III	17947	143	B3-U0-G3	18708	149	B3-U0-G3	18889	151	B3-U0-G3
	IV	18310	146	B2-U0-G3	19087	152	B2-U0-G3	19272	154	B2-U0-G3
	V	16973	135	B3-U0-G4	17693	141	B3-U0-G4	17864	143	B3-U0-G4
ALV-150 @ 150W	II	22982	151	B3-U0-G3	23735	157	B3-U0-G3	23986	158	B3-U0-G3
	III	22576	149	B3-U0-G3	23315	154	B3-U0-G3	23562	156	B3-U0-G3
	IV	22601	149	B3-U0-G3	23341	155	B3-U0-G3	23589	156	B3-U0-G3
	V	23107	153	B5-U0-G3	23864	158	B5-U0-G3	24117	159	B5-U0-G3
SHIELD-ALV-XX @ 150W	II	21638	143	B3-U0-G3	22556	149	B3-U0-G3	22775	151	B3-U0-G3
	III	21035	139	B3-U0-G4	21927	145	B3-U0-G4	22140	146	B3-U0-G4
	IV	21462	142	B3-U0-G3	22372	148	B3-U0-G3	22589	149	B3-U0-G3
	V	19894	131	B3-U0-G5	20738	137	B3-U0-G5	20939	138	B3-U0-G5

ALV SERIES AREA LIGHT

PERFORMANCE DATA (CONTINUED)

SYSTEM WATTS	DIST. TYPE	3000K			4000K			5000K		
		LUMEN	LPW	BUG RATING	LUMEN	LPW	BUG RATING	LUMEN	LPW	BUG RATING
ALV-180 @ 180W	II	26421	146	B3-U0-G3	27284	151	B3-U0-G3	27573	153	B3-U0-G3
	III	25951	144	B3-U0-G3	26801	149	B3-U0-G3	27084	150	B3-U0-G3
	IV	25981	144	B3-U0-G4	26832	149	B3-U0-G4	27116	151	B3-U0-G4
	V	26562	147	B5-U0-G3	27432	153	B5-U0-G3	27723	154	B5-U0-G3
SHIELD-ALV-XX @ 180W	II	24873	138	B3-U0-G4	25929	144	B3-U0-G4	26180	146	B3-U0-G4
	III	24181	134	B3-U0-G4	25206	140	B3-U0-G4	25451	141	B3-U0-G4
	IV	24671	137	B3-U0-G4	25718	143	B3-U0-G4	25967	144	B3-U0-G4
	V	22868	127	B3-U0-G5	23839	132	B3-U0-G5	24070	134	B3-U0-G5
ALV-200 @ 200W	II	28563	142	B3-U0-G3	29498	147	B3-U0-G3	29811	149	B3-U0-G3
	III	28058	140	B3-U0-G3	28976	145	B3-U0-G3	29283	146	B3-U0-G3
	IV	28090	141	B3-U0-G4	29009	145	B3-U0-G4	29317	147	B3-U0-G4
	V	28718	144	B5-U0-G3	29658	148	B5-U0-G3	29973	150	B5-U0-G4
SHIELD-ALV-XX @ 200W	II	26892	135	B3-U0-G4	28033	140	B3-U0-G4	28305	142	B3-U0-G4
	III	26143	131	B3-U0-G4	27252	136	B3-U0-G4	27517	137	B3-U0-G4
	IV	26673	133	B3-U0-G4	27805	139	B3-U0-G4	28075	140	B3-U0-G4
	V	24724	124	B3-U0-G5	25773	129	B3-U0-G5	26023	130	B3-U0-G5
ALV-225 @ 225W	II	31492	140	B3-U0-G3	32523	145	B3-U0-G3	32868	146	B3-U0-G3
	III	30935	138	B4-U0-G3	31948	142	B4-U0-G4	32286	144	B4-U0-G4
	IV	30970	138	B3-U0-G4	31984	143	B3-U0-G4	32322	144	B3-U0-G4
	V	31665	141	B5-U0-G4	32700	146	B5-U0-G4	33046	147	B5-U0-G4
SHIELD-ALV-XX @ 225W	II	29650	132	B3-U0-G4	30908	138	B3-U0-G4	31208	139	B3-U0-G4
	III	28824	128	B3-U0-G4	30047	134	B3-U0-G5	30338	135	B3-U0-G5
	IV	29408	131	B3-U0-G4	30656	137	B3-U0-G4	30954	138	B3-U0-G4
	V	27260	121	B3-U0-G5	28416	127	B3-U0-G5	28692	128	B3-U0-G5
ALV-250 @ 250W	II	38755	155	B4-U0-G4	39773	159	B4-U0-G4	40457	162	B4-U0-G4
	III	38089	152	B4-U0-G4	39090	156	B4-U0-G4	39762	159	B4-U0-G4
	IV	38134	152	B3-U0-G4	39136	156	B3-U0-G4	39809	159	B3-U0-G4
	V	38827	155	B5-U0-G4	39847	159	B5-U0-G4	40532	162	B5-U0-G4
SHIELD-ALV-XX @ 250W	II	37179	149	B3-U0-G4	38167	152	B3-U0-G4	38816	156	B3-U0-G5
	III	46043	144	B3-U0-G5	37002	147	B3-U0-G5	37631	150	B3-U0-G5
	IV	36592	147	B3-U0-G5	37565	150	B3-U0-G5	38204	153	B3-U0-G5
	V	34467	138	B4-U0-G5	35384	141	B4-U0-G5	35985	144	B4-U0-G5
ALV-300 @ 300W	II	45253	150	B4-U0-G4	46442	154	B4-U0-G4	47241	157	B4-U0-G4
	III	44474	147	B4-U0-G4	45643	151	B4-U0-G4	46428	154	B4-U0-G4
	IV	44529	148	B4-U0-G5	45699	151	B4-U0-G5	46485	154	B4-U0-G5
	V	45337	150	B5-U0-G4	46528	154	B5-U0-G4	47329	157	B5-U0-G4
SHIELD-ALV-XX @ 300W	II	43413	144	B3-U0-G5	44567	148	B3-U0-G5	45325	151	B3-U0-G5
	III	42087	139	B4-U0-G5	43206	143	B4-U0-G5	43941	146	B4-U0-G5
	IV	42728	142	B3-U0-G5	43864	145	B3-U0-G5	44610	148	B3-U0-G5
	V	40247	134	B4-U0-G5	41317	137	B4-U0-G5	42019	140	B4-U0-G5
ALV-320 @ 320W	II	47056	151	B4-U0-G4	48292	155	B4-U0-G4	49123	157	B4-U0-G4
	III	46248	148	B4-U0-G4	47463	152	B4-U0-G4	48280	155	B4-U0-G4
	IV	46302	148	B4-U0-G5	47519	152	B4-U0-G5	48336	155	B4-U0-G5
	V	47143	151	B5-U0-G4	48382	155	B5-U0-G4	49214	158	B5-U0-G4
SHIELD-ALV-XX @ 320W	II	45142	145	B3-U0-G5	46342	148	B3-U0-G5	47130	151	B4-U0-G5
	III	43763	140	B4-U0-G5	44927	143	B4-U0-G5	45691	146	B4-U0-G5
	IV	44430	143	B3-U0-G5	45611	146	B3-U0-G5	46387	149	B3-U0-G5
	V	41849	134	B4-U0-G5	42962	137	B4-U0-G5	43693	140	B4-U0-G5

ALV SERIES AREA LIGHT

PERFORMANCE DATA (CONTINUED)

SYSTEM WATTS	DIST. TYPE	3000K			4000K			5000K		
		LUMEN	LPW	BUG RATING	LUMEN	LPW	BUG RATING	LUMEN	LPW	BUG RATING
ALV-400 @ 400W	II	57690	142	B4-U0-G4	59206	145	B4-U0-G5	60224	148	B4-U0-G5
	III	56700	139	B5-U0-G5	58190	143	B5-U0-G5	59191	145	B5-U0-G5
	IV	56766	139	B4-U0-G5	58258	143	B4-U0-G5	59260	145	B4-U0-G5
	V	57797	142	B5-U0-G5	59316	145	B5-U0-G5	60336	148	B5-U0-G5
SHIELD-ALV-XX @ 400W	II	55344	136	B4-U0-G5	56815	139	B4-U0-G5	57781	142	B4-U0-G5
	III	53654	132	B4-U0-G5	55080	135	B4-U0-G5	56017	137	B4-U0-G5
	IV	54471	134	B3-U0-G5	55919	137	B3-U0-G5	56870	140	B3-U0-G5
	V	51307	126	B5-U0-G5	52672	129	B5-U0-G5	53567	132	B5-U0-G5
ALV-425 @ 425W	II	60245	142	B4-U0-G5	61828	145	B4-U0-G5	62892	148	B4-U0-G5
	III	59212	139	B5-U0-G5	60767	143	B5-U0-G5	61812	145	B5-U0-G5
	IV	59281	139	B4-U0-G5	60838	143	B4-U0-G5	61884	145	B4-U0-G5
	V	60357	142	B5-U0-G5	61943	145	B5-U0-G5	63008	148	B5-U0-G5
SHIELD-ALV-XX @ 425W	II	57795	136	B4-U0-G5	59331	139	B4-U0-G5	60340	142	B4-U0-G5
	III	56030	132	B4-U0-G5	57520	135	B4-U0-G5	58498	137	B4-U0-G5
	IV	56884	134	B3-U0-G5	58396	137	B3-U0-G5	59389	140	B3-U0-G5
	V	53580	126	B5-U0-G5	55004	129	B5-U0-G5	55940	132	B5-U0-G5
ALV-450 @ 450W	II	63285	139	B4-U0-G5	64948	142	B5-U0-G5	66065	145	B5-U0-G5
	III	62201	136	B5-U0-G5	63835	140	B5-U0-G5	64933	142	B5-U0-G5
	IV	62272	136	B4-U0-G5	63908	140	B4-U0-G5	65007	142	B4-U0-G5
	V	63403	139	B5-U0-G5	65068	142	B5-U0-G5	66187	145	B5-U0-G5
SHIELD-ALV-XX @ 450W	II	60711	133	B4-U0-G5	62325	136	B4-U0-G5	63385	139	B4-U0-G5
	III	58857	129	B4-U0-G5	60422	132	B4-U0-G5	61449	135	B4-U0-G5
	IV	59754	131	B3-U0-G5	61343	134	B4-U0-G5	62385	137	B4-U0-G5
	V	56283	126	B5-U0-G5	57780	129	B5-U0-G5	58762	131	B5-U0-G5

ALV SERIES AREA LIGHT

DLC CODE

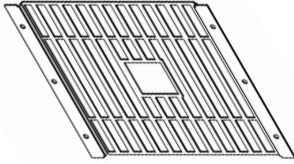
Part Number	DLC Product ID	DLC Class
ALV-10040T2-DBUNVD	PPMU9Y6U	Premium
ALV-10040T3-DBUNVD	PM744Q8P	Premium
ALV-10040T4-DBUNVD	PKI2XIPJ	Premium
ALV-10040T5-DBUNVD	P2XHEURH	Premium
ALV-10050T2-DBUNVD	PY5U8EY8	Premium
ALV-10050T3-DBUNVD	P8OXN4QJ	Premium
ALV-10050T4-DBUNVD	PKT9QQRL	Premium
ALV-10050T5-DBUNVD	P45XI6C7	Premium
ALV-10050T5-DBUNVD / ALV-10050T5-DBHVLD	P45XI6C7 / S-GUZECEM	Premium
ALV-15040T2-DBUNVD / ALV-15040T2-DBHVLD	P6OO209I / S-5WI7EJ	Premium
ALV-15040T3-DBUNVD / ALV-15040T3-DBHVLD	P9QQ1Q6C / S-I6YXFU	Premium
ALV-15040T5-DBUNVD / ALV-15040T5-DBHVLD	P97JQ1EL / S-JDY87A	Premium
ALV-15050T2-DBUNVD / ALV-15050T2-DBHVLD	P1529YH5 / S-OQ6DF5	Premium
ALV-15050T3-DBUNVD / ALV-15050T3-DBHVLD	PZJ39I6 / S-Q8CBEU	Premium
ALV-15040T4-DBUNVD / ALV-15040T4-DBHVLD	PWYRN8FM / S-8ATGW4	Premium
ALV-15050T4-DBUNVD / ALV-15050T4-DBHVLD	P17SOYDR / S-NTWAZ9	Premium
ALV-15040T5-DBUNVD / ALV-15040T5-DBHVLD	P97Q1EL / S-GUZECEM	Premium
ALV-15050T5-DBUNVD / ALV-15050T5-DBHVLD	PXBH3N5S / S-GUZECEM	Premium
ALV-20030T2-DBUNVD	S-D6V1GJ	Premium
ALV-20030T3-DBUNVD	S-R4Z4MV	Premium
ALV-20030T4-DBUNVD	S-C4MR46	Premium
ALV-20030T5-DBUNVD	S-C9V7S7	Premium
ALV-20040T2-DBUNVD	S-LZKW5D	Premium
ALV-20040T3-DBUNVD	S-P4FS3N	Premium
ALV-20040T4-DBUNVD	S-FOW1H9	Premium
ALV-20040T5-DBUNVD	S-1FHD6N	Premium
ALV-20050T2-DBUNVD	S-9NXVMM	Premium
ALV-20050T3-DBUNVD	S-9JYCMM	Premium
ALV-20050T4-DBUNVD	S-YHYXX7	Premium
ALV-20050T5-DBUNVD	S-FDHC65	Premium

ALV SERIES AREA LIGHT

DLC CODE (CONTINUED)

Part Number	DLC Product ID	DLC Class
ALV-32040T2-DBUNVD / ALV-32040T2-DBHVLD	PZEOMF5Q / S-HCAJDI	Premium
ALV-32050T2-DBUNVD / ALV-32050T2-DBHVLD	P8Q8SFWY / S-IKVNB	Premium
ALV-32040T3-DBUNVD / ALV-32040T3-DBHVLD	PFTH94VH / S-IOHE49	Premium
ALV-32050T3-DBUNVD / ALV-32050T3-DBHVLD	PB60TIAO / S-DH7R6T	Premium
ALV-32040T4-DBUNVD / ALV-32040T4-DBHVLD	PSXNOMAV / S-XM96N7	Premium
ALV-32050T4-DBUNVD / ALV-32050T4-DBHVLD	P8NSAN18 / S-JGLKPI	Premium
ALV-32040T5-DBUNVD / ALV-32040T5-DBHVLD	PLW2VQJ3 / S-U5ODSH	Premium
ALV-32050T5-DBUNVD / ALV-32050T5-DBHVLD	PITR7WC5 / S-H5T81G	Premium
ALV-42040T2-DBUNVD / ALV-42040T2-DBHVLD	POA90A2Z / S-3CXD0H	Premium
ALV-42050T2-DBUNVD / ALV-42050T2-DBHVLD	PMNC8JU6 / S-7KM1OR	Premium
ALV-42040T3-DBUNVD / ALV-42040T3-DBHVLD	PB56J89T / S-SPJCKQ	Premium
ALV-42050T3-DBUNVD / ALV-42050T3-DBHVLD	PU454SNI / S-I0N6F1	Premium
ALV-42040T4-DBUNVD / ALV-42040T4-DBHVLD	P7TM7OU6 / S-CEID7T	Premium
ALV-42050T4-DBUNVD / ALV-42050T4-DBHVLD	PB0UKR4J / S-8ISM3L	Premium
ALV-42040T5-DBUNVD / ALV-42040T5-DBHVLD	PWMYJZJN / S-8K23MN	Premium
ALV-42050T5-DBUNVD / ALV-42050T5-DBHVLD	P15DEJTK / S-N0ZV2K	Premium

SHIELD SPEC



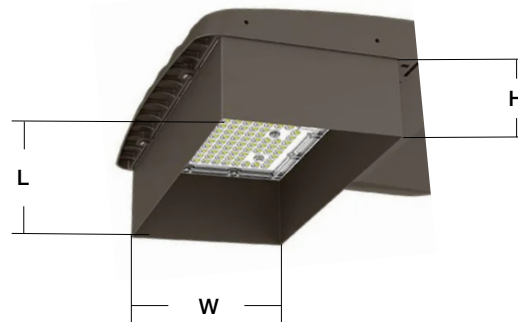
Backlight Control (Installed on Lens)

Standard Housing: 2:1
Hi-Lumen Housing: 4:1



Backlight Shield (Installed on Housing)

SHIELD-ALV-150: Standard Housing: 1:1
SHIELD-ALV-450: Hi-Lumen Housing: 1:1



4-Side Metal Visor (Installed on Housing)

VISOR-ALV-150: Standard Housing: 1:1
L: 12.75" x W: 7.25" x H: 4.75"

VISOR-ALV-450: Hi-Lumen Housing: 1:1
L: 13" x W: 12.82" x H: 6"

ALV SERIES AREA LIGHT

SENSOR SPEC

Model	Type	Mounting	Coverage	Input	Function	Programmable
SENSOR-823	PIR	L3 - 40FT L4 - 8FT	30FT radius 24FT radius	Universal	On/Off/Dimming	REMOTE-RC100
SENSOR-820	PIR	up to 40FT	30FT radius	100 ~ 480V	On/Off/Dimming Daylight Harvesting	REMOTE-RC100
SENSOR-PH-PB-U	-	-	-	Universal	Dusk-to-Dawn Control	-
SENSOR-PH-PT-U	-	-	-	Universal	-	-
SENSOR-PH-PT-UD	-	-	-	277 ~ 480V	Dusk-to-Dawn Control	-
SENSOR-PH-PT-HD	-	-	-	-	-	-
CONTROL-LVFA (see page 13 for detail)	Fixture Controller	-	-	12V DC	Bluetooth Mesh On/Off/Dimming Scheduling	AVI-ON Bluetooth Mobile App
SENSOR-BLE-619 (see page 14 for detail)	PIR	L3 - 40FT L4 - 8FT	30FT radius 24FT radius	12V DC	Bluetooth Mesh On/Off Daylight	ALS Control Bluetooth Mobile App



SENSOR-823



SENSOR-820



SENSOR-PH-PB-U



SENSOR-PH-PT-U/H



CONTROL-LVFA



SENSOR-BLE-619

CONTROL-LVFA SPEC

Status LEDs & Config Button

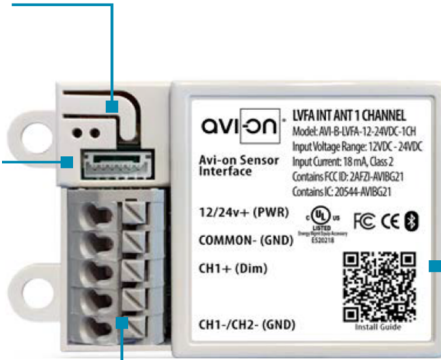
Quick and easy validation of wiring and network

Direct Connect™ Sensor Port

Simple and cost-effective addition to Avi-on sensors

Terminal Blocks & Mounting Tabs

Faster, easier and lower cost installation eliminating connectors



Internal Antenna

Improved performance and eliminates risk of accidentally cutting a hanging wire

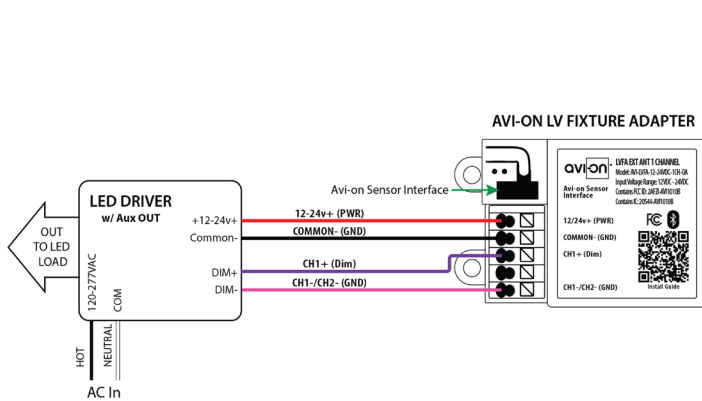
SPECIFICATIONS

INPUT VOLTAGE: 12-24VDC
CURRENT: 15mA without a Sensor
 19mA with a DC PIR Sensor
 48mA with a DC Microwave Sensor
0-10V DIMMING: 12-24VDC
SIZE: 2.30in x 1.43in x 0.75in
 (58.2mm x 36.4mm x 19mm)
MOUNTING: Removable mounting tabs
WEIGHT: 0.45 oz (16g)
OPERATING TEMP: -22°F to +158°F (-30°C to + 70°C)

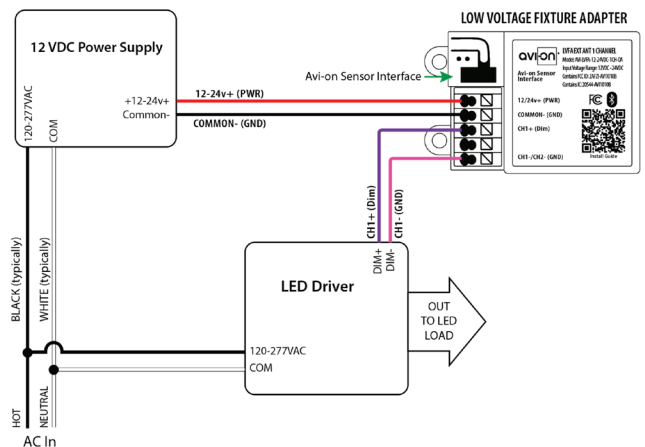
RADIO FREQUENCY: 2.4GHz
WIRELESS STANDARD: BLE 4.2 with Mesh
POINT TO POINT RANGE*: 80ft with obstructions
 350ft unobstructed
SECURITY: AES 128-bit encryption for device to device communication
 AES 256-bit encryption for device to cloud communication
WARRANTY: 5 years; 10 years optional
REGULATORY: FCC: 2AFZI-AVI1010 B
 IC: 20544-AVI1010 B
 BQB: D031801, DID: 86303
 UL 916, 2043 (Plenum Rated)

*When communicating through the mesh, range is essentially unlimited (5000ft+)

WIRING DIAGRAM



Fixture adapter powered by LED driver auxiliary output



Fixture adapter connected to LED driver and using power supply

FEATURE

- **Installation:** Factory Install - Sensor integral to fixture, lens external
- **Commissioning:** Wirelessly through ALS Control Mobile App (iOS / Android)
- **Certification:** DLC 5.1 Networked Lighting Control System
- **Control:** Hold time, High-Low setting, continuous Bi-level dimming, manual/auto - on/off
- **Sensor:** Motion (Occupancy/Vacancy/Manual) and Daylight
- **Zone Control:** Zoning and Grouping control, Scheduling

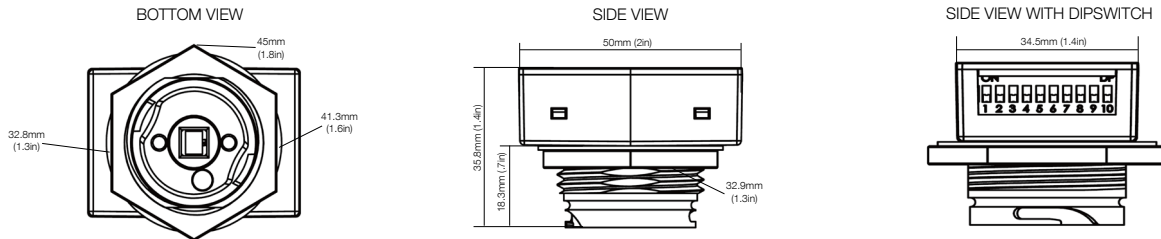


SPECIFICATIONS

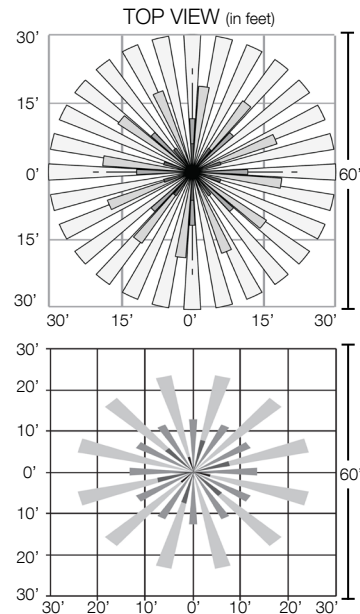
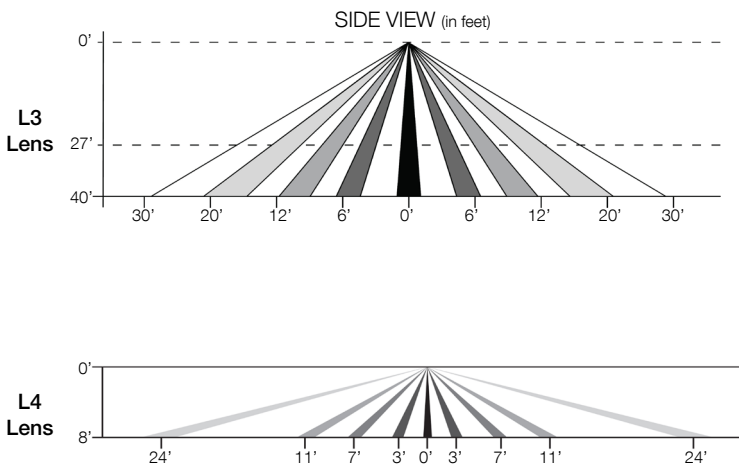
SENSOR TYPE: Passive Infrared Sensor (PIR)
WIRELESS STANDARDS: Bluetooth SIG Mesh
INPUT VOLTAGE: 12-24VDC, >50mA
CONTROL OUTPUT: 0-10V
OPERATING TEMP: -40°F ~ +158°F (-40°C ~ +70°C)

COMMISSIONING RANGE: 50FT
BLUETOOTH RANGE: Integral antenna up to 100FT
DETECTION ANGLE: Vertical 90° x Horizontal 360°
MOUNTING HEIGHT: 8 - 40FT
WARRANTY: 5 years
IP RATING: IP65

DIMENSIONS



COVERAGE PATTERNS



WPA SERIES SELECTABLE FULL CUTOFF WALL PACK

Client:
 Project:
 Type:
 Quantity:

CONSTRUCTION

Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management.
 Door assembly hinges to side, cast aluminum housing with three 1/2" conduit entries (on top and 2 sides), for surface conduit.

OPTICS

Full cut-off distribution conform to dark sky requirement - individual acrylic LED optics provide IES Type III distribution.
 CCT selectable light engine available with 3000K ~ 5000K (80CRI).



ELECTRICAL

80+ CRI Lumileds LED.
 WPA-80 output selectable available with 25W / 40W / 60W / 80W.
 WPA-120 output selectable available with 60W / 80W / 100W / 120W.
 -40°C up to 45°C (-40°F up to 113°F) maximum operating temperature.
 >54,000 hr LED at L70.
 Driver operates at 120-277V input, 50/60Hz, <20% THD, 0.9 power factor.
 Standard 15V button photocontrol included.
 Optional 0-10V dimming driver.
 Optional 10kV surge protector.
 Optional 347V / 480V Driver.
 Optional Self-Diagnostic emergency back up.

SENSORS (OPTIONAL)

SENSOR-820 Integral PIR on/off/dimming/photosensing.
 SENSOR-823 Integral PIR on/off/dimming/photosensing.
 SENSOR-BLE-619 Integral PIR ALS Control bluetooth/on/off/dimming/photosensing.
 CONTROL-LVFA AVI-ON Bluetooth Mesh Controller.

MOUNTING

Wall mount over electrical box or via surface conduit.

STANDARD FINISH

Corrosion resistant Dark Bronze powder coating finish.

CUSTOM FINISH

Corrosion resistant Black, Graphite Metallic, Gray, Silver, and White, or custom RAL#

CERTIFICATION

Wet Location Listed.
 Meets Buy America Act requirements.
 Option for "BABAA" compliance upon request.
 IDA compliant: with 3000K color temperature selection.
 Title 24 compliant; see local ordinance for qualification information.
 All luminaires are built to UL1598 standards and bear appropriate cETLus labels.
 DLC® Premium (DesignLights Consortium Qualified) listed.

WARRANTY

5 year warranty, see Limited Warranty for additional information.

SHIPPING DATA

Product	Measurement	Weight
WPA-80	16"L x 11"W x 10"H	10 lb
WPA-120	16"L x 11"W x 10"H	10 lb



WPA SERIES SELECTABLE FULL CUTOFF WALL PACK

ORDER INFORMATION **EXAMPLE: WPA 80 MC FC DB UD P**

Fixture	Series	Power & LM	CCT	Distribution	Finish	Input
	WPA		MC	FC		

Accessories
Options

A SERIES

WPA Selectable Full Cutoff Wall Pack

B POWER & LM

Code	Power	LM
80	Selectable 25W / 40W / 60W / 80W	3,500lm ~11,200lm
120	Selectable 60W / 80W / 100W / 120W	8,400lm ~ 16,400lm

C CCT

MC Selectable 3000K ~ 5000K

D DISTRIBUTION

FC Full Cutoff

E FINISH

Standard

DB Dark Bronze

Custom Color

CC	BK Black	GM Graphite Metallic	GR Gray
	SV Silver	WH White	RAL#

F INPUT

UNVD-P	120-277V, 0-10V dimming, with photocell
HVLD-P	347-480V, 0-10V dimming, with photocell

G ACCESSORIES/OPTIONS

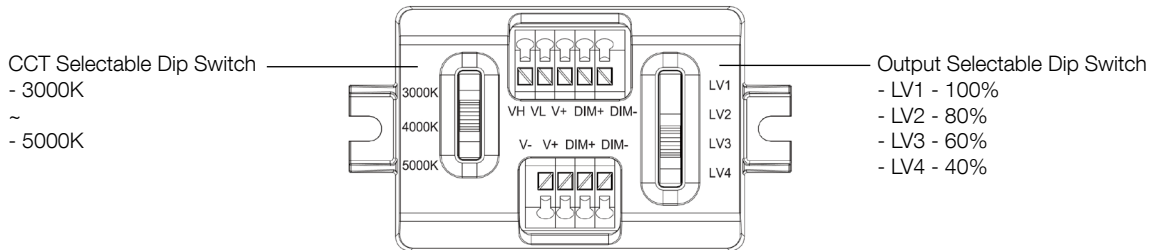
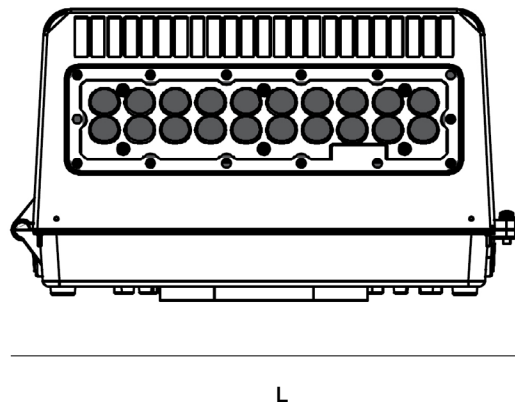
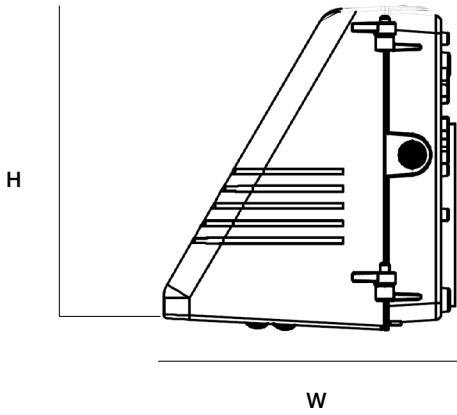
AIA	Assembled in America, compliant with BAA (COTS)
BABAA	Build America, Buy America Act (BABAA) Compliant
REMOTE-RC100	Handheld Remote Commissioning Tool for SENSOR-823, 820 Series
EMB-8W-B*	8W Emergency Battery 170VDC Forward Voltage
EMB-18W-B*	18W Integral Self-Diagnostic Emergency Battery, Operating Temp: 0°C ~ 50°C
EMB-18W-C-B*	18W Integral Self-Diagnostic Cold Weather Emergency Battery, Operating Temp -20°C ~ 50°C
SENSOR-820-M8-L3*	Integral PIR on/off/dimming/photosensing (120-480V)
SENSOR-823-D3*	Integral PIR on/off/dimming/photosensing (120-277V) / L3: up to 40FT, L4: up to 8FT
SENSOR-BLE-619-L3 / L4*	Integral PIR Bluetooth Daylight Sensor (ALS Control Mobile App) / L3: up to 40FT, L4: up to 8FT
SURGE-LSP4-U/H	10kV inline Surge Protection for Universal input / U: 120-277V, H: 480V input
CONTROL-LVFA*	AVI-ON Bluetooth Mesh Control System (12V DC Power by Driver)

*see page 5 for spec

WPA SERIES SELECTABLE FULL CUTOFF WALL PACK

DIMENSIONS

Model	L	W	H
WPA-80 / WPA-120	14.37" (364mm)	8.31" (211mm)	9.22" (234mm)



Dip Switch located in back box

WPA SERIES SELECTABLE FULL CUTOFF WALL PACK

PERFORMANCE DATA

SYSTEM WATTS	VOLTAGE	3000K / 4000K / 5000K	
		LUMENS	LPW
WPA-25W	120-277V	3,500	140
WPA-40W	120-277V	5,600	140
WPA-60W	120-277V	8,400	140
WPA-80W	120-277V	11,200	140
WPA-60W	120-277V	8,400	140
WPA-80W	120-277V	11,200	140
WPA-100W	120-277V	13,700	137
WPA-120W	120-277V	16,400	137

PERFORMANCE DATA / DLC CODE

SYSTEM WATTS	CCT	VOLTAGE	LUMEN	LPW	QTY ON PALLET	PART NUMBER	DLC PRODUCT ID / ORDER CODE	DLC CLASS
WPA-80	3000K ~ 5000K	120-277V	9920	124	96	WPA-80MC-DBUNVD-P	Product ID: S-P378MI	DLC 5.1 Premium
WPA-120	3000K ~ 5000K	120-277V	15,360	128	96	WPA-120MC-DBUNVD-P	Pending	DLC 5.1 Premium

WPA SERIES SELECTABLE FULL CUTOFF WALL PACK

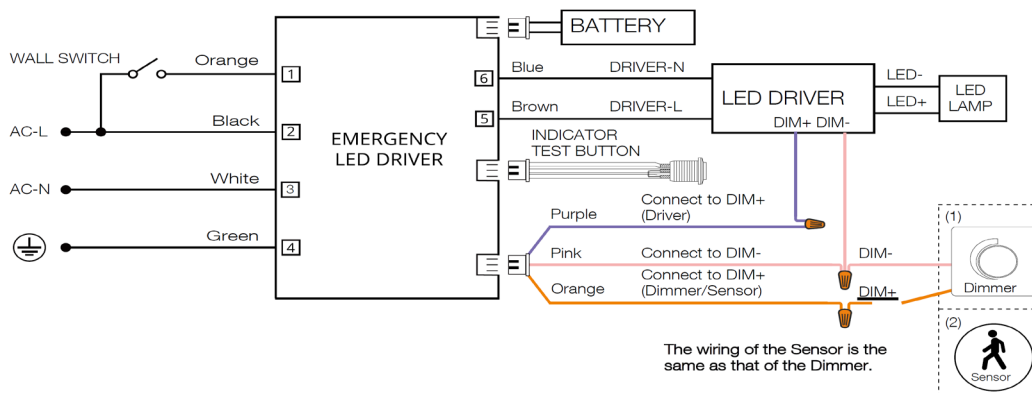
SENSOR SPEC

Model	Type	Mounting	Coverage	Input	Function	Programmable
SENSOR-823	PIR	L3 - 40FT L4 - 8FT	30FT radius 24FT radius	Universal	On/Off/Dimming	REMOTE-RC100
SENSOR-820	PIR	up to 40FT	30FT radius	100 ~ 480V	On/Off/Dimming Daylight Harvesting	REMOTE-RC100
SENSOR-BLE-619 (see page 9 for detail)	PIR	L3 - 40FT L4 - 8FT	30FT radius 24FT radius	12V DC	Bluetooth Mesh On/Off Daylight	ALS Control Bluetooth Mobile App
CONTROL-LVFA (see page 8 for detail)	-	-	-	12V DC	Bluetooth Mesh On/Off/Dimming Scheduling	AVI-ON Bluetooth Mobile App



EMB SPEC

Model	Battery Capacity	Input	Output	Output Power	Operating Temp	Installation
EMB-8W-B	90mins	100-347VAC	170VDC	8W	0°C ~ 50°C 32°F ~ 122°F	Factory or Field Install
EMB-18W-B	90mins	100-347VAC	170VDC	18W	0°C ~ 50°C 32°F ~ 122°F	Factory or Field Install
EMB-18W-C-B	90mins	100-347VAC	170VDC	18W	-20°C ~ 50°C -4°F ~ 122°F	Factory or Field Install

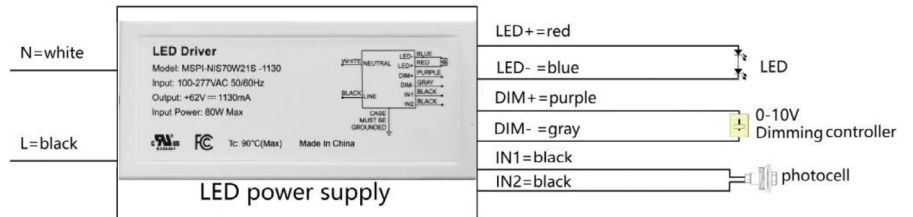
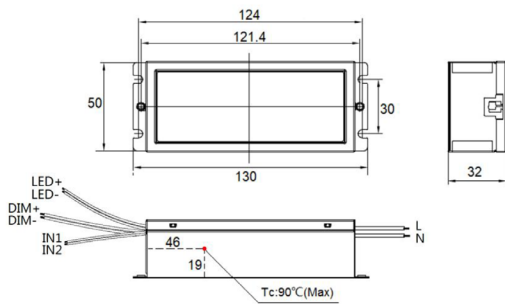
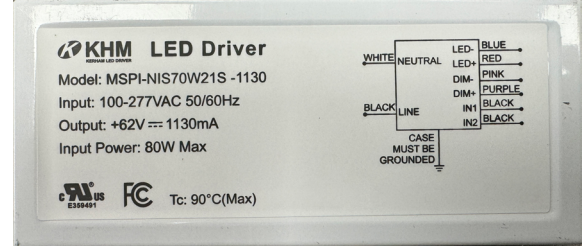


WPA SERIES SELECTABLE FULL CUTOFF WALL PACK

DRIVER SPECIFICATION

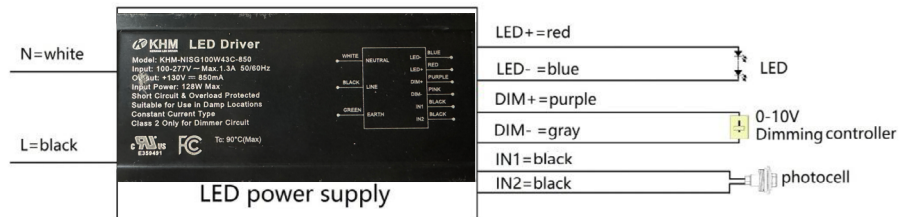
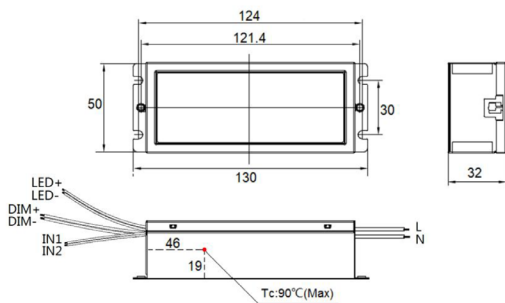
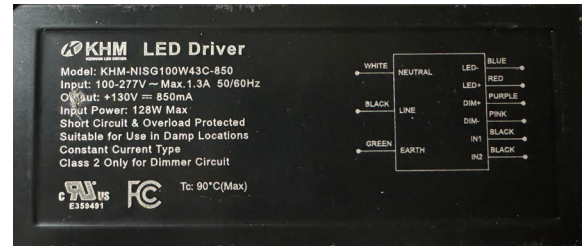
WPA-80 Driver Spec

- Input: 100-277Vac / 347~480Vac
- Output Wattage: 80W Max
- Output Voltage: 63Vdc Max
- Output Current: 1130mA Max
- Power Factor: 0.91
- THD: 17% MAX
- Dimming: 0-10V Dim to Off
- AUX Output: 12Vdc
- MAX Temp: 90°C



WPA-120 Driver Spec

- Input: 100-277Vac / 347~480Vac
- Output Wattage: 128W Max
- Output Voltage: 130Vdc Max
- Output Current: 850mA Max
- Power Factor: 0.93
- THD: 17% MAX
- Dimming: 0-10V Dim to Off
- AUX Output: 12Vdc
- MAX Temp: 90°C



WPA SERIES SELECTABLE FULL CUTOFF WALL PACK

EMB SPECIFICATION

CONSTRUCTION

Red Metal Casing with separate external battery with quick connector.

ELECTRICAL

Universal Input: 100 ~ 347V AC, 50/60Hz

Input Current: 150mA

Recharge Power: 10W

Output Voltage: 170V DC

Surge Protection: Line-Neutral 3KV

Emergency Power: 8W / 18W

Standard Operating Temperature: **EMB-8W-B / EMB-18W-B:** 5°C ~ 50°C (41°F ~ 122°F) / **EMB-18W-C-B:** -20°C ~ 50°C (-4°F ~ 122°F)

Recharge Time: 24 Hours

Discharge Time: 90 Mins

Smart battery built-in over temperature, over charge, over discharge protections.



Self Diagnostic Li-ion Battery

The integrated Self-Diagnostic circuitry will automatically conduct monthly 30-second and annual 90-minute tests to verify proper emergency capability per Life Safety Code requirements.

NFPA 101, Life Safety Code Outlines the following schedule:

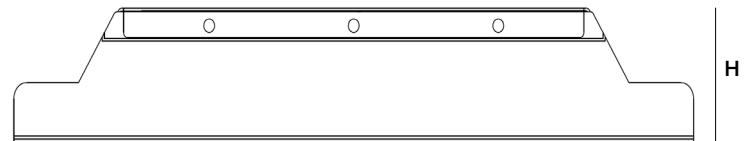
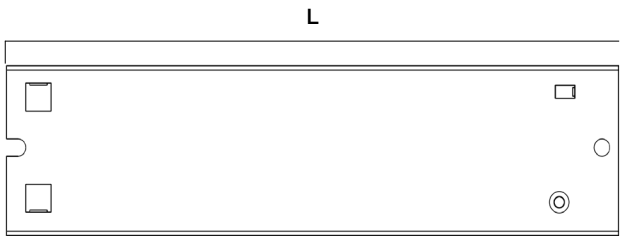
Monthly- During AC mode, the system conducts a (30)seconds self-discharge test of the emergency led driver every 30 days. And automatically restore to normal charging after (30)seconds dis-charged.

Annually- During AC mode, the system conducts a (90)minutes self-discharge test of the emergency led driver every 365 days. And automatically restore to normal charging after fully dis-charged.

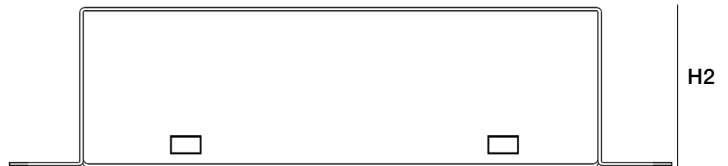
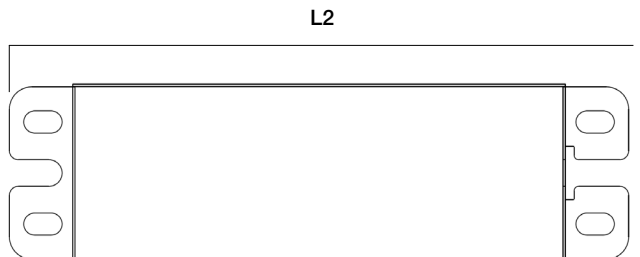
DIMENSIONS

MODEL	L	L2	W	W2	H	H2
EMB-8W-B	7.32" (186mm)	4.25" (108mm)	1.50" (38mm)	1.63" (42mm)	0.99" (25mm)	0.99" (25mm)
EMB-18W-B	7.32" (186mm)	7.07" (179mm)	1.50" (38mm)	1.63" (42mm)	0.99" (25mm)	0.99" (25mm)
EMB-18W-C-B	7.32" (186mm)	7.07" (179mm)	1.50" (38mm)	2.27" (58mm)	0.99" (25mm)	1.29" (33mm)

DRIVER



BATTERY



WPA SERIES SELECTABLE FULL CUTOFF WALL PACK

CONTROL-LVFA SPEC

Status LEDs & Config Button

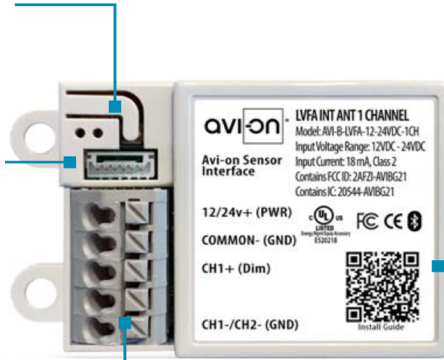
Quick and easy validation of wiring and network

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Internal Antenna

Improved performance and eliminates risk of accidentally cutting a hanging wire

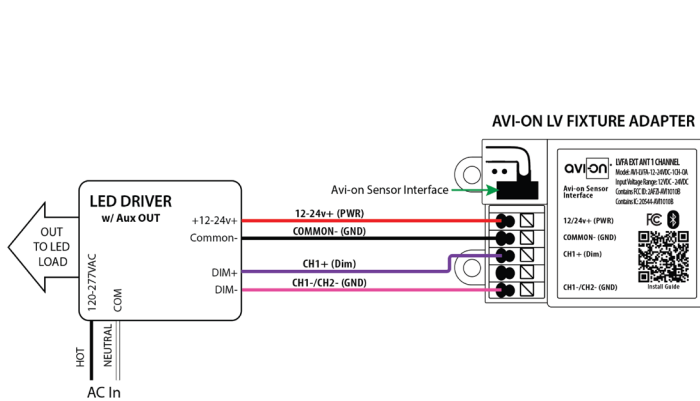
SPECIFICATIONS

INPUT VOLTAGE: 12-24VDC
CURRENT: 15mA without a Sensor
 19mA with a DC PIR Sensor
 48mA with a DC Microwave Sensor
0-10V DIMMING: 12-24VDC
SIZE: 2.30in x 1.43in x 0.75in
 (58.2mm x 36.4mm x 19mm)
MOUNTING: Removable mounting tabs
WEIGHT: 0.45 oz (16g)
OPERATING TEMP: -22°F to +158°F (-30°C to + 70°C)

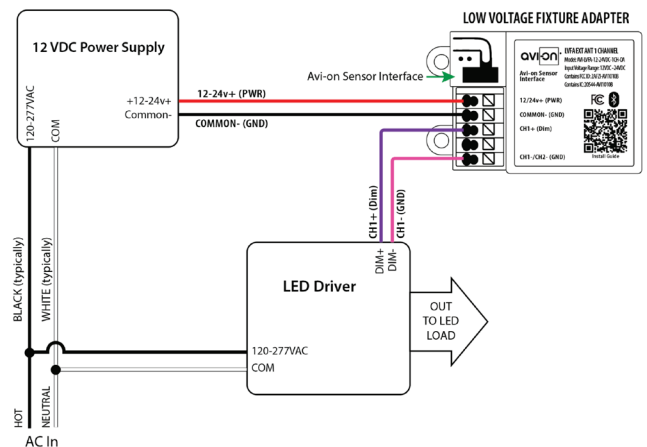
RADIO FREQUENCY: 2.4GHz
WIRELESS STANDARD: BLE 4.2 with Mesh
POINT TO POINT RANGE*: 80ft with obstructions
 350ft unobstructed
SECURITY: AES 128-bit encryption for device to device communication
 AES 256-bit encryption for device to cloud communication
WARRANTY: 5 years; 10 years optional
REGULATORY: FCC: 2AFZI-AVI1010 B
 IC: 20544-AVI1010 B
 BQB: D031801, DID: 86303
 UL 916, 2043 (Plenum Rated)

*When communicating through the mesh, range is essentially unlimited (5000ft+)

WIRING DIAGRAM



Fixture adapter powered by LED driver auxiliary output



Fixture adapter connected to LED driver and using power supply

FEATURE

- **Installation:** Factory Install - Sensor integral to fixture, lens external
- **Commissioning:** Wirelessly through ALS Control Mobile App (iOS / Android)
- **Certification:** DLC 5.1 Networked Lighting Control System
- **Control:** Hold time, High-Low setting, continuous Bi-level dimming, manual/auto - on/off
- **Sensor:** Motion (Occupancy/Vacancy/Manual) and Daylight
- **Zone Control:** Zoning and Grouping control, Scheduling

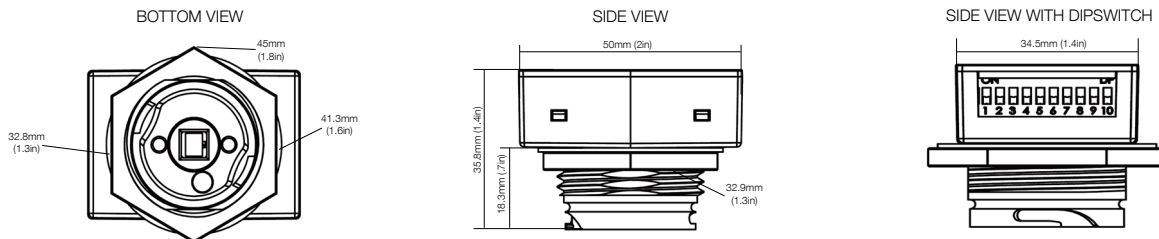


SPECIFICATIONS

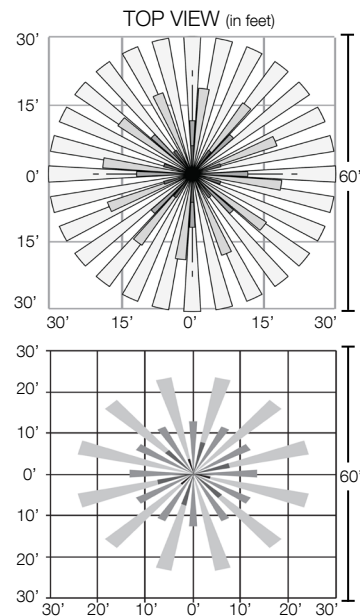
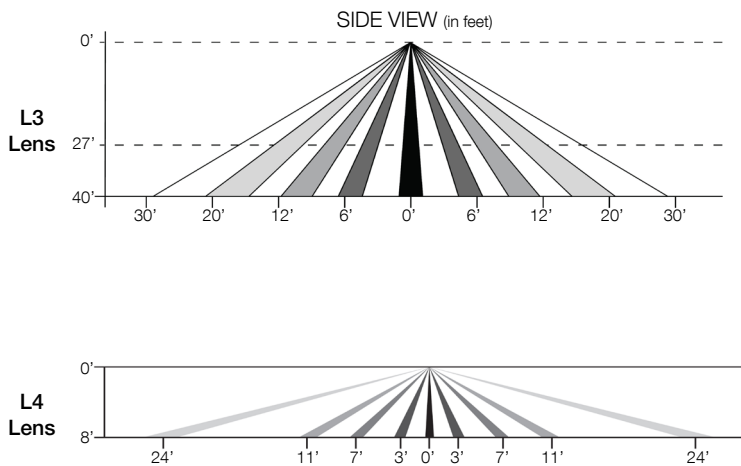
SENSOR TYPE: Passive Infrared Sensor (PIR)
WIRELESS STANDARDS: Bluetooth SIG Mesh
INPUT VOLTAGE: 12-24VDC, >50mA
CONTROL OUTPUT: 0-10V
OPERATING TEMP: -40°F ~ +158°F (-40°C ~ +70°C)

COMMISSIONING RANGE: 50FT
BLUETOOTH RANGE: Integral antenna up to 100FT
DETECTION ANGLE: Vertical 90° x Horizontal 360°
MOUNTING HEIGHT: 8 - 40FT
WARRANTY: 5 years
IP RATING: IP65

DIMENSIONS



COVERAGE PATTERNS





14750 E Nelson Ave E unit b, City of Industry, CA 91744, United States



444 Bedford Rd.Plesantville

Prepared for: Mark Sheppard

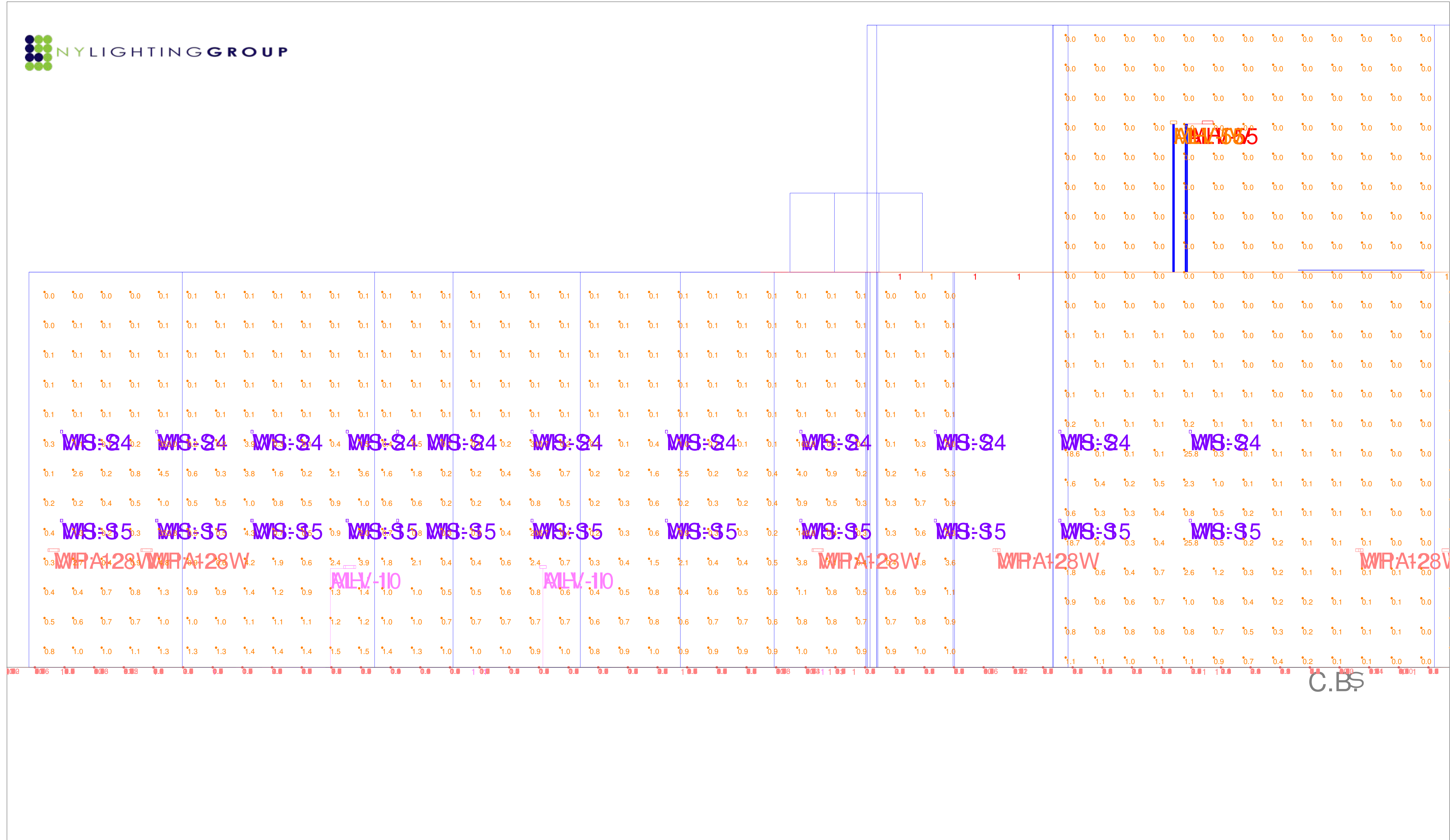
Filename: 444 Bedford Rd.Plesantville -V02.AGI

By: Damian Iwanczuk

Date:2025-04-01

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ELEVATION - BEDFORT

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444 Bedford Rd.Plesantville

Prepared for: Mark Sheppard

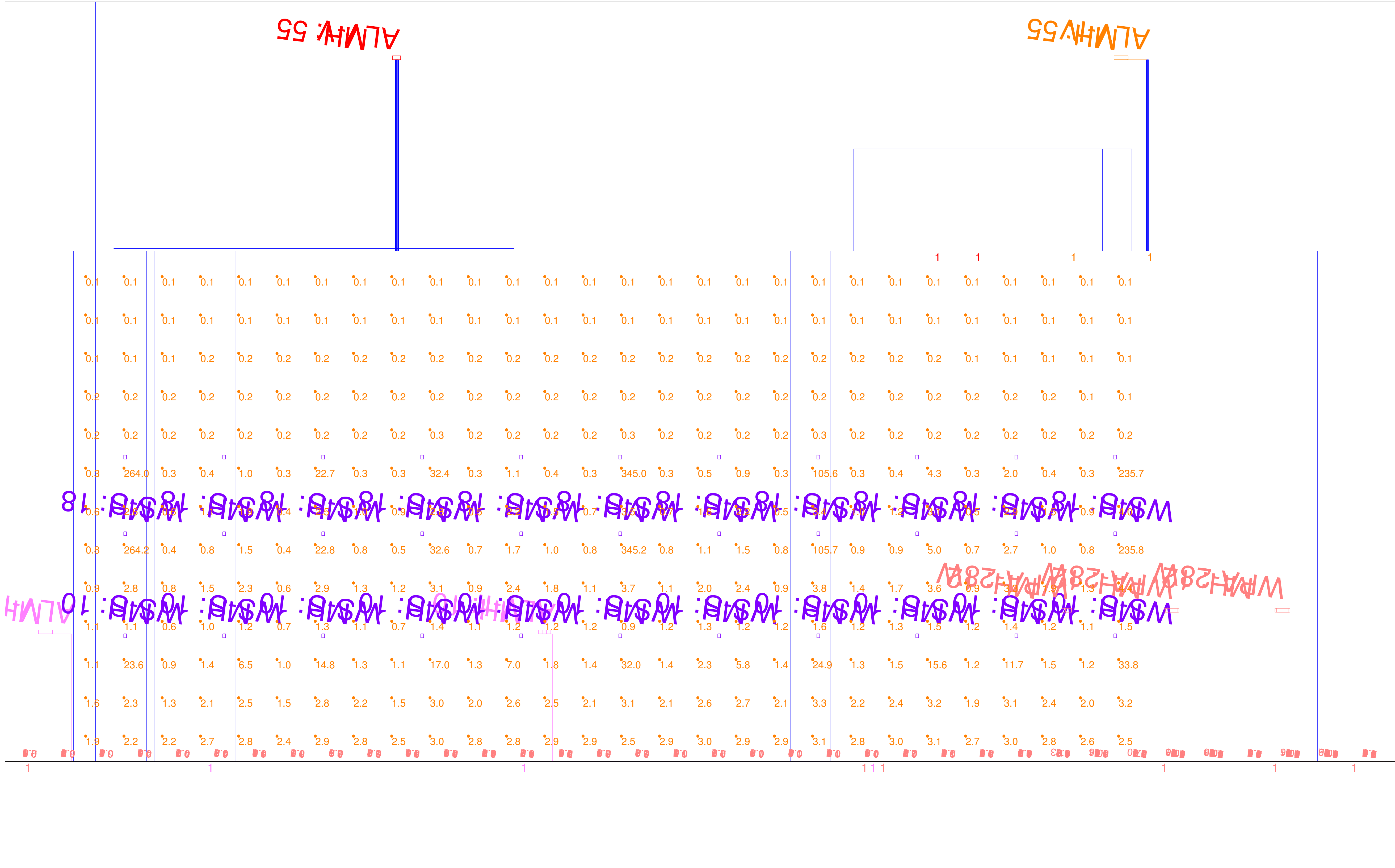
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ELEVATION - WHEELER AVE

14750 E Nelson Ave E unit b, City of Industry, CA 91744, United States



444 Bedford Rd.Plesantville

Prepared for: Mark Sheppard






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By: Damian Iwanczuk

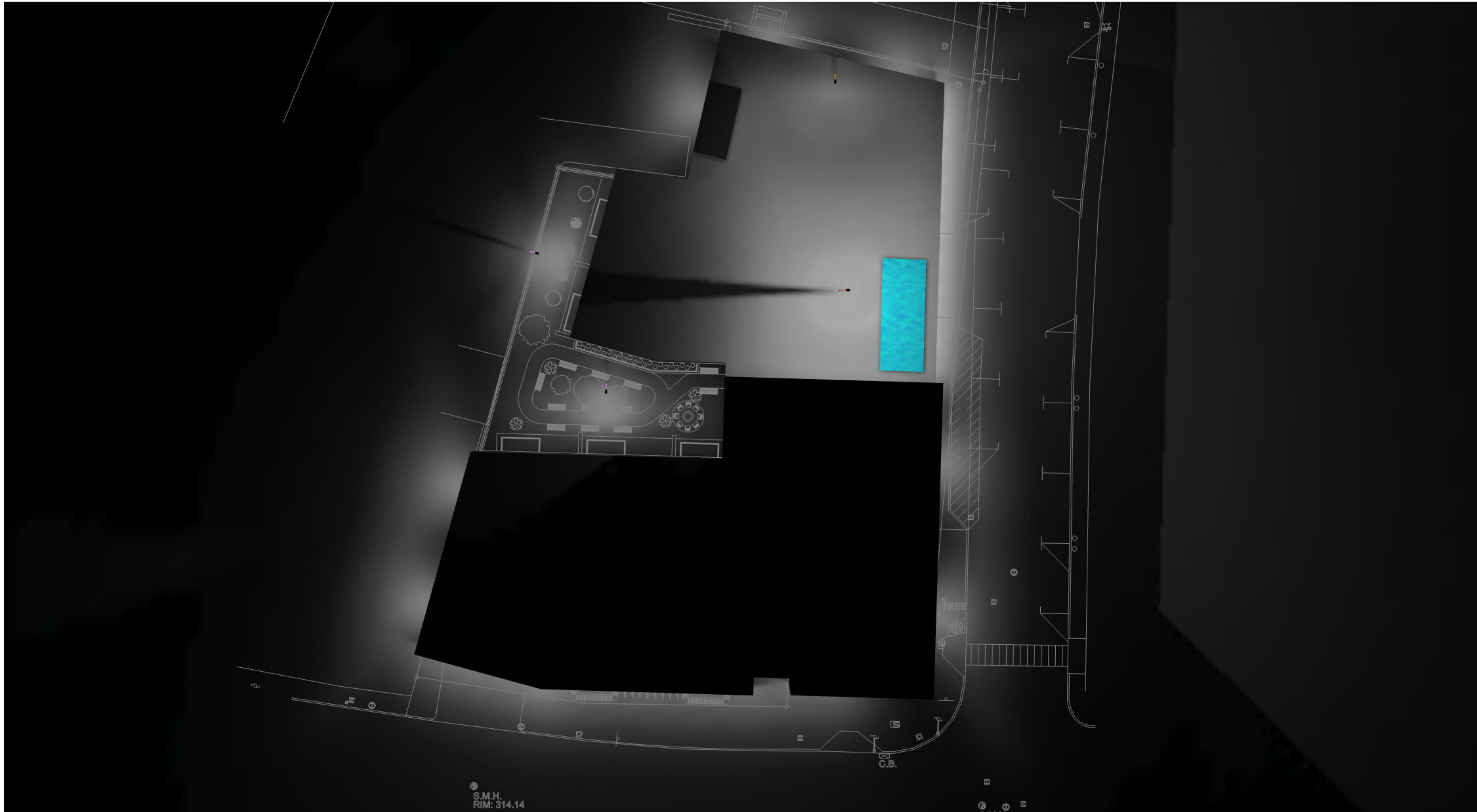
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Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating
	7	WPA-28W	Single	WPA-G2-70 4000K (Position 4 - 28W)	0.900	4806	25.6	179.2	12	B2-U0-G1
	55	WS-S	Single	Wall Mount Cylinder Selectable - DIRECT	0.900	1042	9.5	522.5	10, 15, 18, 24	B1-U1-G0
	1	ALV-IV	Single	ALV-4030T4-XXUNVD C/W 15' POLE	0.900	6766	40.17	40.17	55	B1-U0-G2
	2	ALV-II	Single	ALV-4030T2-XXUNVD C/W 10' POLE	0.900	6880	40.3	80.6	10	B1-U0-G1
	1	ALV-V	Single	ALV-30030T5-XXUNVD C/W 15' POLE	0.900	45338	301.81	301.81	55	B5-U0-G4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARD	Illuminance	Fc	3.71	15.0	0.4	9.28	37.50
GARAGE ENTRANCE	Illuminance	Fc	5.34	10.8	0.9	5.93	12.00
PAVED PERIMETER	Illuminance	Fc	6.13	25.8	0.1	61.30	258.00
POOL DECK	Illuminance	Fc	11.40	14.6	6.8	1.68	2.15
POOL_Planar	Illuminance	Fc	10.69	12.9	8.5	1.26	1.52
ROOFTOP_Top	Illuminance	Fc	5.43	12.0	0.1	54.30	120.00
SPILL	Illuminance	Fc	0.63	17.0	0.0	N.A.	N.A.
WALL (WHEELER AVE)_Side_4	Illuminance	Fc	7.05	345.2	0.1	70.50	3452
WALL SEGMENT 1 (BEDFORT)_Side_8	Illuminance	Fc	5.27	353.8	0.0	N.A.	N.A.
WALL SEGMENT 2 (BEDFORT)_Side_7	Illuminance	Fc	3.70	310.7	0.0	N.A.	N.A.
WALL SEGMENT 3 (BEDFORT)_Side_5	Illuminance	Fc	0.46	25.8	0.0	N.A.	N.A.
SECURITY PERIMETER	Illuminance	Fc	4.82	353.8	0.0	N.A.	N.A.



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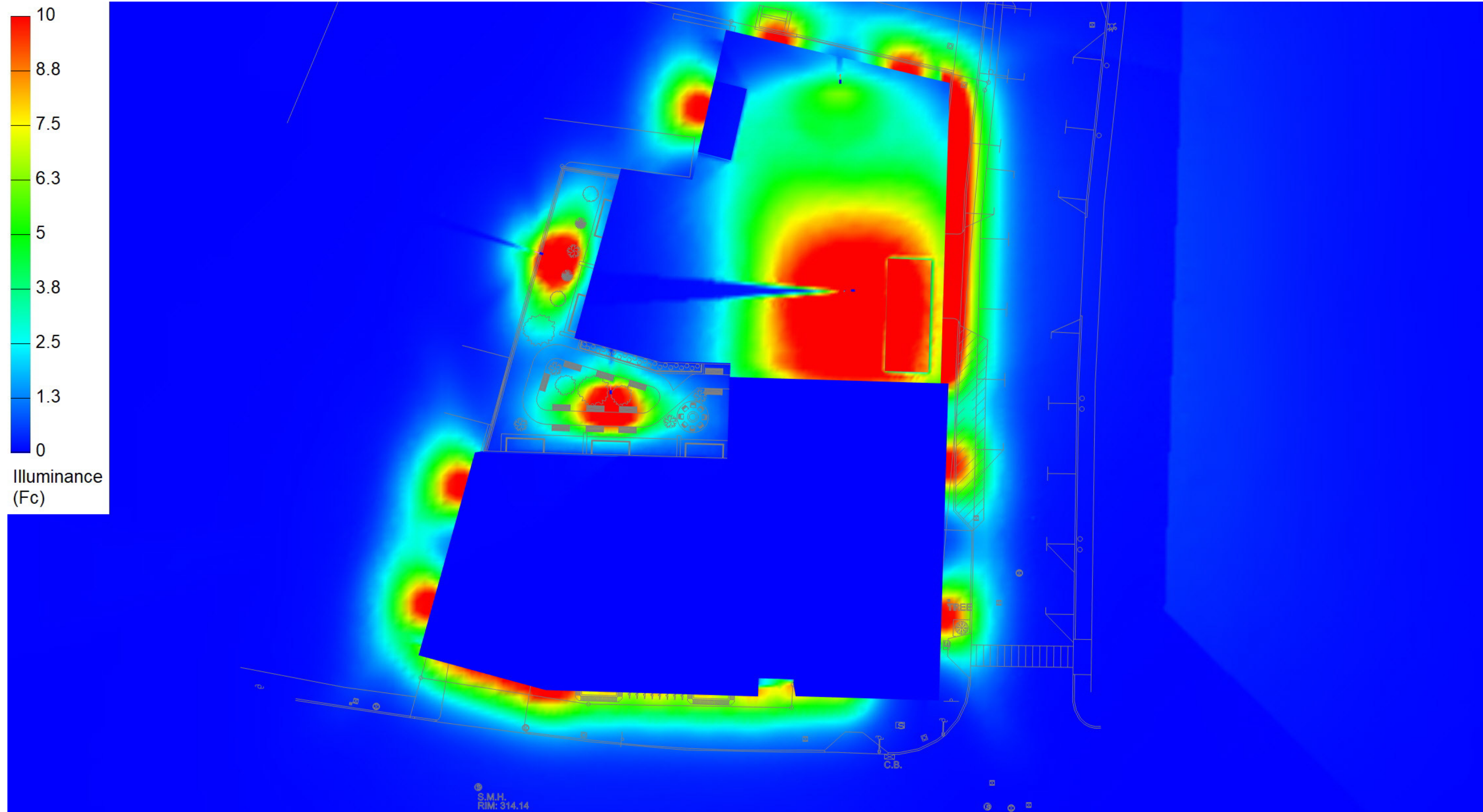
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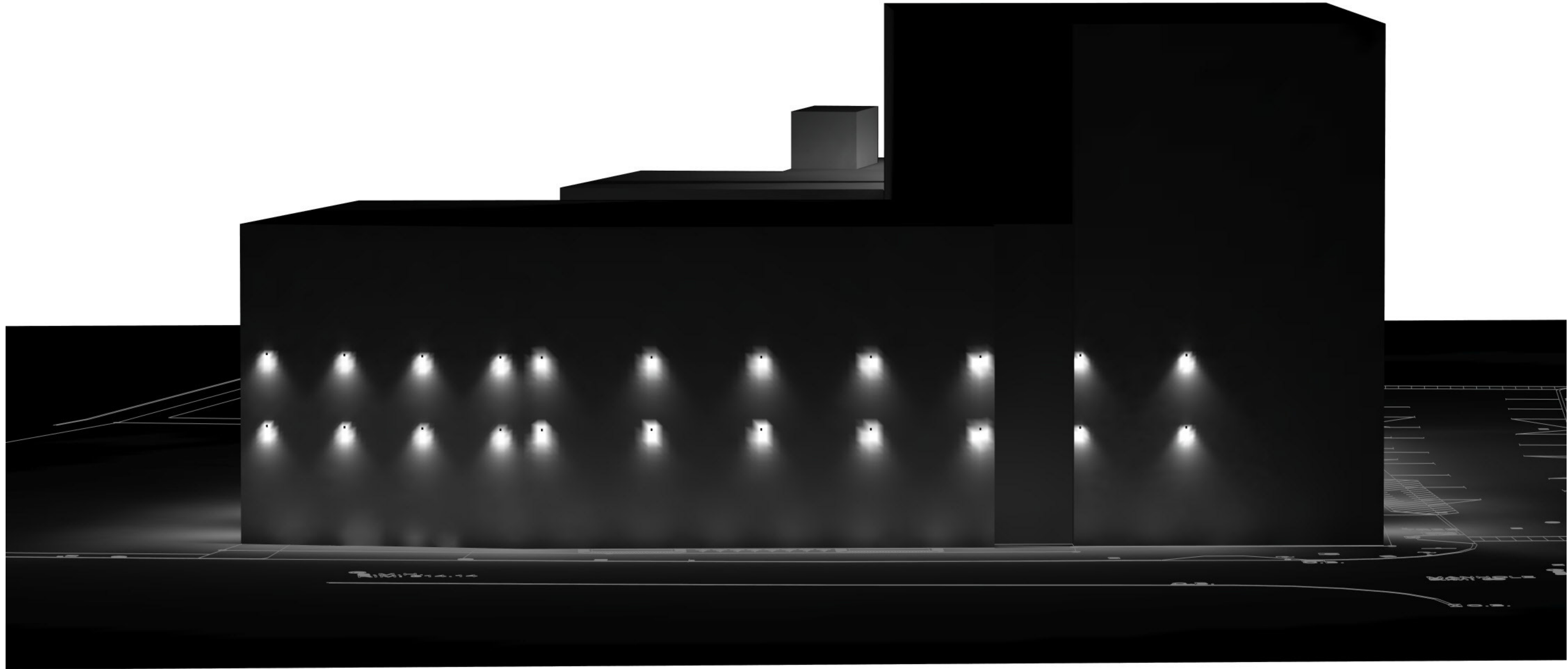
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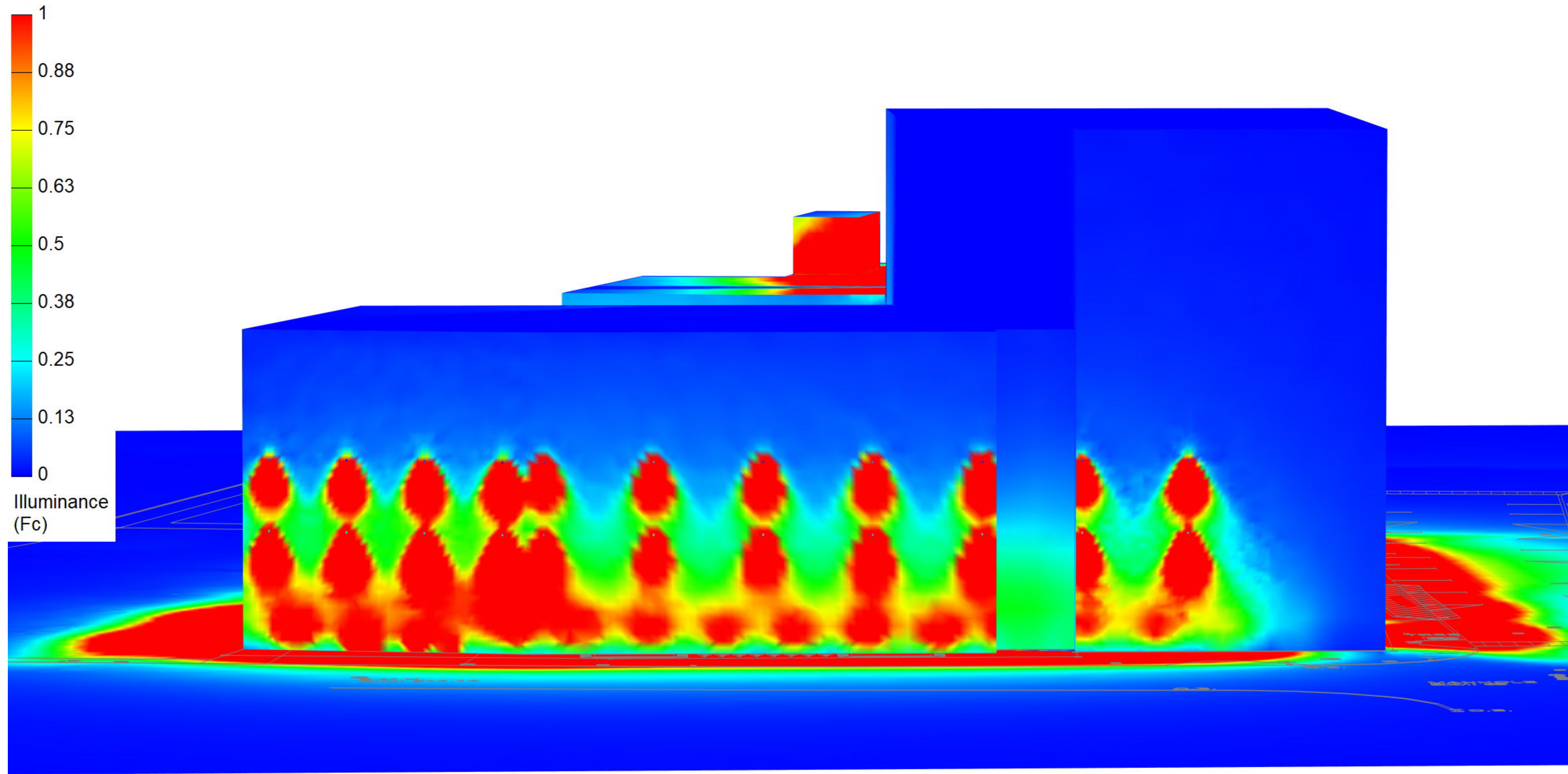
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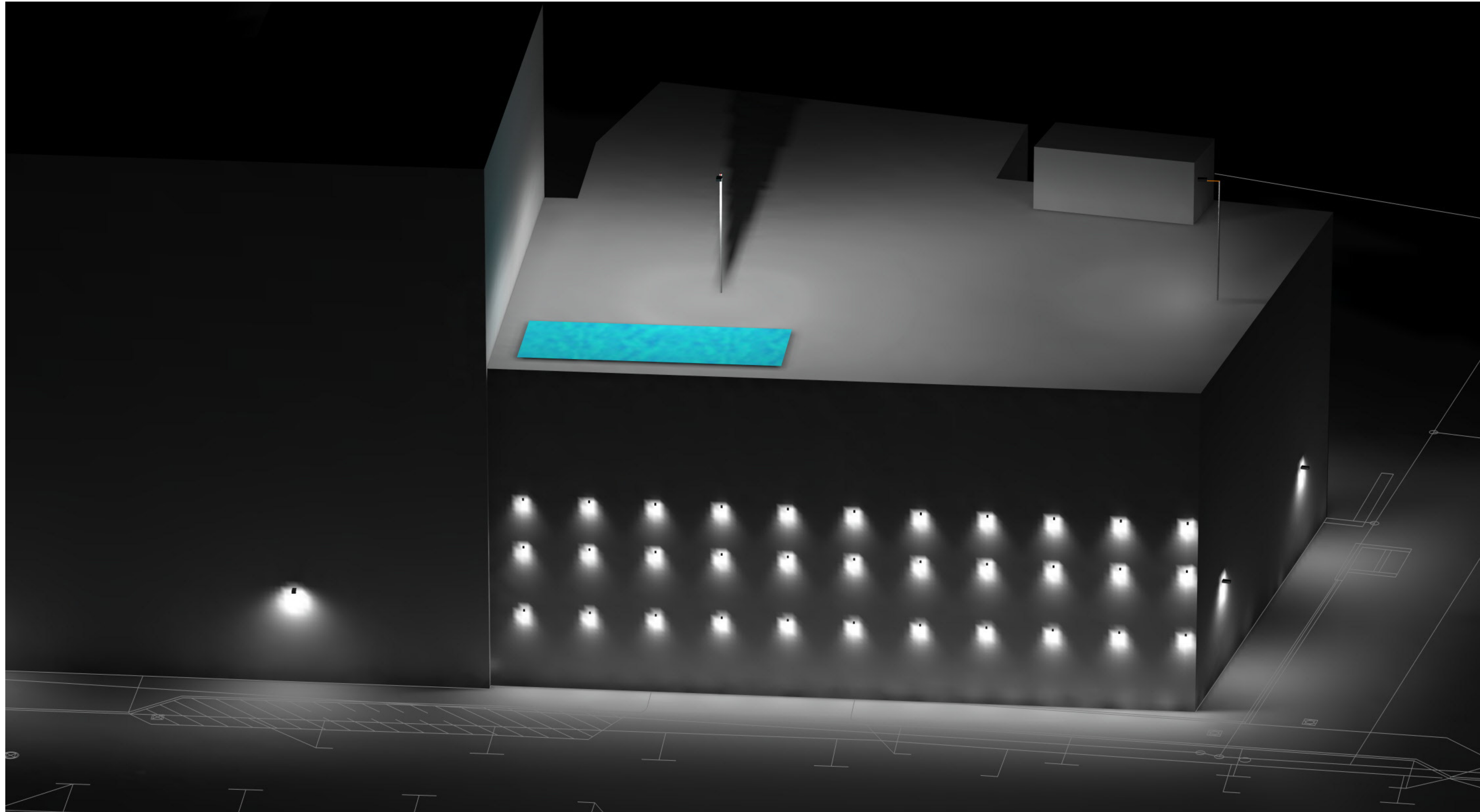
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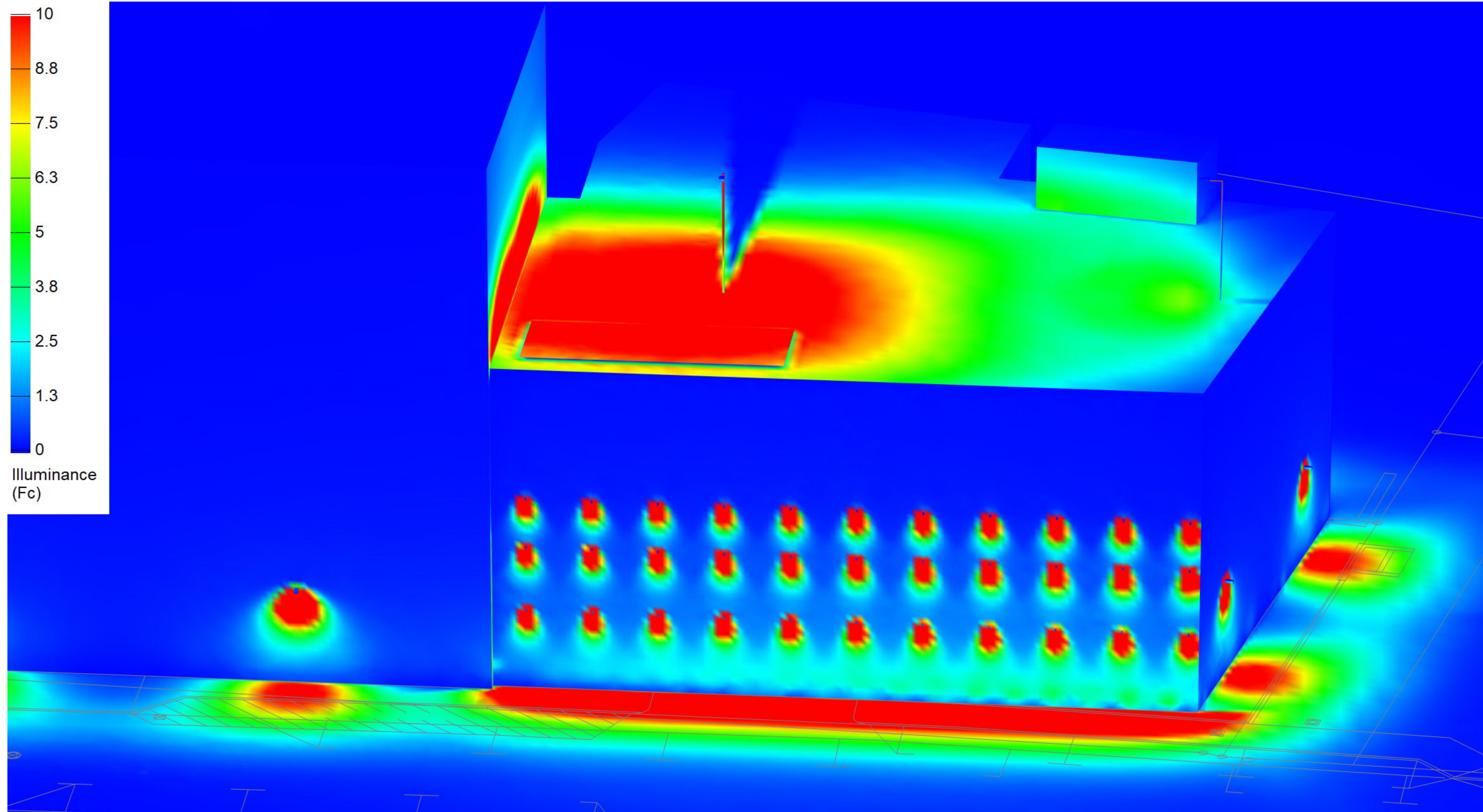
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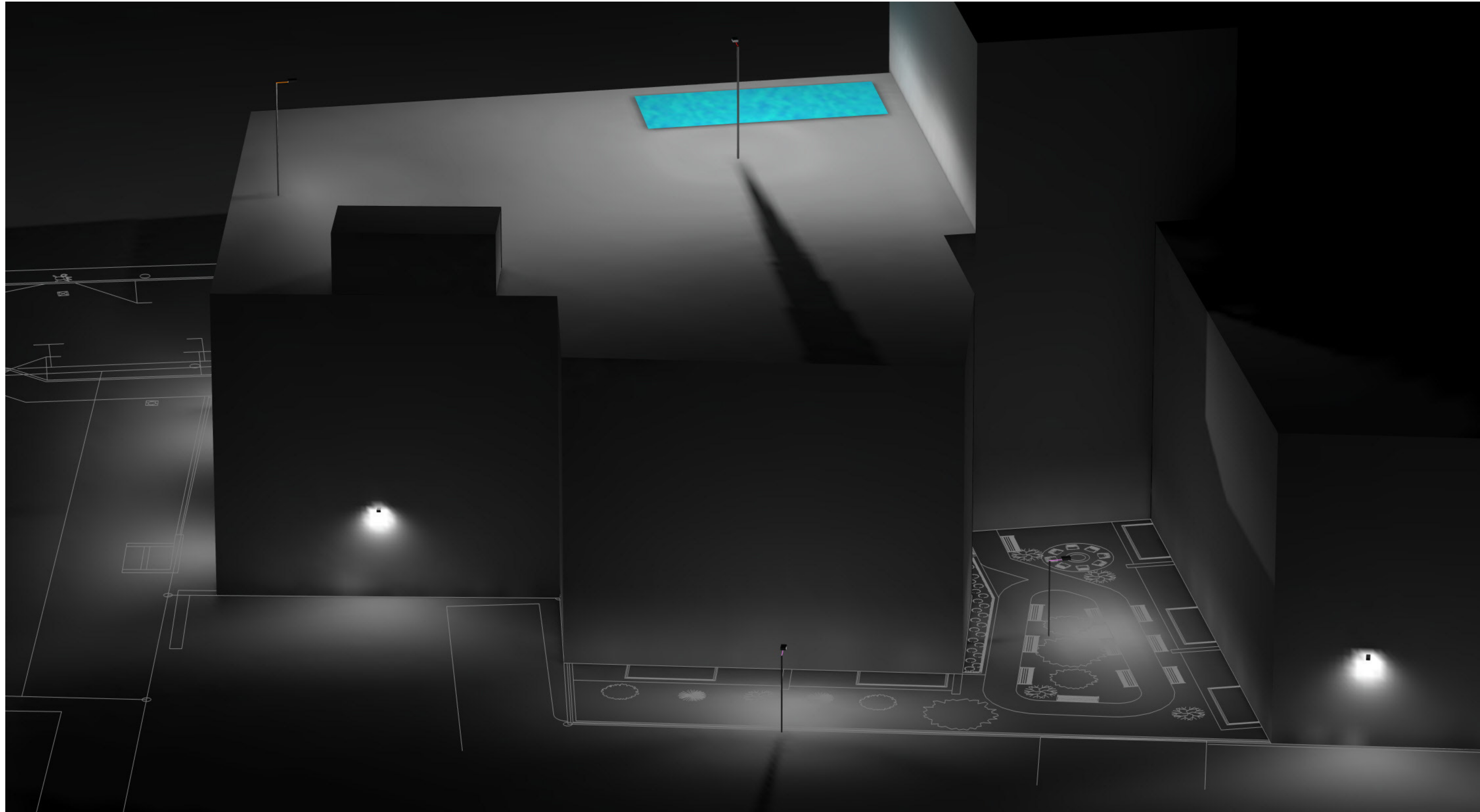
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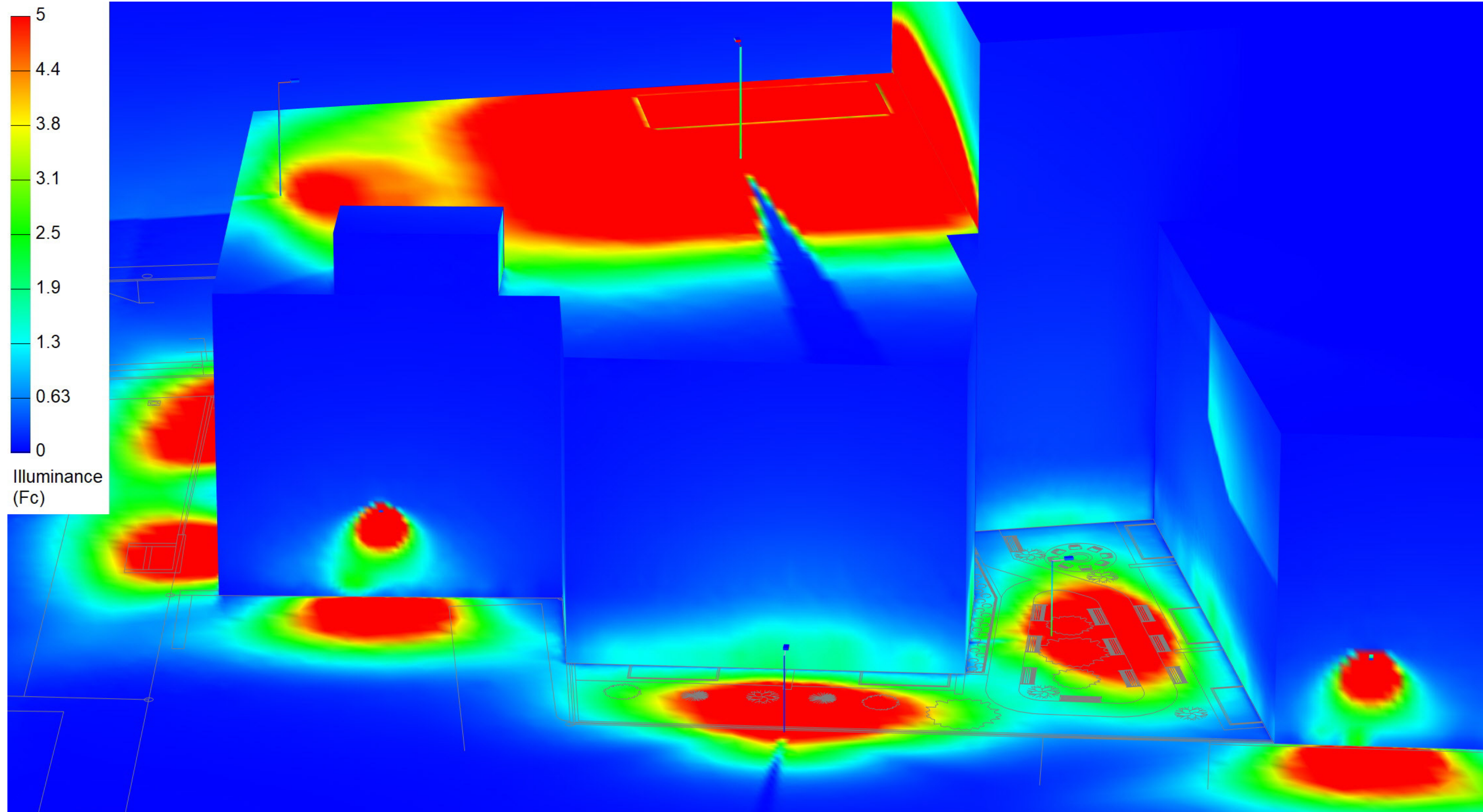
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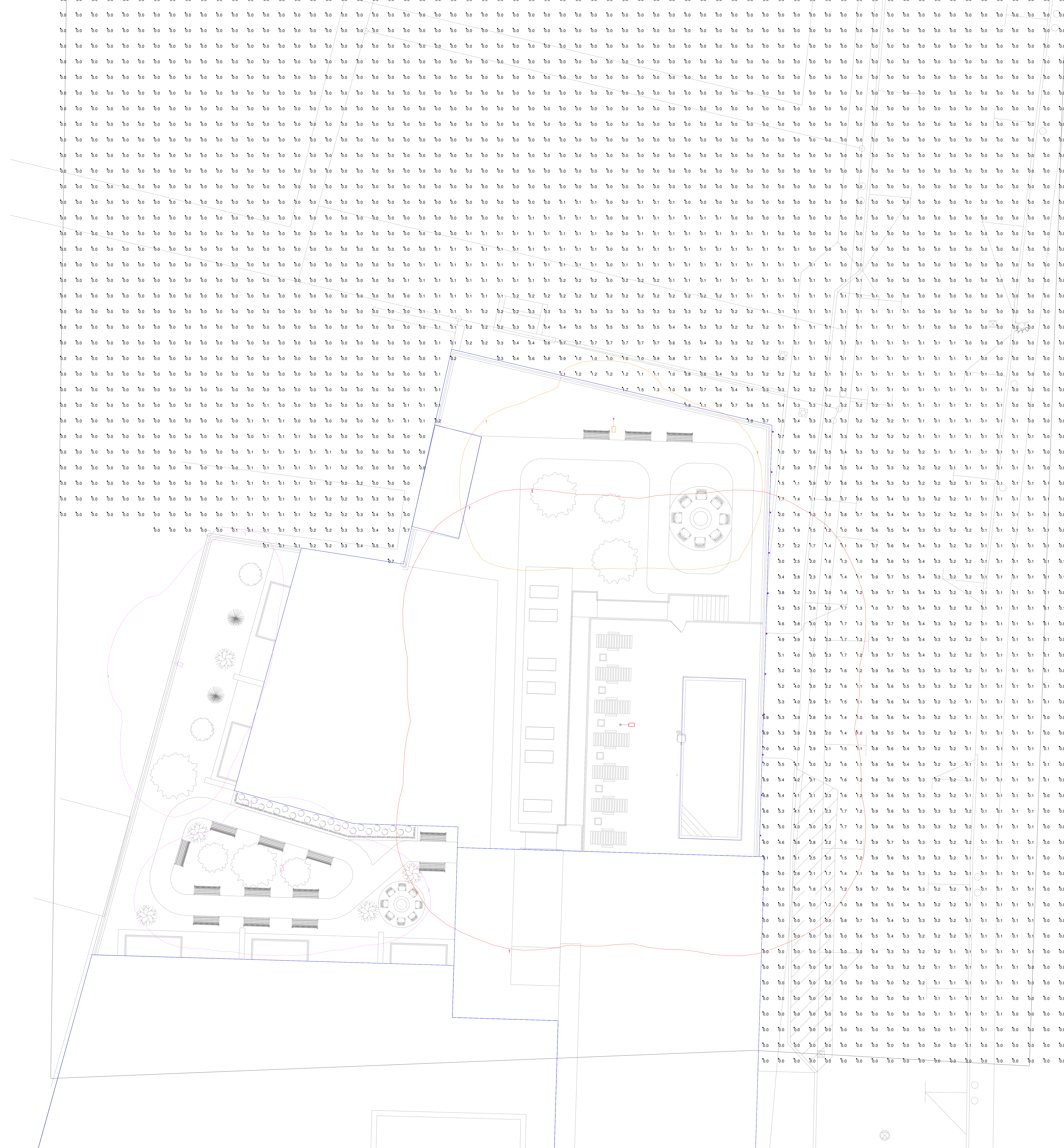
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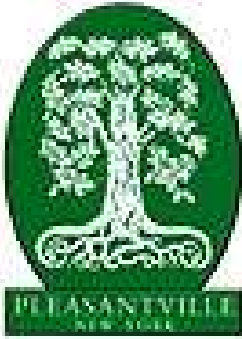
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SPILL

Illuminance (Fc)
Average = 1.04
Maximum = 345.1
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.



Village of Pleasantville
Department of Public Works
80 Wheeler Avenue, Pleasantville, New York 10570
(914) 769-3883 Fax: (914) 747-3931

MEMORANDUM

TO: Mr. Robert Hughes, Building Inspector

FROM: Mr. Anthony R. Carr, PE, CFM, Superintendent of Public Works/Village Engineer

CC: Honorable Chairman Russell Klein and Members of the Planning Commission
Mr. Michael Ferguson, Road Maintenance Foreman, Department of Public Works
Mr. John Lynch, Water Foreman, Department of Public Works
Ms. Licia Albanese, Senior Office Assistant, Department of Public Works

RE: 444 Bedford Road "The Landmark at 444" Subdivision and Site Plan Application
– DPW Review No. 1

DATE: April 17, 2025

This memorandum provides a summary of the Department of Public Works (DPW) review of the proposed 444 Bedford Road "The Landmark at 444" Subdivision and Site Plan Application.

This proposed project is located at northwest corner of the intersection of Bedford Road and Wheeler Avenue. The Applicant is proposing the following: (1) merging of existing tax lots into a single lot, (2) demolition of the existing two story mixed use building and associated parking area, (3) renovation of the existing five story building to include $\pm 3,000$ SF retail space on the first and second floors, (4) construction of a three story building addition to provide 36 apartments and (5) associated on-site and off-site within Westchester County and Village Right-of-Ways.

This initial review was focused on the site/civil engineering for general conformity with the following regulatory design standards and code requirements:

- Village of Pleasantville Municipal Code:
 - Chapter 146 "Sewers"
 - Chapter 153 "Stormwater Management and Erosion and Sediment Control"
 - Chapter 155 "Streets and Sidewalks"
 - Chapter 159 "Subdivision of Land"
 - Chapter 179 "Water"
 - Chapter 185 "Zoning"

- New York State Department of Transportation (NYSDOT) “Highway Design Manual” (HDM) Chapter 5, Appendix 5A, Figure 5A-3 “Driveway Location Standards”
- New York State Department of Environmental Conservation (NYSDEC) “Stormwater Management Design Manual” (NYSSWDM), last revised July 31, 2024
- NYSDEC “Standards and Specifications for Urban Erosion and Sediment Control”, dated July 2016

DOCUMENTS REVIEWED

- ARQ Architecture, P.C., Drawing T-100 “Title Sheet”, last revised April 9, 2025
- ARQ Architecture, P.C., Drawing S-100 “Exist. & Proposed Site Plans, Development Plans, Zoning Data Images”, last revised April 9, 2025
- ARQ Architecture, P.C., Drawing S-101 “Exist. & Proposed Schematic Plan and Drone Photos”, last revised April 9, 2025
- ARQ Architecture, P.C., Drawing S-102 “Ramsay Land Survey”, last revised April 9, 2025
- ARQ Architecture, P.C., Drawing S-103 “Cross Sections Along Bedford Road”, last revised April 9, 2025
- ARQ Architecture, P.C., Drawing S-104 “Proposed Sight Distance Plan and Roadway Profile”, last revised April 9, 2025
- ARQ Architecture, P.C., Drawing S-105 “Proposed Sight Distance Plan w/ Aerial View”, last revised April 9, 2025
- ARQ Architecture, P.C., Drawing S-106 “Proposed Vehicle Maneuverability Plans and Exist. & Proposed Civil Space Plans with Images”, last revised April 9, 2025
- ARQ Architecture, P.C., Drawing S-107 “Key Maps, Table and Proposed Development Elevations”, last revised April 9, 2025
- ARQ Architecture, P.C., Drawing S-108 “Exist. & Proposed Pervious Area and Landscaping Plans”, last revised April 9, 2025
- ARQ Architecture, P.C., Drawing S-109 “Green Roof Details & Spec. Sheet”, last revised April 9, 2025
- ARQ Architecture, P.C., Drawing S-110 “Phase Plans and Construction Sequence”, last revised April 9, 2025

COMMENTS

Please refer to the following comments based on the Department of Public Works (DPW)/Village Engineer review of the above referenced documents:

1. On Wednesday, April 2, 2025 the Building Inspector, myself and the Applicant’s project team attended a communicative and productive meeting to discuss DPW/Village Engineer site plan approval requirements. Based on the proposed development, the following **off-site municipal infrastructure improvements** were discussed and shall be required:
 - a. The existing Bedford Road (CR 27) and Wheeler Avenue Portland Cement Concrete (PCC) curb, sidewalk and driveway aprons fronting the proposed project shall be replaced in accordance with applicable Westchester County Department of Public Works and Transportation (WCDPW&T) and Village DPW standard construction details.

- b. Wheeler Avenue shall be milled and resurfaced (2 inch depth) with NYSDOT 6 F3 Hot Mix Asphalt (HMA) top course between the Wheeler Avenue and Clinton Street existing crosswalks.
 - c. The existing water service line shall be disconnected in accordance with DPW requirements. The proposed domestic and water services shall be separate lines, and connected to the existing Wheeler Avenue 8 inch CIP water main with a proposed 5 gate valve configuration and ductile iron solid sleeve fittings in accordance with DPW requirements.
 - d. The existing sanitary sewer service line shall be disconnected in accordance with DPW requirements. The proposed sanitary sewer service shall be 4 inch minimum diameter and connected to the Wheeler Avenue existing 8 inch sanitary sewer main in accordance with DPW requirements.
 - e. The Applicant shall perform sanitary sewer flow monitoring in the Wheeler Avenue sanitary sewer manhole(s) for a duration and significant rainfall events as directed by DPW. The Applicant shall provide sanitary sewer flow/loading calculations for the proposed development. DPW requires that sanitary sewer peak flow does not exceed **67% or 2/3** of the sanitary sewer main capacity/diameter. The Applicant will be required to perform downstream sanitary sewer improvements if flow within the Wheeler Avenue existing sanitary sewer main exceeds 67% of the pipe capacity (at peak flow).
 - f. The existing Wheeler Avenue (between Bedford Road and Clinton Street) 8 inch VCP sanitary sewer main shall be Cured-in-Place Pipe (CIPP) lined to mitigate Inflow/Infiltration (I/I). The Applicant shall inspect and verify if the Wheeler Avenue sanitary sewer main was previously CIPP lined. CIPP lining will not be required if this was previously completed for this portion of sanitary sewer.
 - g. The existing two (2) Wheeler Avenue sanitary sewer manholes shall require trenchless (i.e. ½ inch-thick cementitious lining) manhole rehabilitation and manhole casting replacement.
 - h. The Applicant shall be responsible to core drill and provide a solid 4 inch PVC SDR-35 sleeve for replacement of existing parking meter posts temporarily removed for the project.
2. The Applicant **has addressed Comment No. 1(a)–(h)** with “Construction Notes” No. 1 through 9 on ARQ Architecture, P.C. Drawing S-100.
 3. Prior to Subdivision and Site Plan Approval, the Applicant shall revise the drawings to illustrate the location, size and material of the proposed building sanitary sewer and water services, and their connection to the existing Wheeler Avenue sanitary sewer and water mains. The proposed building service line materials and **minimum** diameters (Applicant’s MEP/Civil Engineer to size accordingly) shall be as follows:
 - a. Proposed Domestic Water Service = **2 inch** Type ‘K’ Copper (Class 54 DIP if >2”)
 - b. Proposed Fire Service = **4 inch** Class 54 Ductile Iron Pipe (DIP)
 - c. Proposed Sanitary Sewer Service = **6 inch** PVC SDR-35
 4. Prior to Subdivision and Site Plan Approval, the Ramsay Land Survey shall be revised to reflect a more accurate alignment/location existing Bedford Road and Wheeler Avenue 8 inch VCP sanitary sewer and 8 inch CIP water mains. DPW will provide a mark-up of the existing survey with the updated record utility mapping to the Applicant.

5. The Applicant shall submit a “Stormwater Pollution Prevention Plan” in accordance with Chapter 153 “Stormwater Management and Erosion and Sediment Control” & NYSSWDM. DPW has no objection to the proposed “Green Roof System” to mitigate stormwater runoff resulting from the **±688 square foot (±0.02 acre)** increase of on-site impervious area. The proposed green roof system shall be designed in accordance with Section 5.3.10 “Green Roofs (RR-10)” of the NYSSWDM.
6. Prior to issuance of a Building Permit, the Applicant shall provide a “Stormwater Management Facility Maintenance Agreement” in accordance with §153-9(D) of the Village Code.
7. The Applicant shall refer to the following link to the Village of Pleasantville DPW “Standard Construction Details”, dated October 25, 2022 for incorporation of the pertinent standard construction details into the site plans: https://www.pleasantville-ny.gov/sites/g/files/vyhlif1076/f/uploads/village_of_pleasantville_standard_construction_details_04-04-2024.pdf.

DPW does not have concerns regarding this application’s ability to conform to applicable construction and regulatory requirements. We will continue to provide a technical review of this application upon receipt of additional and/or revised documents.

If you have any questions, comments, etc., please feel free to contact me at (914) 769-3883, or via email at superintendentpublicworks@pleasantville-ny.gov.

Your consideration to this matter is appreciated.

THE LANDMARK AT 444

PROPOSED MIXED DEVELOPMENT

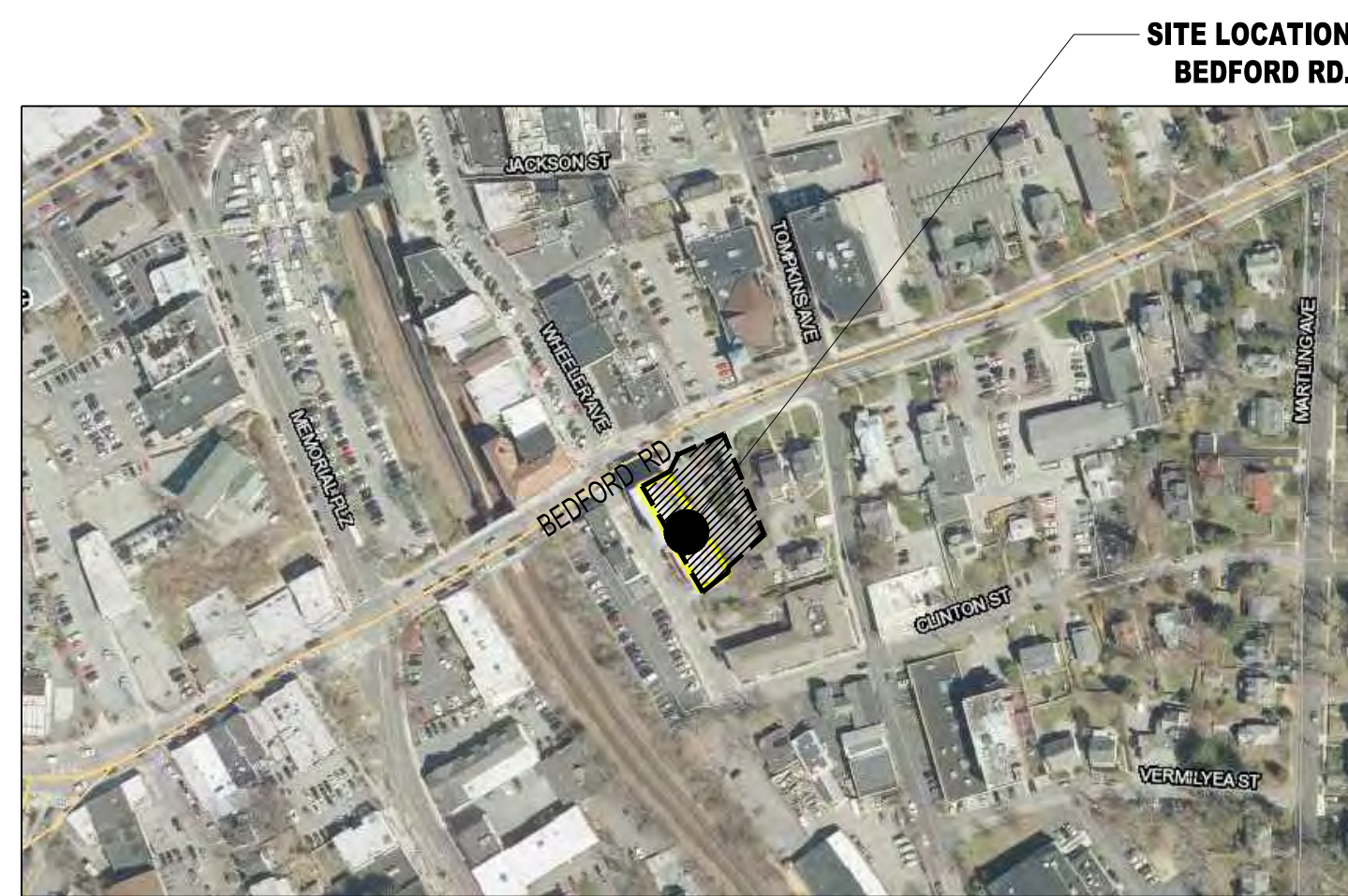
444 BEDFORD RD. PLEASANTVILLE, NY. 10570



100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10562
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

AERIAL MAP



AERIAL VIEW N.T.S.

PROPOSED FRONT ELEVATION



VIEW @ BEDFORD RD. N.T.S.



VIEW @ WHEELER AVE. N.T.S.

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

THE LANDMARK AT 444 TEAM

ARCHITECT: JORGE B. HERNANDEZ R.A. A.I.A.
ARQ ARCHITECTURE P.C.
100 EXECUTIVE BLVD. SUITE 204-205
OSSINING, NY 10562

OWNER: 444 ASSOCIATES, L.L.C.
100 EXECUTIVE BLVD. SUITE 201
OSSINING, NY 10562

LAND USE CONSULTANT: LAW OFFICE OF
JEFFREY W. GASBARRO
200 EXECUTIVE BLVD.
OSSINING, NY 10562

DRAWING LIST

- T-100 TITLESHEET
- S-100 EXIST. & PROPOSED SITE PLANS, DEVELOPMENT PLANS, ZONING DATA AND IMAGES.
- S-101 EXIST. & PROPOSED SCHEMATIC PLAN AND DRONE PHOTOS
- S-102 RAMSAY LAND SURVEY
- S-103 CROSS SECTIONS ALONG BEDFORD ROAD
- S-104 PROPOSED INTERSECTION SIGHT DISTANCES PLANS
- S-105 PROPOSED INTERSECTION SIGHT DISTANCE PLAN W/ AERIAL VIEW
- S-105-A PROPOSED INTERSECTION SIGHT DISTANCE, STOPPING SIGHT DISTANCE PLANS & PROFILES
- S-106 PROPOSED VEHICLE MANEUVERABILITY PLANS AND EXIST. & PROPOSED CIVIL SPACE PLANS WITH IMAGES
- S-107 KEY MAPS, TABLE AND PROPOSED DEVELOPMENT ELEVATIONS
- S-108 EXIST. & PROPOSED PAVEMENT AREA AND LANDSCAPING PLANS
- S-109 GREEN ROOF DETAILS & SPEC. SHEETS
- S-110 PHASE PLANS AND CONSTRUCTION SEQUENCE
- S-111 KEY PLAN & 3D VIEWS TO EQUIPMENT SCREENING
- S-112 KEY PLAN & VIEWS TO EQUIPMENT SCREENING
- S-113 EXIST. & PROPOSED FLOOR PLAN
- A-100 EXIST. & PROPOSED FLOOR PLANS
- A-102 TYP. DUPLEX LAYOUT & SCHEMATIC INTERIOR 3D'S
- A-200 EXIST. & PROPOSED 3D VIEWS
- A-201 EXIST. & PROPOSED ELEVATIONS
- A-202 EXIST. & PROPOSED ELEVATIONS
- A-203 PROPOSED FENESTRATION AND SCHEMATIC DETAILS
- A-300 SCHEMATIC SECTIONS
- A-400 NEIGHBORHOOD ANALYSIS OF TRANSITIONAL MATERIALS
- A-401 NEIGHBORHOOD ANALYSIS
- A-402 DRONE PICTURES
- A-403 EXISTING & PROPOSED 3D VIEWS
- A-500 EXIST. & PROPOSED STREET PARKING DESIGN



EXIST. BUILDING IN 1920 N.T.S.



EXIST. BUILDING IN 2022 N.T.S.



PROPOSED VIEW N.T.S.



EXIST. BUILDING IN 2022 N.T.S.



PROPOSED NORTH WEST VIEW N.T.S.

DRAWING TITLE:
TITLE SHEET

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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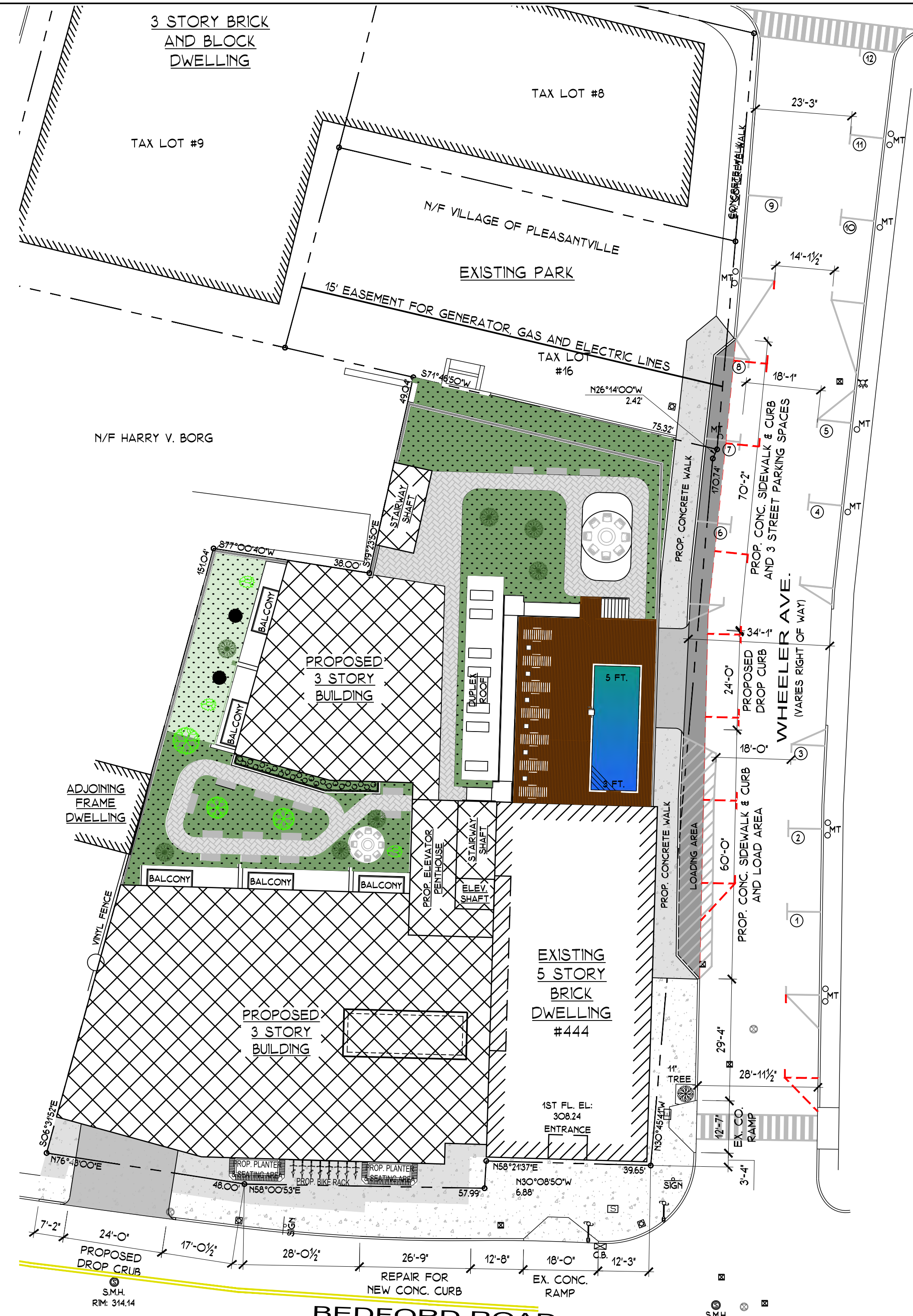
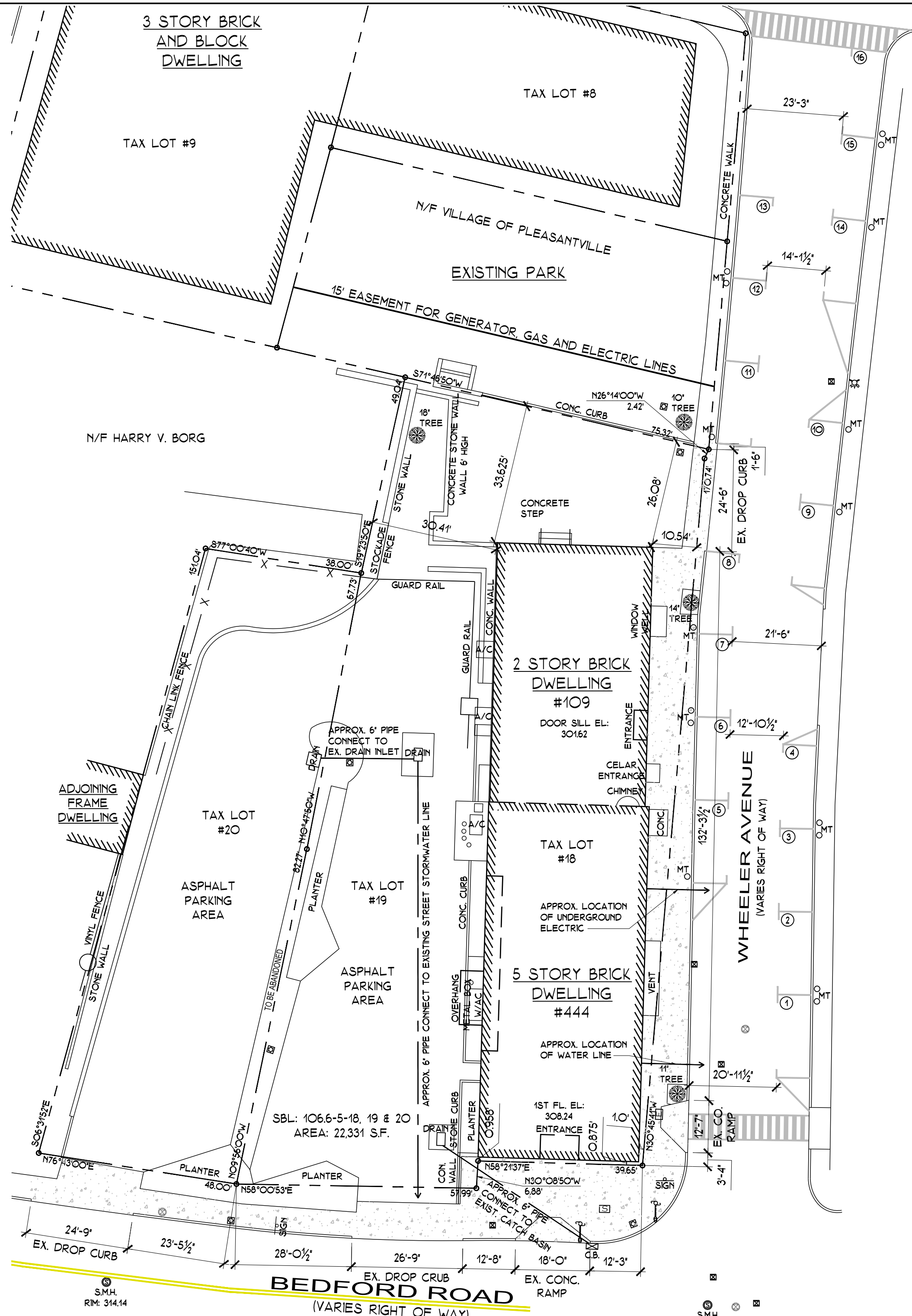
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SEAL & SIGNATURE



DATE: 3/12/2021
PROJECT NO.: 21-037
DRAWING BY: ARQ
CHECKED BY: J.B.H.

DWG. NO.: T-100



EXISTING SITE PLAN 1" = 20'-0"

PROPOSED SITE PLAN 1" = 20'-0"

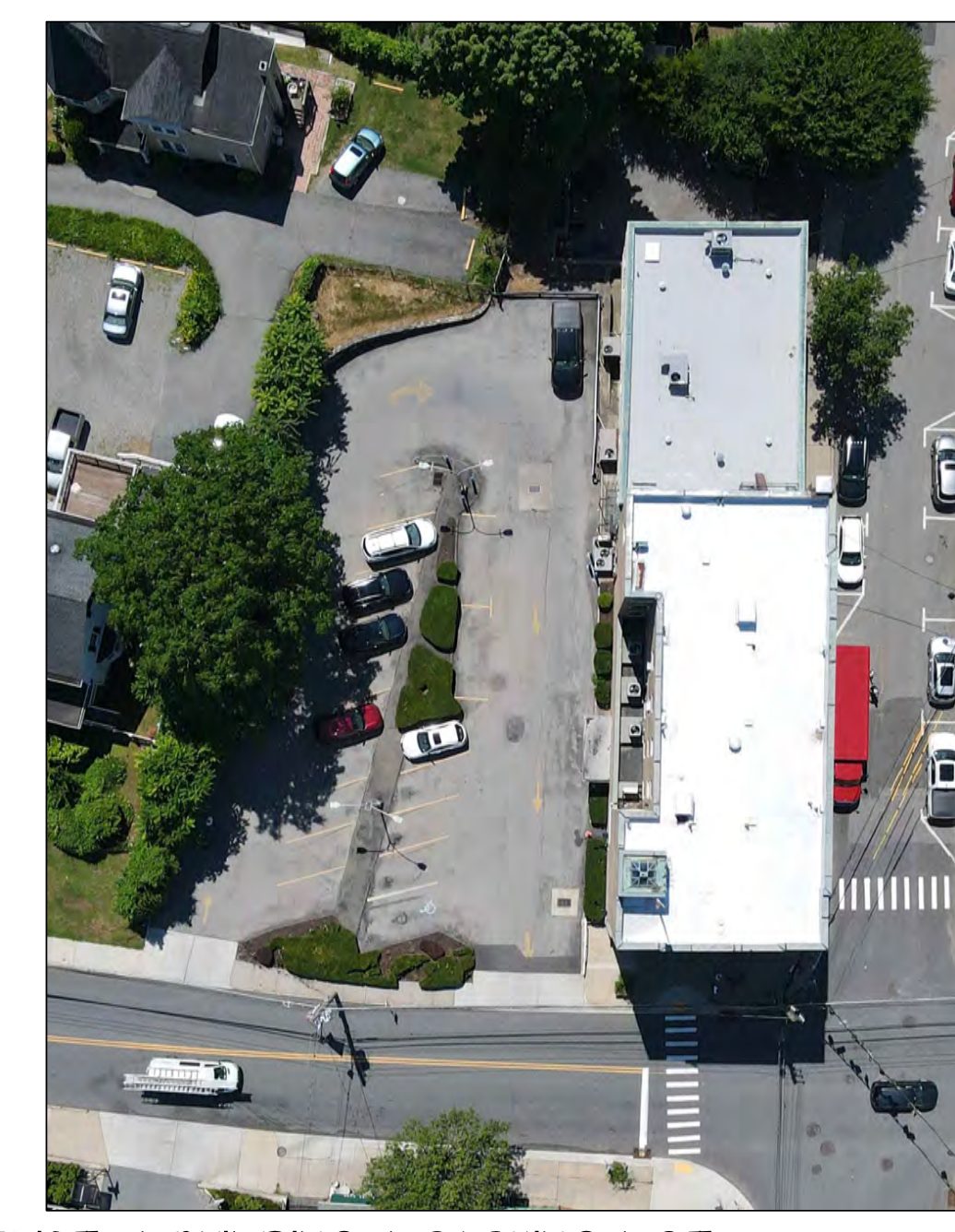
ZONING DATA - VILLAGE OF PLEASANTVILLE					
NAME OF OWNER: 444 ASSOCIATES CO. LLC.					
NAME OF ARCHITECT: JORGE B. HERNANDEZ R.A. A.I.A. (ARQ. ARCHITECTURE PC)					
TAX MAP DESIGNATION: SECT: 106.6 BLOCK: 5 LOT: 18 & 19					
ZONING DISTRICT: A-1 CENTRAL BUSINESS DISTRICT					
	REQMENTS	EXISTING	PROPOSED	VARIANCE	
MIN. LOT AREA	SQ. FT.	2,500 S.F.	22,331 S.F.	N.C.	NO
MIN. LOT WIDTH	FT.	N.R.	-	N.C.	-
MIN. LOT DEPTH	FT.	N.R.	-	N.C.	-
MIN. FRONT YARD SBK (BEDFORD ROAD)	FT.	N.R.	O	N.C.	-
MIN. FRONT YARD SBK (WHEELER AVENUE)	FT.	N.R.	O	N.C.	-
MIN. EACH SIDE YARD SBK	FT.	NONE OR 6' x	26.0'	6.0'	NO
MIN. BOTH SIDE YARD SBK	FT.	-	26.0'	6.0'	-
MIN. REAR YARD SBK	FT.	N.R.	-	O	-
MIN. EACH SIDE YARD SETBACK ADJACENT TO RESIDENCE DISTRICT	FT.	20.0'	NOT APPLICABLE	-	-
MIN. REAR YARD SETBACK ADJACENT TO RESIDENCE DISTRICT	FT.	20.0'	NOT APPLICABLE	-	-
MAX. FLOOR AREA RATIO (2.0)	SQ. FT.	44,662 S.F.	24,124 S.F.	48,510 S.F.	-
MAX. F.A.R. BONUS (15%)	SQ. FT.	51,361 S.F.	-	50,872 S.F.	-

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 CALL US TOLL FREE 1-800-962-7962
 NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice. **UFPO**

	REQMENTS	EXISTING	PROPOSED	VARIANCE
MAX. BUILDING WALL LENGTH	FT.	N.R.	148.25'	166.16'
PARKING REQUIREMENTS				
EXISTING PARKING TABULATION	24,124 SQ. FT. (BUSINESS OFFICE) / 300 S.F.	80.4	80	16
PROPOSED PARKING TABULATION	20 (1 BEDROOM APARTMENT) X 1 PARKING SPACE	20	20	0
	16 (2 BEDROOMS APARTMENT) X 1.5 PARKING SPACE	24	24	0
	RETAL SPACE = 2,146 S.F. / 300 S.F.	7	7	0
ADDITIONAL PARKING TABULATIONS (#185-38 VILLAGE OF PLEASANTVILLE ZONING ORDINANCE)	STANDARD SIZE PARKING SPACES (#185-38(C)) Mm 8.5'X18'	44	44	0
	COMPACT SIZE PARKING SPACES (#185-38(F)) Mm 7.5'X15'	7	7	0
	7 COMPACT SIZE PARKING SPACES = 13.72% LESS THAN 30% (#185-38(F)(3)) = OK	51	51	0
MINIMUM ACCESSIBLE PARKING SPACES (TABLE #208.2 2010 ADA STANDARDS)				

CONSTRUCTION NOTES:

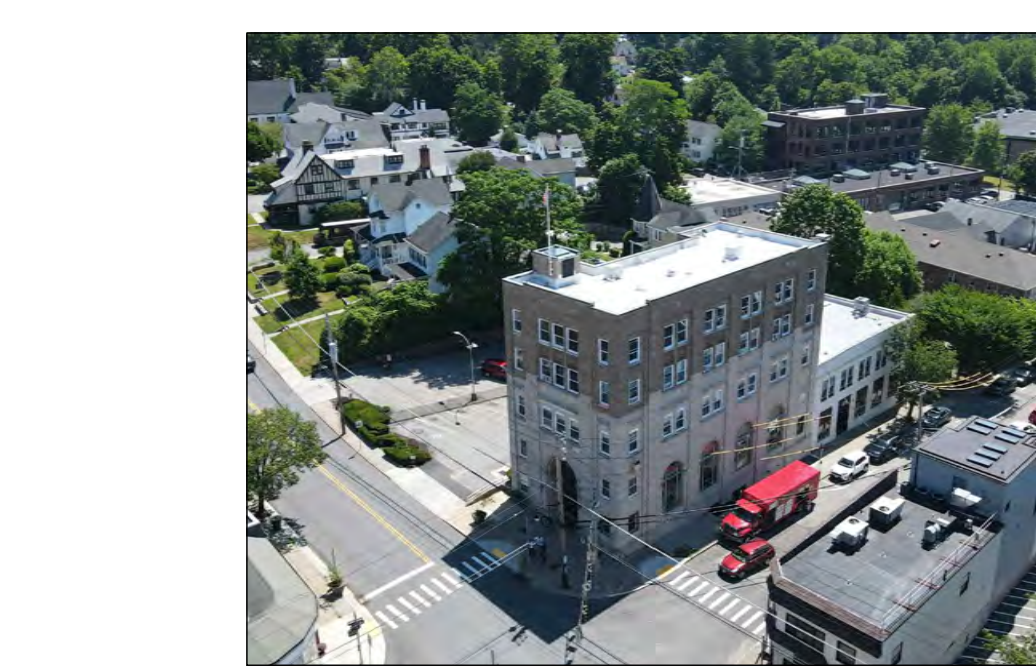
- IMPROVEMENTS WITHIN THE VILLAGE RIGHT-OF-WAY (ROW) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING DPW STANDARD CONSTRUCTION DETAILS (SD):
- BEDFORD ROAD AND WHEELER AVENUE EXISTING PORTLAND CEMENT CONCRETE (PCC) CURB, SIDEWALK AND DRIVEWAY APRONS FRONTING THE PROPOSED PROJECT SHALL BE REPLACED IN ACCORDANCE WITH APPLICABLE VOP DPW STANDARD CONSTRUCTION DETAILS.
- WHEELER AVENUE SHALL BE MILLED AND RESURFACED (2 INCH DEPTH) WITH NYS DOT 6 F3 HOT MIX ASPHALT (HMA) TOP COURSE BETWEEN THE WHEELER AVENUE AND CLINTON STREET EXISTING CROSSWALKS.
- EXISTING WATER SERVICE LINE SHALL BE DISCONNECTED IN ACCORDANCE WITH DPW REQUIREMENTS. PROPOSED DOMESTIC AND WATER SERVICES SHALL BE SEPARATE LINES AND CONNECTED TO THE WHEELER AVENUE 8 INCH CIP WATER MAIN WITH A PROPOSED 5 GATE VALVE CONFIGURATION AND DUCTILE IRON SOLID SLEEVE FITTINGS IN ACCORDANCE WITH DPW REQUIREMENTS (SD-2C).
- EXISTING SANITARY SEWER SERVICE LINE SHALL BE DISCONNECTED IN ACCORDANCE WITH DPW REQUIREMENTS (SD-4G). PROPOSED SANITARY SEWER SERVICE SHALL BE 4 INCH MINIMUM DIAMETER AND CONNECTED TO THE WHEELER AVENUE EXISTING 8 INCH SANITARY SEWER MAIN IN ACCORDANCE WITH DPW REQUIREMENTS (SD-4C).
- APPLICANT SHALL PERFORM SANITARY SEWER FLOW MONITORING IN THE WHEELER AVENUE SANITARY SEWER MANHOLE(S) FOR A DURATION AND SIGNIFICANT RAINFALL EVENTS AS DIRECTED BY DPW. APPLICANT SHALL PROVIDE SANITARY SEWER FLOW/LOADING CALCULATIONS FOR THE PROPOSED DEVELOPMENT. DPW REQUIRES THAT SANITARY SEWER PEAK FLOW DOES NOT EXCEED 67% OR 2/3 OF THE SANITARY SEWER MAIN CAPACITY/DIAMETER. THE APPLICANT WILL BE REQUIRED TO PERFORM DOWNSTREAM SANITARY SEWER IMPROVEMENTS IF FLOW WITHIN THE WHEELER AVENUE EXISTING SANITARY SEWER MAIN EXCEEDS 67% OF THE PIPE CAPACITY (AT PEAK FLOW).
- WHEELER AVENUE (BETWEEN BEDFORD ROAD AND CLINTON STREET) EXISTING 8 INCH VCP SANITARY SEWER MAIN SHALL BE CURED-IN-PLACE PIPE (CIPP) LINED TO MITIGATE INFLOW/INFILTRATION (IFI). APPLICANT SHALL INSPECT AND VERIFY IF THE WHEELER AVENUE SANITARY SEWER MAIN WAS PREVIOUSLY CIPP LINED. CIPP LINING WILL NOT BE REQUIRED IF THIS PREVIOUSLY COMPLETION FOR THIS PORTION OF SANITARY SEWER.
- WHEELER AVENUE EXISTING TWO (2) SANITARY SEWER MANHOLES SHALL REQUIRE TRENCHLESS (IE 1/2 INCH THICK CEMENTITIOUS LINING) MANHOLE REHABILITATION AND MANHOLE CASTING REPLACEMENT (REFER TO ATTACHED SD-3E AND 11).
- APPLICANT SHALL BE RESPONSIBLE TO CORE DRILL AND PROVIDE A SOLID 4 INCH PVC SDR-35 SLEEVE FOR REPLACEMENT OF EXISTING PARKING METER POSTS TEMPORARILY REMOVED FOR THE PROJECT.



EXIST. & BUILDING & PARKING LOT N.T.S.



PROPOSED DEVELOPMENT PLAN N.T.S.



EXIST. BUILDING IN 2022 N.T.S.



EXIST. BUILDING IN 2022 N.T.S.



100 EXECUTIVE BLVD. SUITE 204
 OSSINING, NY 10552
 arqpc.com
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 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
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REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
 EXIST. & PROPOSED SITE PLANS, DEVELOPMENT PLANS, ZONING DATA AND IMAGES

PROJECT:
 THE LANDMARK AT 444

PROJECT ADDRESS:
 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

NYS EDUCATION LAW

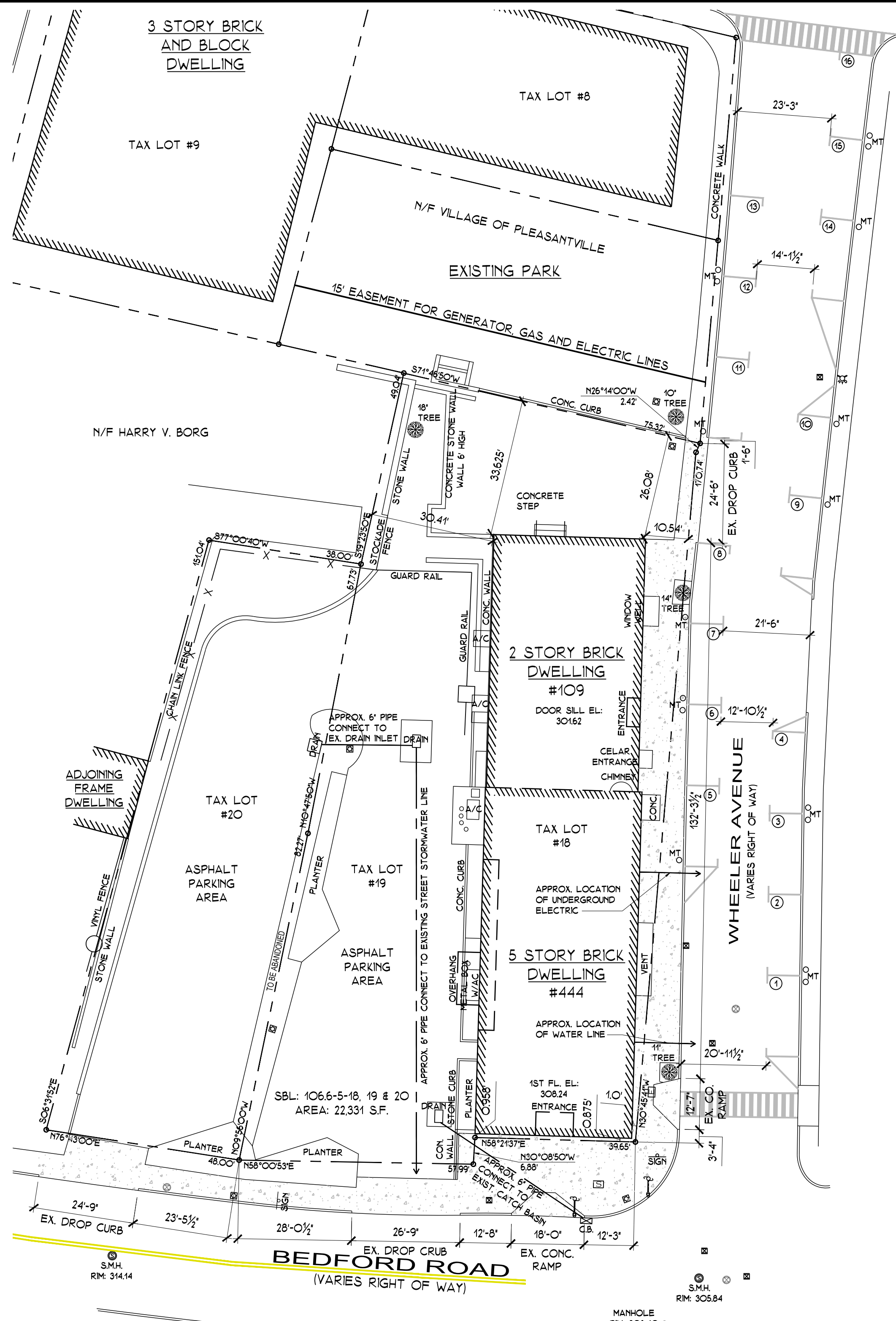
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SEAL & SIGNATURE

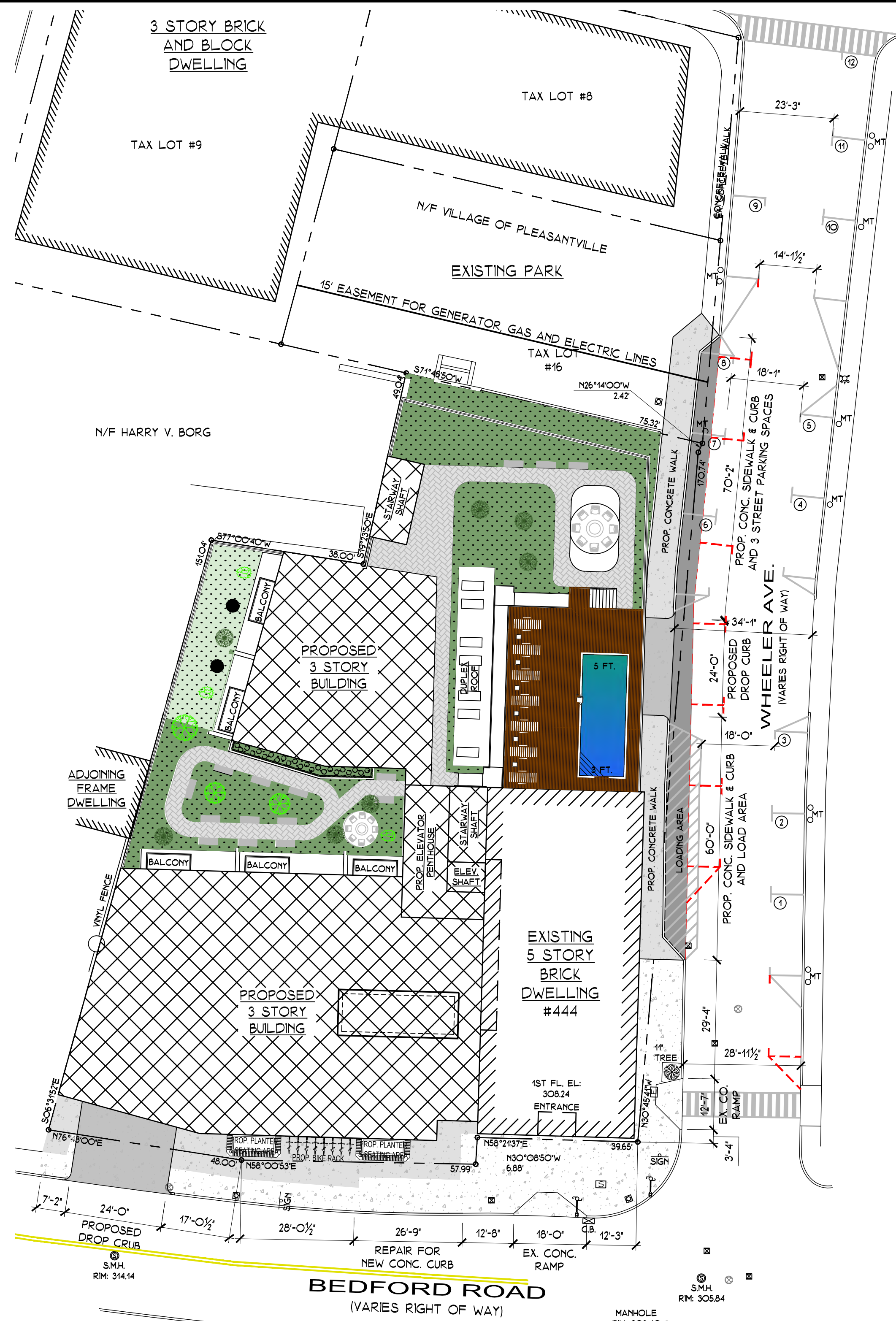


DATE: 3/12/2021
 PROJECT NO: 21-037
 DRAWING BY: ARQ
 CHECKED BY: JBH
 DWG. NO: S-100



EXISTING SCHEMATIC PLAN

1" = 20'-0"



PROPOSED SCHEMATIC PLAN

1" = 20'-0"



DRONE PHOTO

N.T.S.



PROPOSED LOADING AREA

N.T.S.



100 EXECUTIVE BLVD. SUITE 204
 OSSING, NY 10562
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 PHONE: (914) 944-3377
 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
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RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:

EXIST. & PROPOSED SCHEMATIC PLAN AND DRONE PHOTOS

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE



DATE:

3/12/2021

PROJECT NO.:

21-037

DRAWING BY:

ARQ

CHECKED BY:

JBH

DWG. NO.:

S-101



RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS - PLANNERS

NOTE I:
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREIN AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

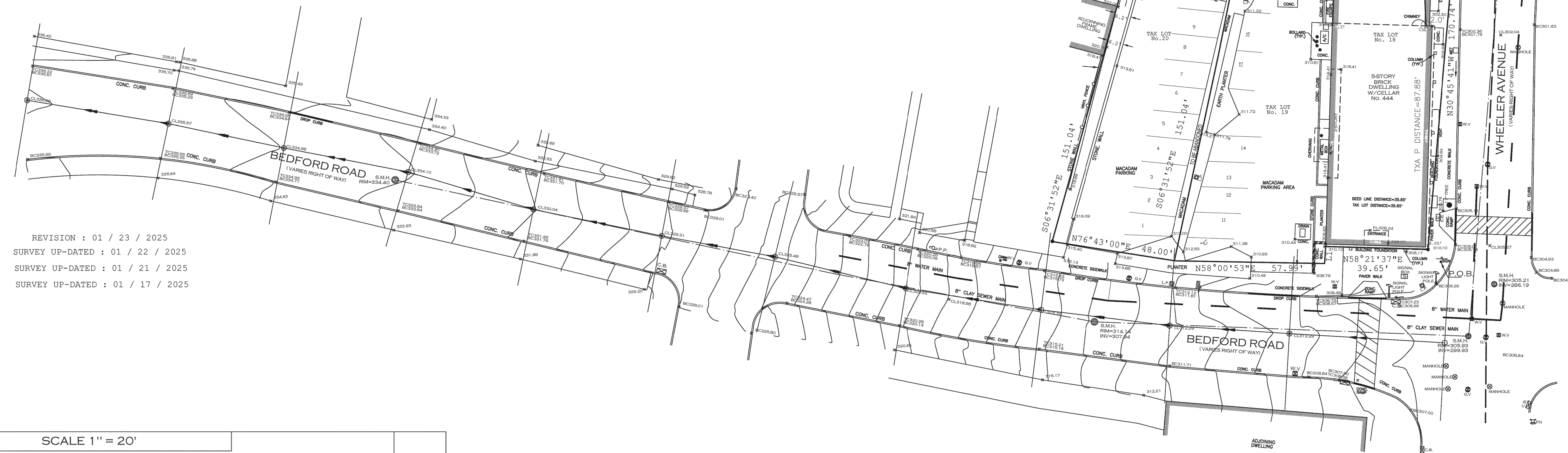
NOTE II:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A FULL TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH DOCUMENTS.

NOTE III:
THERE ARE NO ACTIVE OR VISIBLE STREAM OR WATERCOURSE ON LOT No.18 & 19 IN BLOCK No. 5.

LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND / OR ELECTRONIC DETECTION METHODS AND ARE SUBJECT TO THE ACCURACY THEREOF. LOCATION OF SUBSURFACE FACILITIES SHOULD BE VERIFIED PRIOR TO EXCAVATION AND /OR CONSTRUCTION. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS.

NOTE IV:
ELEVATIONS SHOWN HEREON REFER TO THE CITY OF PLEASANTVILLE.

L1
N30°08'50"W 6.88'
L2
N26°14'00"W 2.42'



REVISION : 01 / 23 / 2025
SURVEY UP-DATED : 01 / 22 / 2025
SURVEY UP-DATED : 01 / 21 / 2025
SURVEY UP-DATED : 01 / 17 / 2025

SCALE 1" = 20'

DESIGNATED AS SECTION 3, BLOCK 22, LOTS 4, 5, 5A, 6 AND 6A ON THE TAX ASSESSMENT MAP OF THE TOWN OF MOUNT PLEASANT, WESTCHESTER COUNTY, NEW YORK, AND ALSO KNOWN AS 444 BEDFORD ROAD AND 109 WHEELER AVENUE, PLEASANTVILLE, NEW YORK.

SEC. NO. 106.6
BLOCK NO. 5

CERTIFIED TO : 444 ASSOCIATES LLC
WESTCHESTER COUNTY
BUILDING DEPARTMENT.

DATE OF SURVEY : JANUARY 14, 2025
MAP DRAFTED : JANUARY 21, 2025

RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS - PLANNERS
3024 RADCLIFF AVENUE
BRONX, NEW YORK 10469
MOBILE # 917 544 8174
PHONE : 718 884 0238
EMAIL :
NVR@CLANDSURVY@YAHOO.COM



NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENCE No. 050294-1

CROSSCUT TOPOGRAPHICAL SURVEY OF
444 BEDFORD ROAD AND
109 WHEELER AVENUE,
IN THE VILLAGE
OF PLEASANTVILLE
TOWN OF
MOUNT PLEASANT
WESTCHESTER COUNTY
STATE OF NEW YORK.

TITLE No. XXXXXXX



100 EXECUTIVE BLVD. SUITE 204
OSSING, NY 10562
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
RAMSAY LAND SURVEY

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE



EXP: 3-31-2026

DATE:
3/12/2021
PROJECT NO:
21-037
DRAWING BY:
ARQ
CHECKED BY:
JBH

DWG. NO:

S-102



RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS - PLANNERS

CROSS- SECTIONS ALONG BEDFORD ROAD .

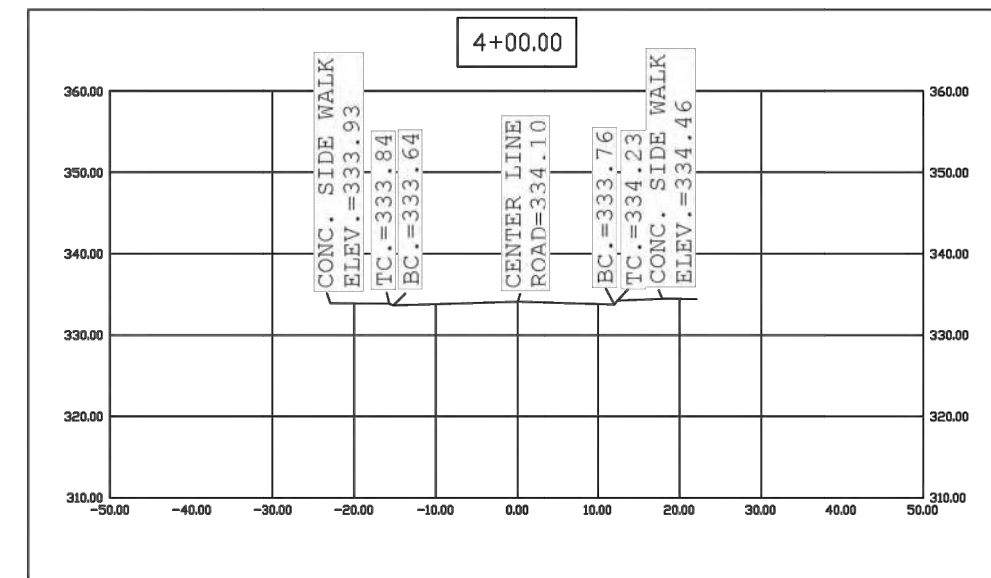
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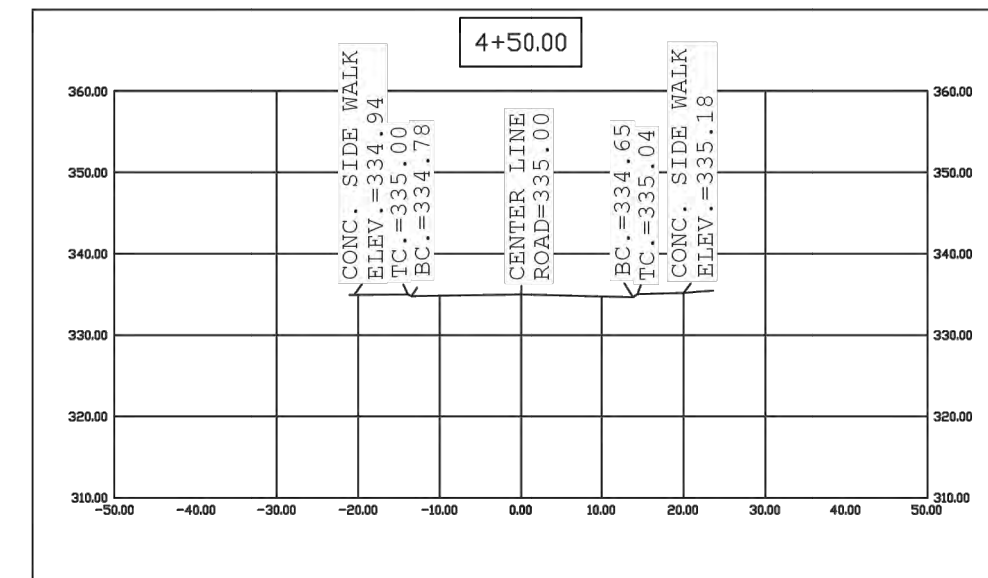
100 EXECUTIVE BLVD. SUITE 204
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LICENSE NUMBER: 030424-1
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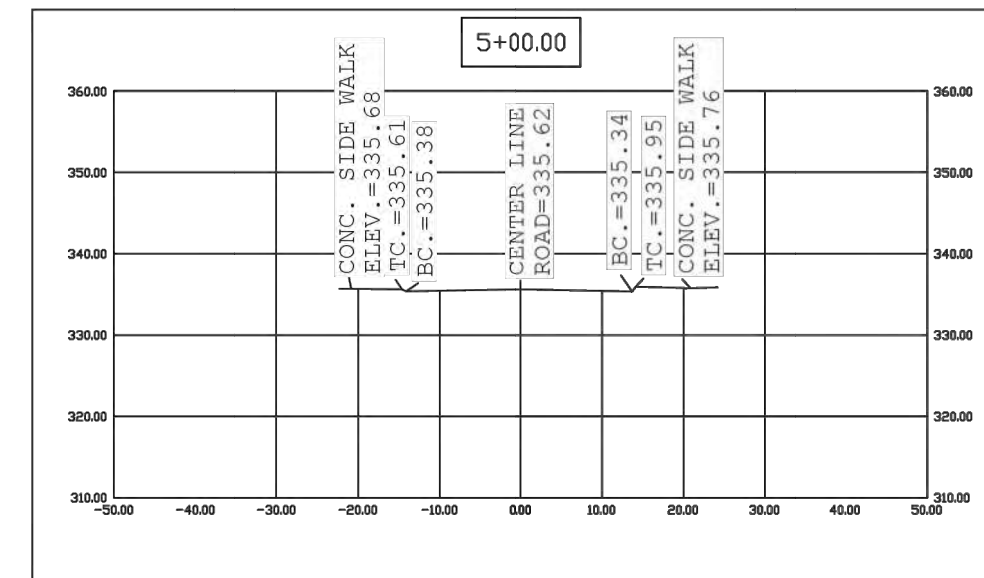
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REV. DRAWINGS	4/9/2025	ARQ



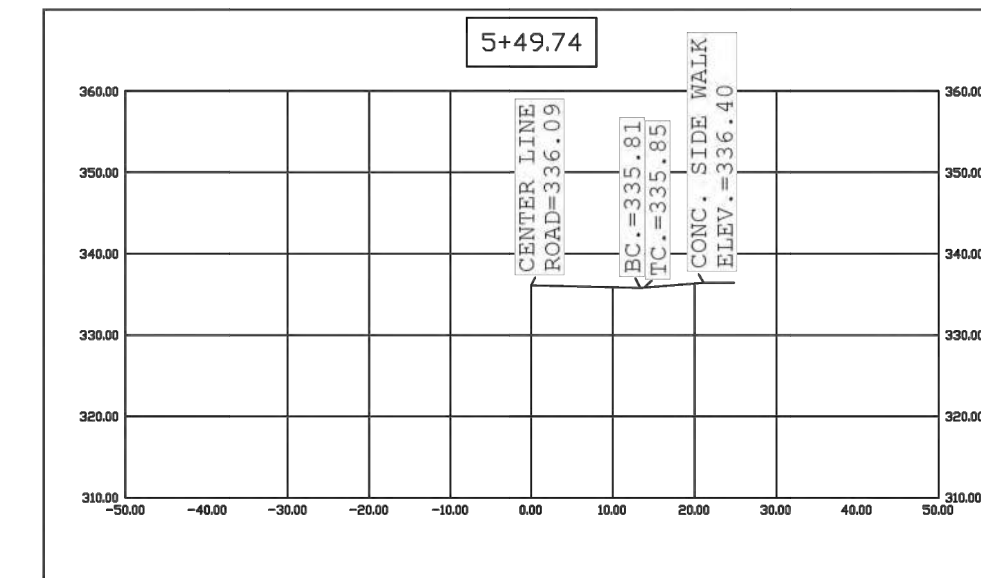
SECTION 9



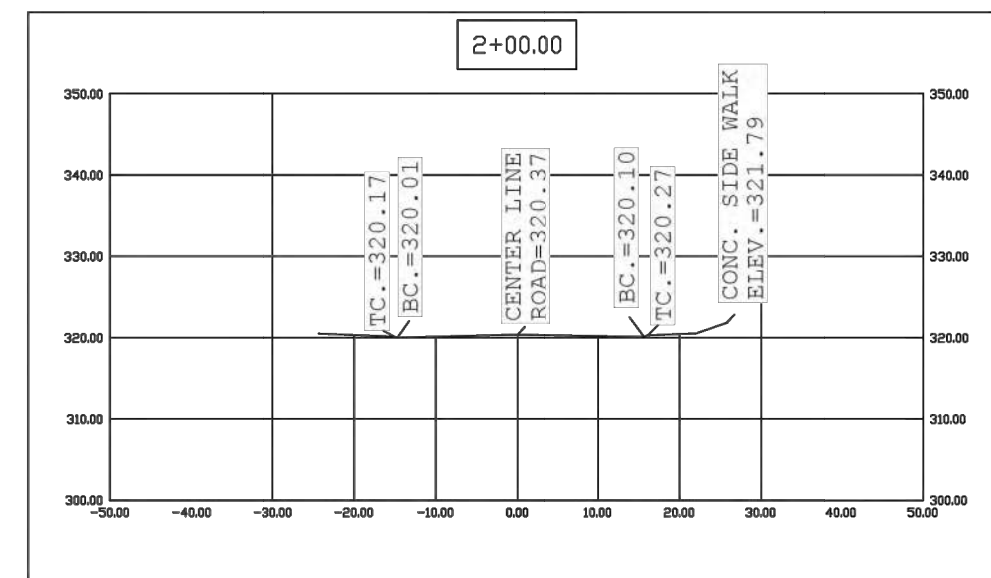
SECTION 10



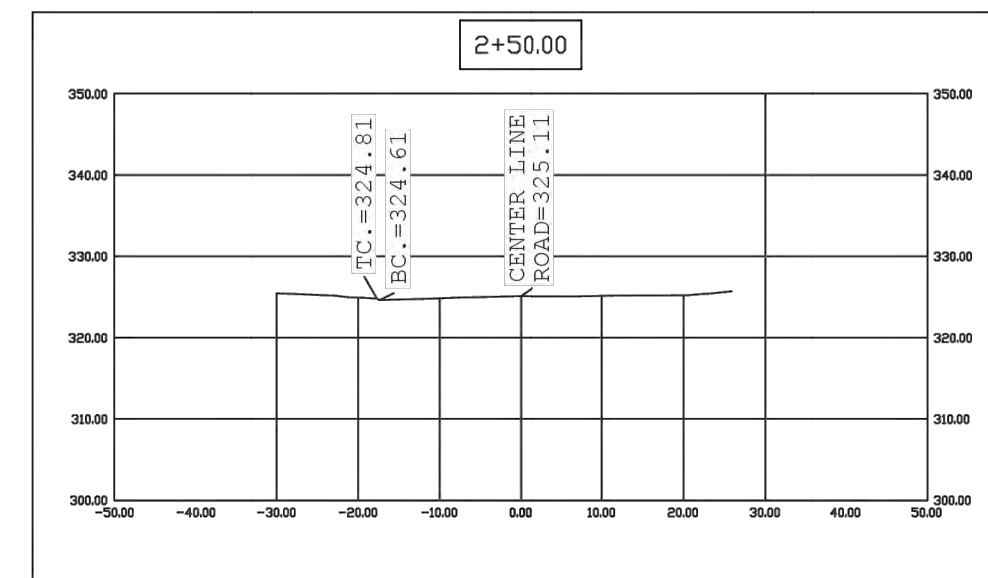
SECTION 11



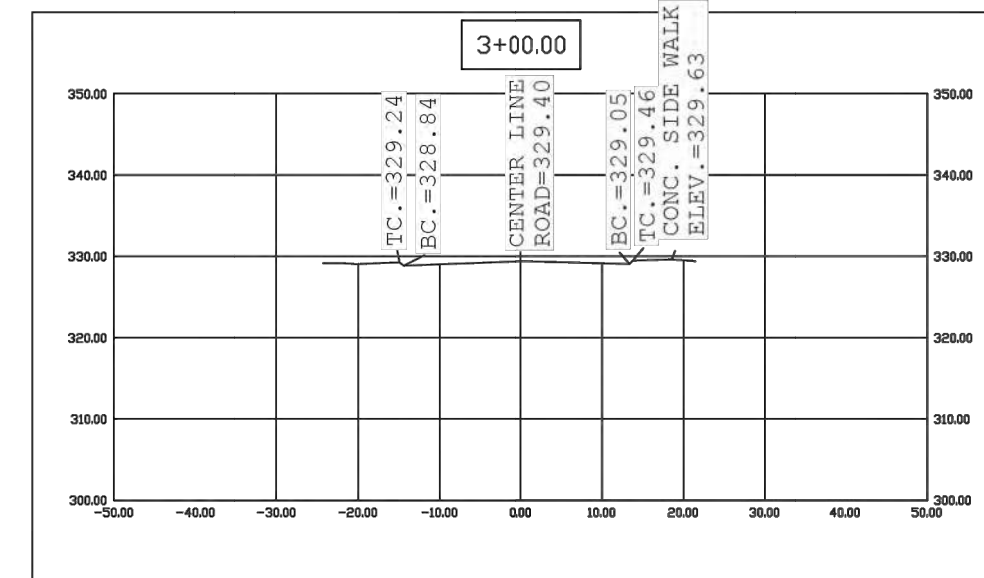
SECTION 11



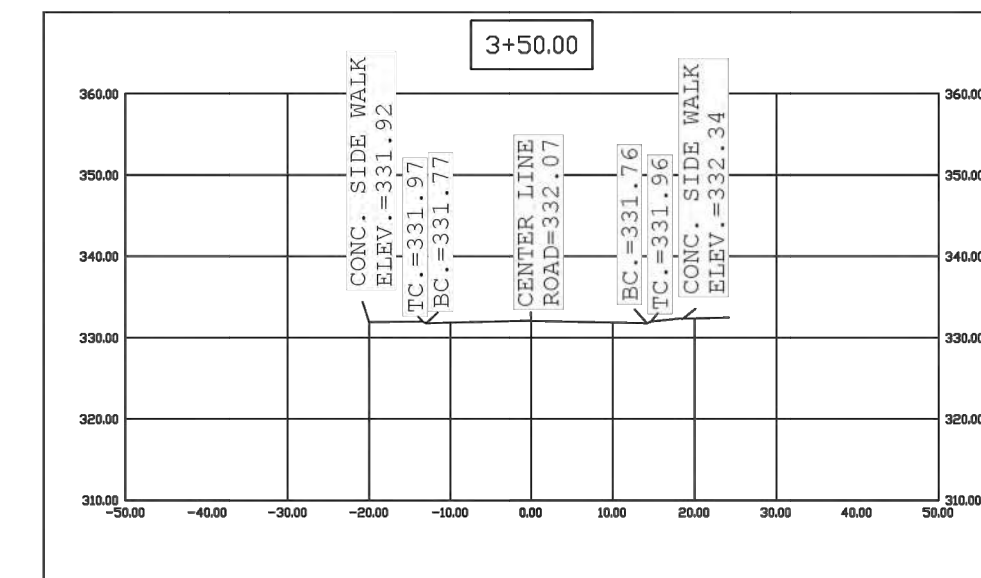
SECTION 5



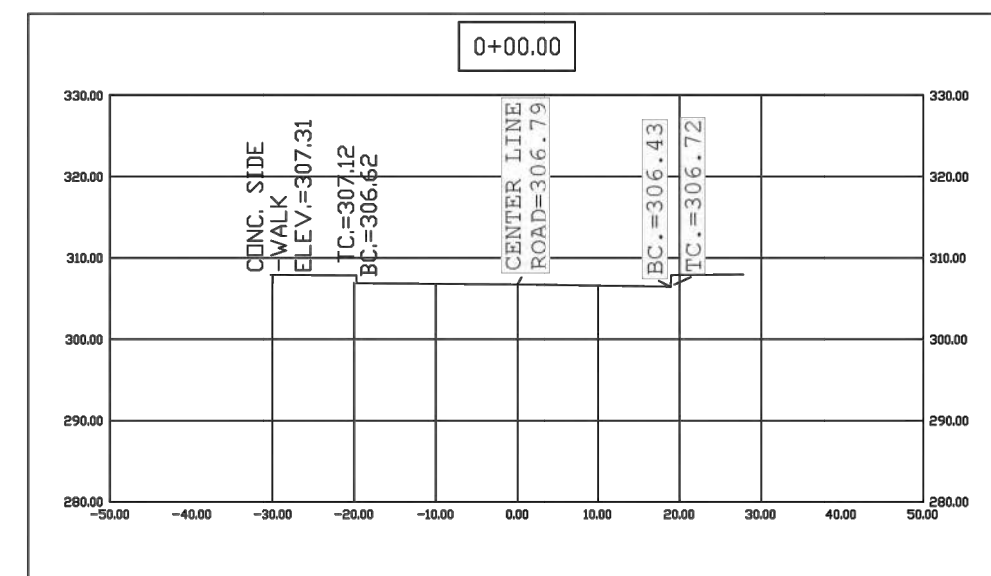
SECTION 6



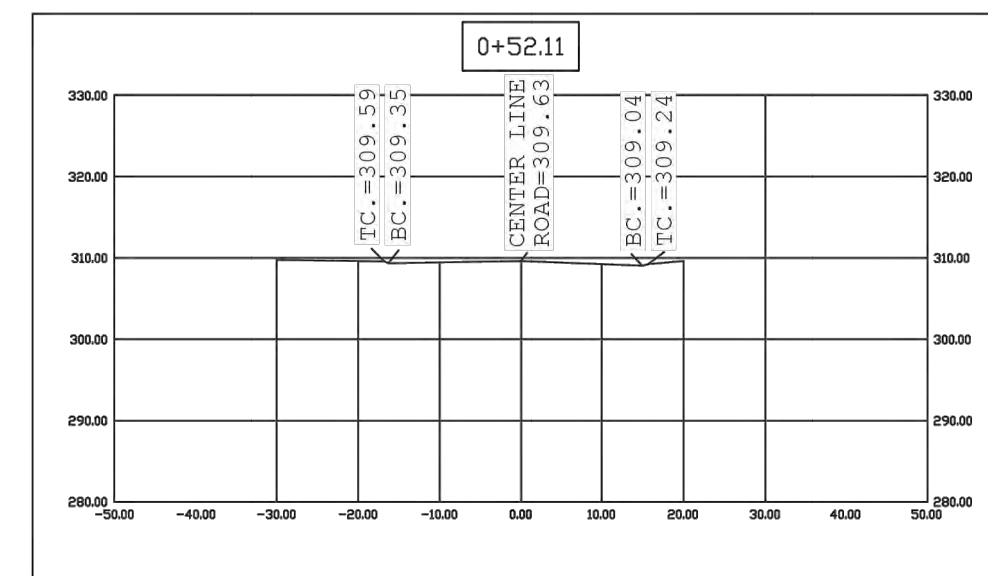
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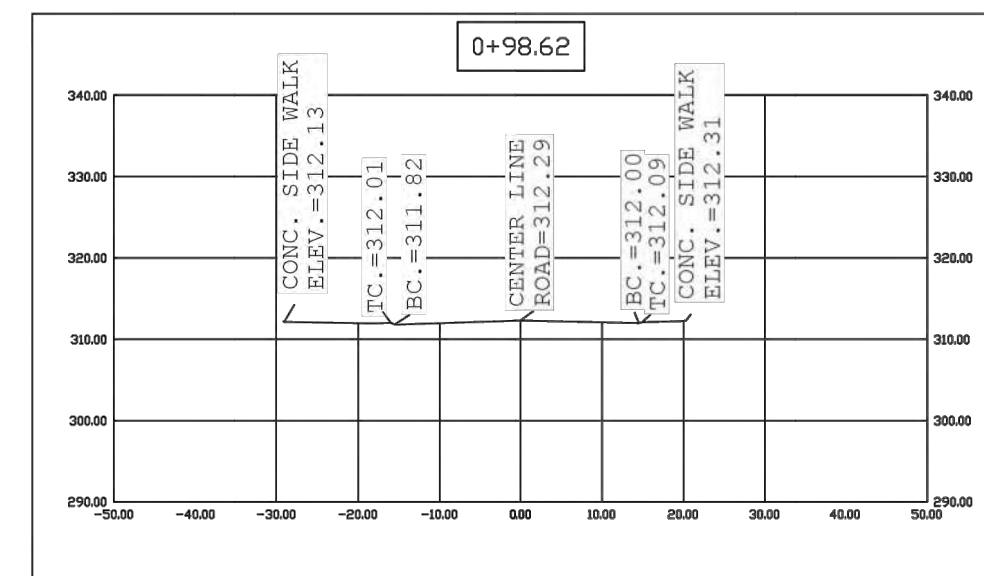
SECTION 8



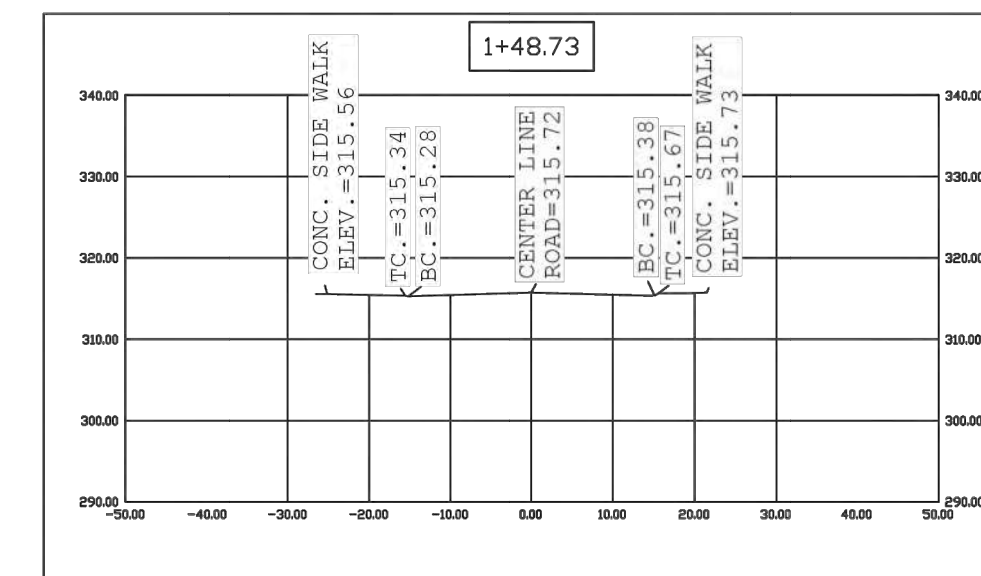
SECTION 1



SECTION 2



SECTION 3



SECTION 4

SCALE 1" = 20'

DESIGNATED AS SECTION 3, BLOCK 22, LOTS 4, 5, 5A, 6 AND 6A
ON THE TAX ASSESSMENT MAP OF THE TOWN OF MOUNT PLEASANT,
WESTCHESTER COUNTY, NEW YORK, AND ALSO KNOWN AS 444 BEDFORD ROAD
AND 109 WHEELER AVENUE, PLEASANTVILLE, NEW YORK.

SEC. No. 106.6
BLOCK No. 5

CERTIFIED TO: 444 ASSOCIATES LLC
WESTCHESTER COUNTY
BUILDING DEPARTMENT.

DATE OF SURVEY: JANUARY 14, 2025
MAP DRAFTED: JANUARY 21, 2025



RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS - PLANNERS

3024 RADCLIFF AVENUE
BRONX, NEW YORK 10469
MOBILE # 917 544 8174
PHONE: 718 884 0238
EMAIL:

NYRECLANDSURV@YAHOO.COM

CROSSCUT TOPOGRAPHICAL SURVEY
OF
444 BEDFORD ROAD AND
109 WHEELER AVENUE,
IN THE VILLAGE
OF PLEASANTVILLE
TOWN OF
MOUNT PLEASANT
WESTCHESTER COUNTY
STATE OF NEW YORK.



NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENCE No. 050294-1

DRAWING TITLE:
CROSS SECTIONS ALONG
BEDFORD ROAD

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL
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LAW.

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ACTING UNDER THE DIRECTION OF A LICENSED
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BEARING THE SEAL OF A LICENSED PROFESSIONAL IS
ALTERED THE ALTERING LICENSED PROFESSIONAL SHALL
AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION
"ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE
DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

SEAL & SIGNATURE



EXP: 3-31-2026

DATE:

3/12/2021

PROJECT NO.:

21-037

DRAWING BY:

ARQ

CHECKED BY:

JBH

DWG. NO.:

S-103



100 EXECUTIVE BLVD. SUITE 204
 OSSINING, NY 10552
 arqpc.com
 PHONE: (914) 944-3377
 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/26/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ



1 INTERSECTION SIGHT DISTANCE PLAN DATE: 4/4/2025
 SCALE: 1"=40'
 ORIGINAL SCALE 1"=30'



1 WHEELER AVE INTERSECTION SIGHT DISTANCE PLAN DATE: 4/4/2025
 SCALE: 1"=30'
 ORIGINAL SCALE 1"=30'

DRAWING TITLE:
 PROPOSED INTERSECTION
 SIGHT DISTANCES PLANS

PROJECT:
 THE LANDMARK AT 444

PROJECT ADDRESS:
 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

NYS EDUCATION LAW
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SEAL & SIGNATURE



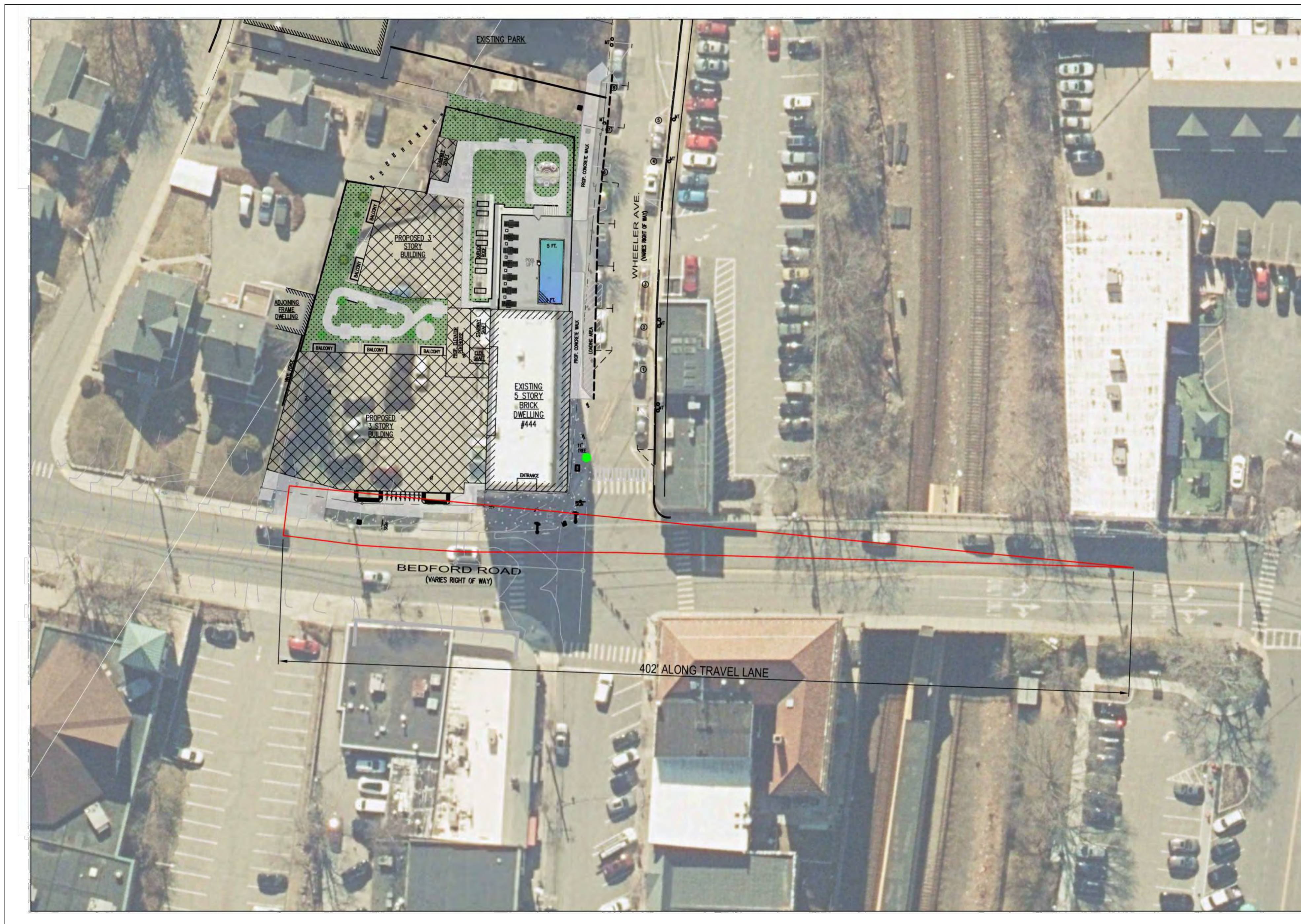
DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	
DRAWING BY:	S-104
CHECKED BY:	
JBH	



100 EXECUTIVE BLVD. SUITE 204
 OSSINING, NY 10562
 arqpc.com
 PHONE: (914) 944-3377
 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	9/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ



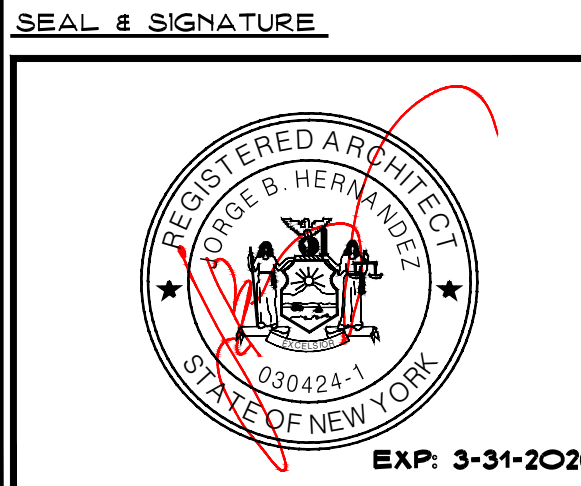
DRAWING TITLE:
 PROPOSED INTERSECTION
 SIGHT DISTANCE PLAN W/
 AERIAL VIEW

PROJECT:
 THE LANDMARK AT 444

PROJECT ADDRESS:
 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

NYS EDUCATION LAW
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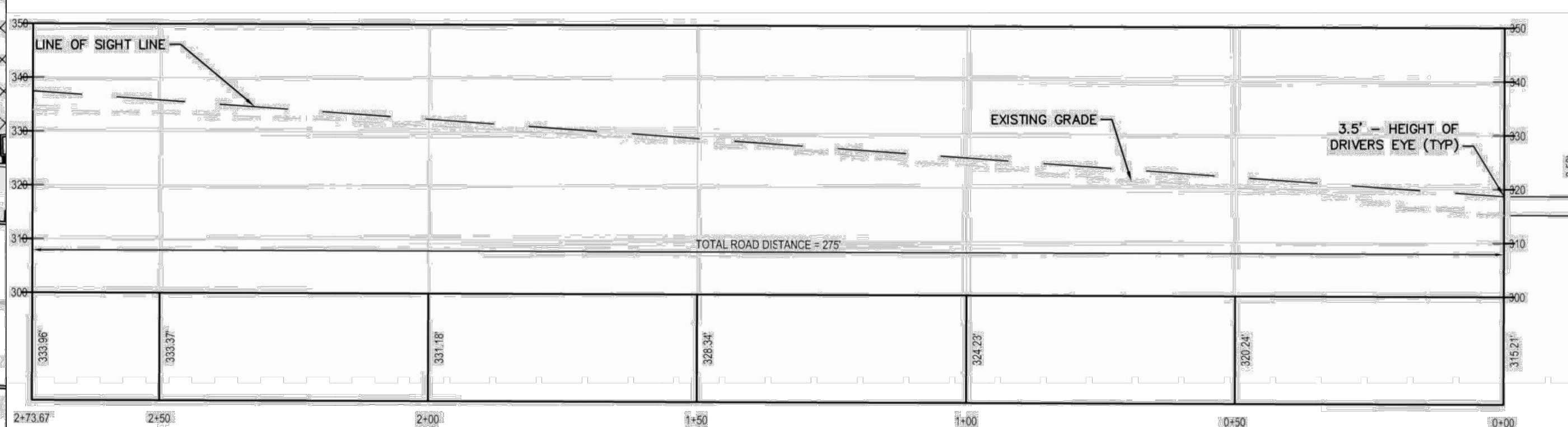
1 BEDFORD RD INTERSECTION SIGHT DISTANCE PLAN DATE: 4/4/2025
 SCALE: 1"=30'
 ORIGINAL SCALE: 1"=30'

DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	S-105
DRAWING BY:	
CHECKED BY:	

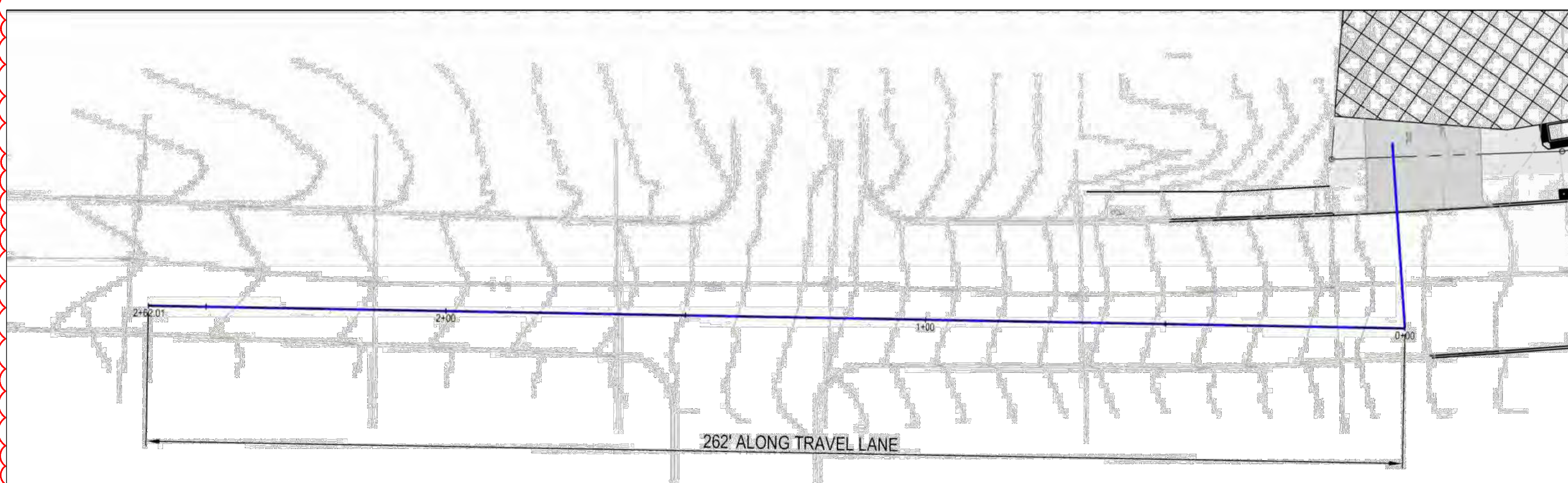
REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ



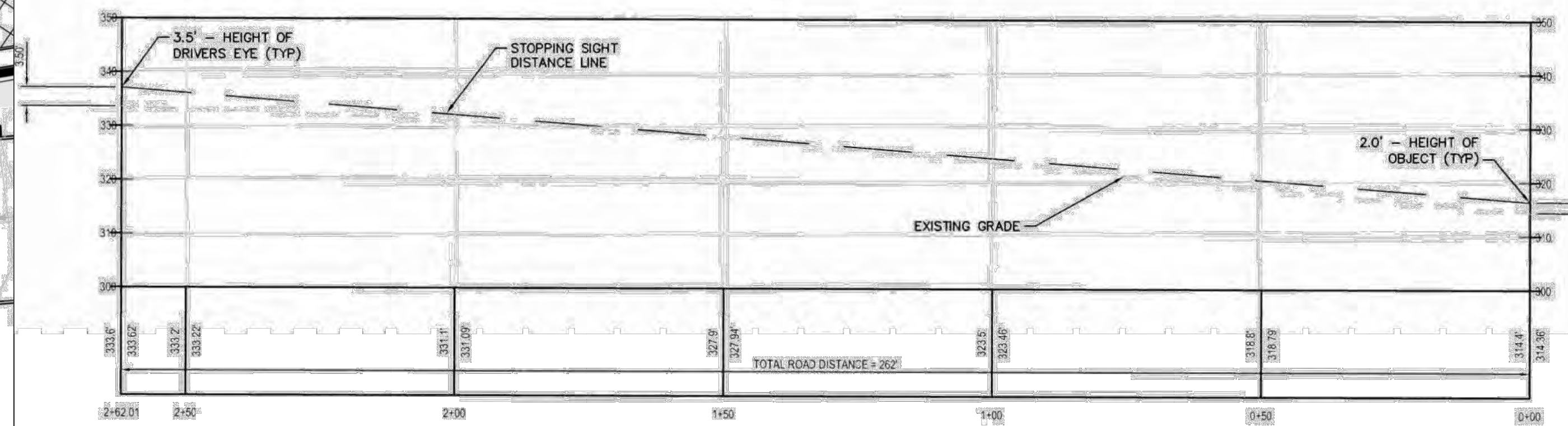
1 BEDFORD INTERSECTION SIGHT DISTANCE PLAN VIEW DATE: 4/4/2025
 SCALE: 1"=20'
 ORIGINAL SCALE 1"=20'



1 BEDFORD ROAD INTERSECTION SIGHT DISTANCE PROFILE DATE: 4/4/2025
 SCALE: H: 1"=20' V: 1"=20'



1 BEDFORD ROAD STOPPING SIGHT DISTANCE PLAN VIEW DATE: 4/4/2025
 SCALE: 1"=20'
 ORIGINAL SCALE 1"=20'



1 BEDFORD ROAD STOPPING SIGHT DISTANCE PROFILE DATE: 4/4/2025
 SCALE: H: 1"=20' V: 1"=20'

DRAWING TITLE:
 PROPOSED INTERSECTION
 SIGHT DISTANCE, STOPPING
 SIGHT DISTANCE PLANS &
 PROFILES

PROJECT:
 THE LANDMARK AT 444

PROJECT ADDRESS:
 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

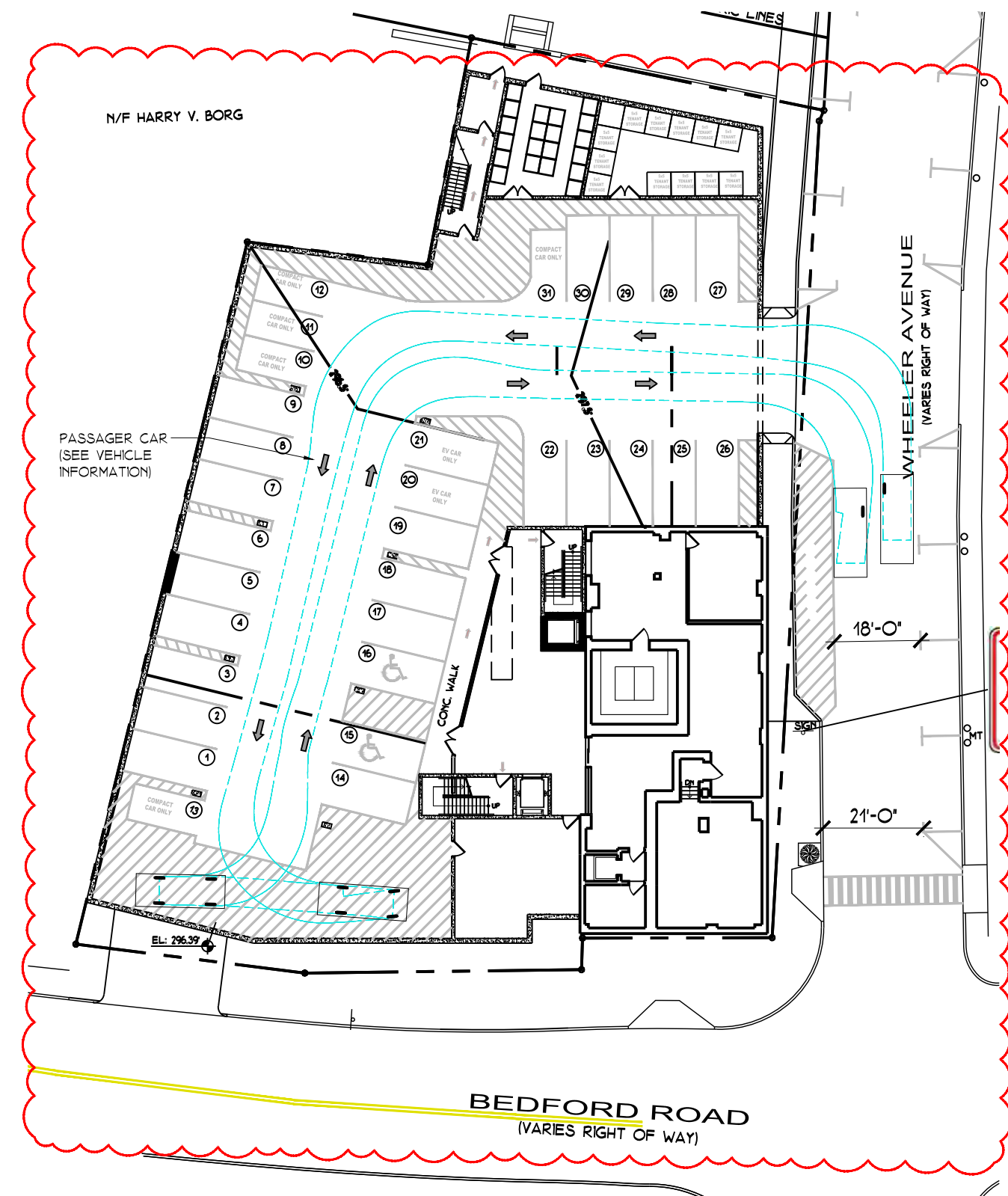
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SEAL & SIGNATURE

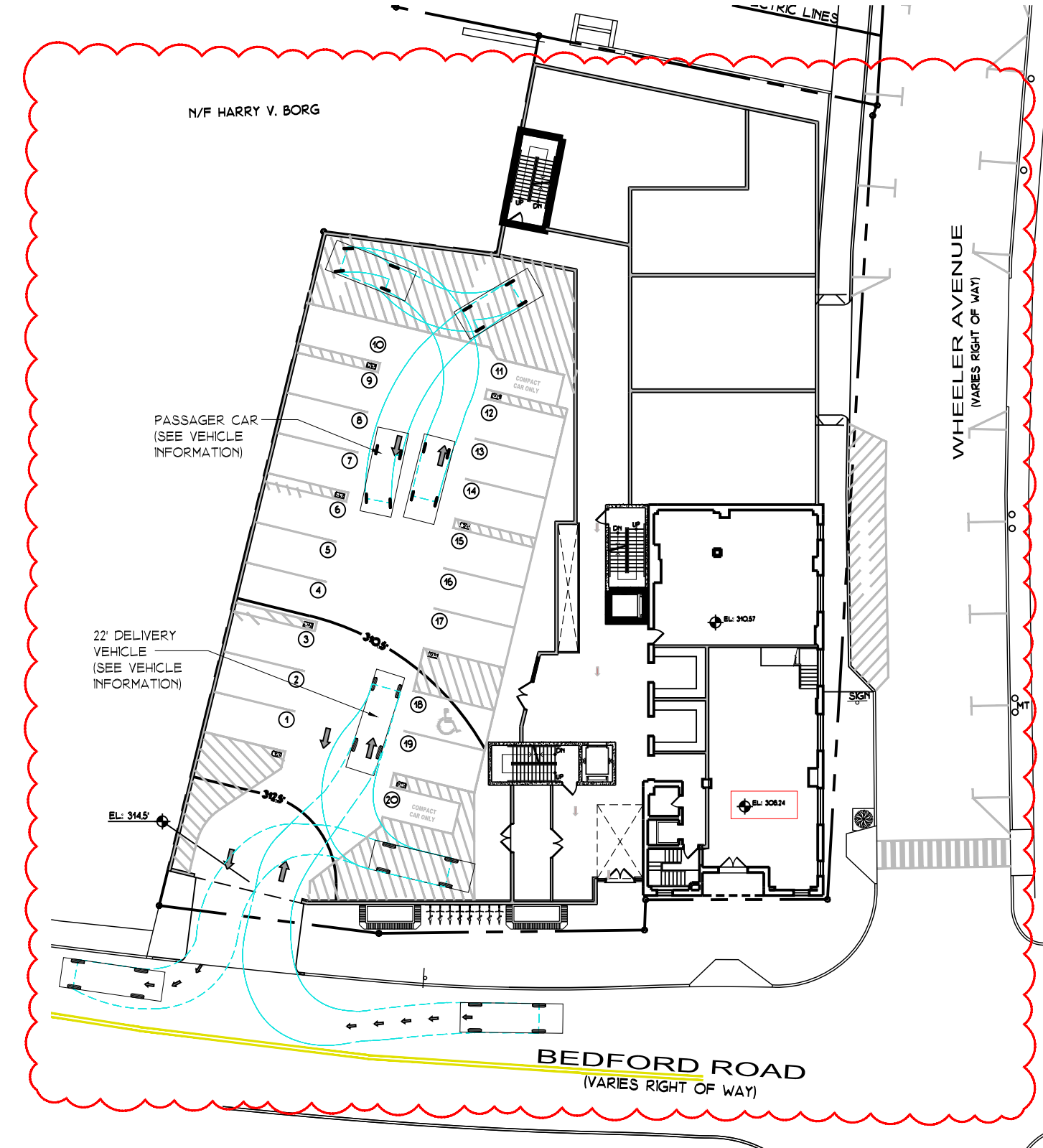
 REGISTERED ARCHITECT
 JORGE B. HERNANDEZ
 030424-1
 STATE OF NEW YORK
 EXP: 3-31-2026

DATE: 3/12/2021
PROJECT NO.: 21-037
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO.: S-105-A



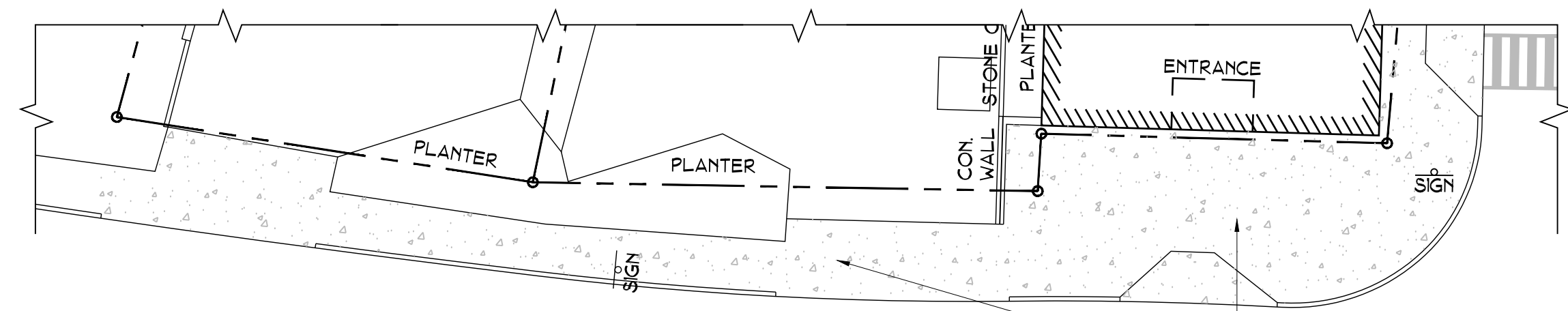
VEHICLE INFORMATION N.T.S.

Vehicle Type	Overall Length	Overall Width	Overall Body Height	Track Width
PASSENGER CAR:	19'-0"	7'-0"	4'-3"	6'-0"
22' DELIVERY VEHICLE:	22'-9"	6'-5"	8'-9"	6'-5"



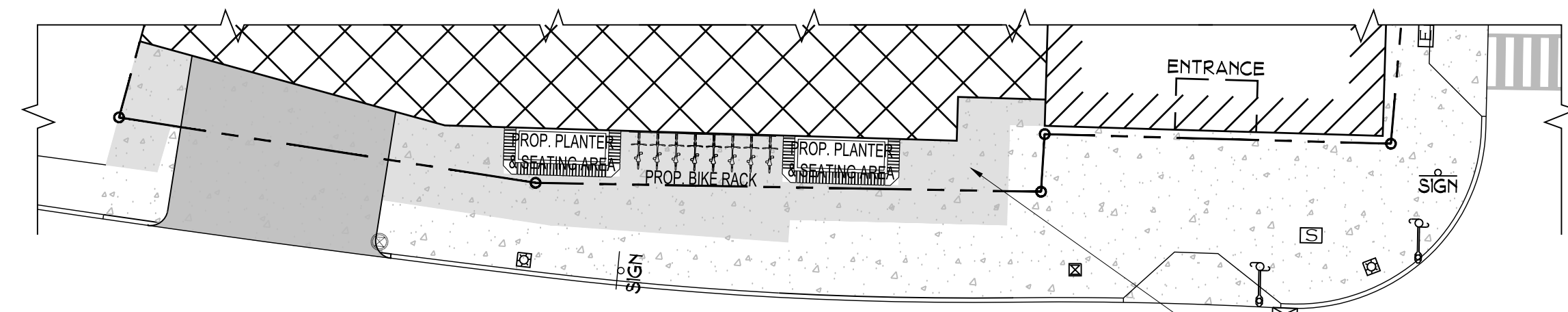
PROPOSED LOWER LEVEL VEHICLE MANEUVERABILITY (PASSENGER CAR) 1" = 30'-0"

PROPOSED MAIN LEVEL VEHICLE MANEUVERABILITY (PASSENGER CAR AND DELIVERY VAN) 1" = 30'-0"



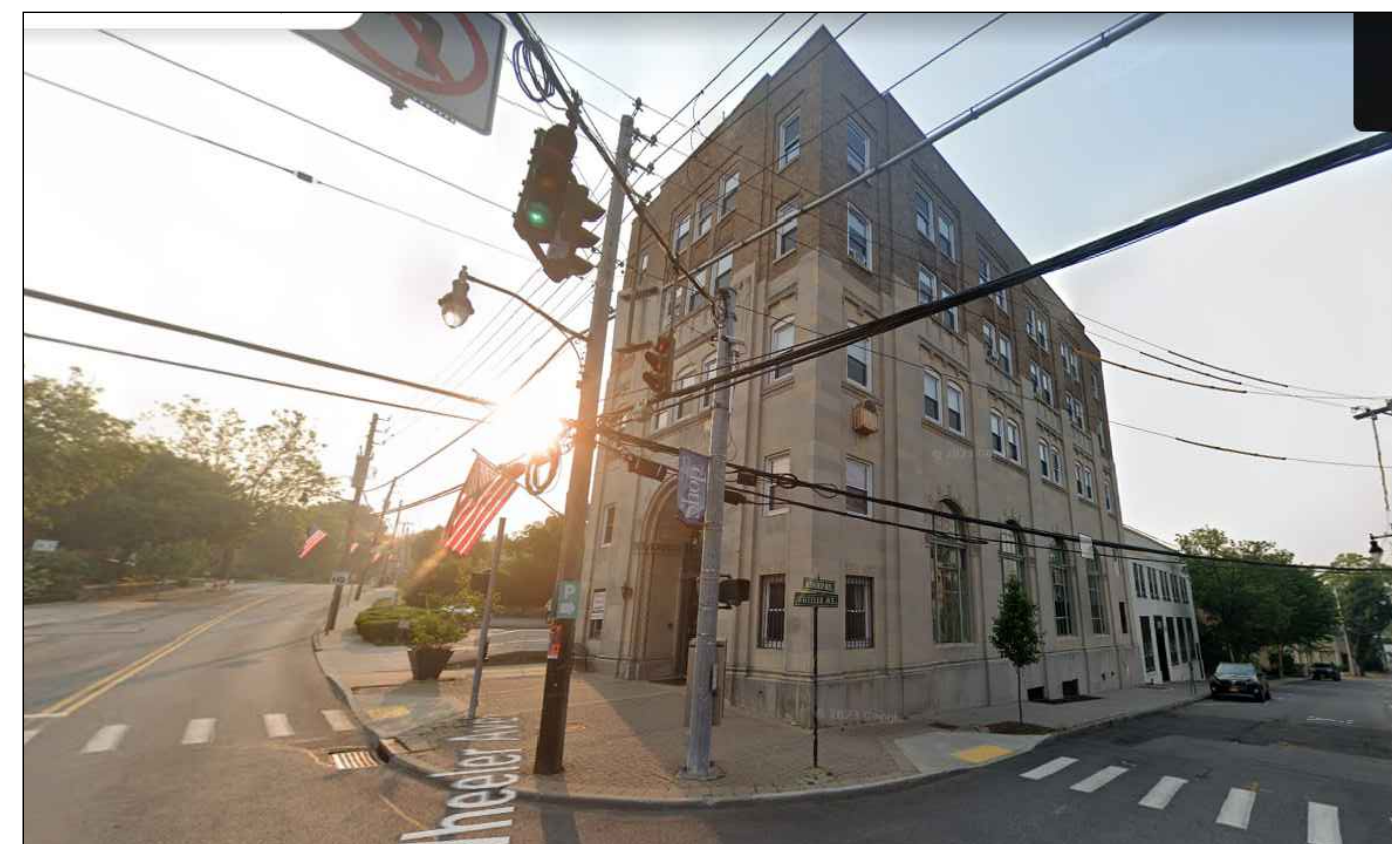
EXISTING CIVIC SPACE PLAN 1" = 20'-0"

EXIST. SIDEWALK CIVIC SPACE AREA = 1,149 SQ.FT.

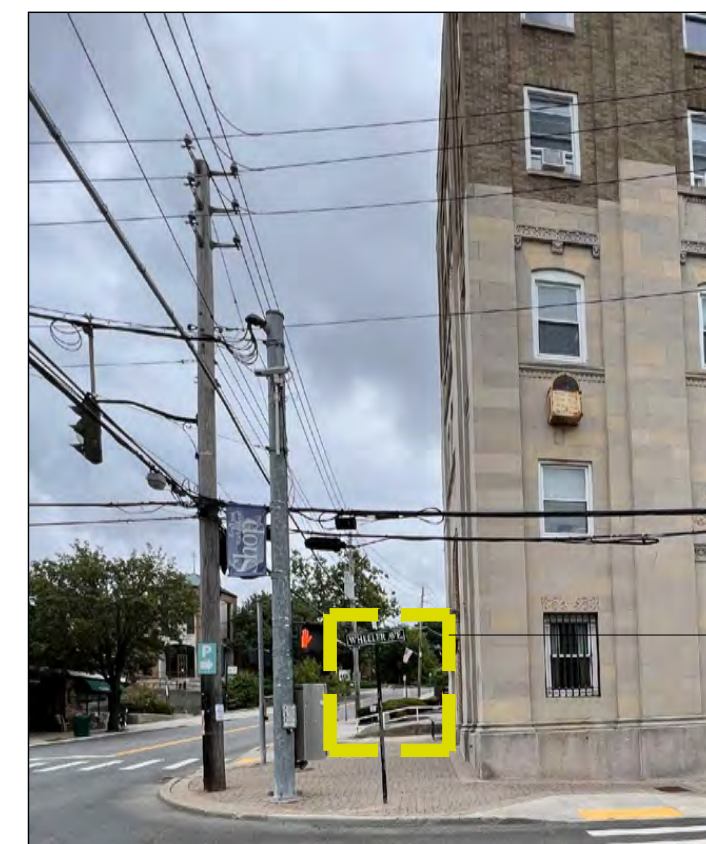


PROPOSED CIVIC SPACE PLAN 1" = 20'-0"

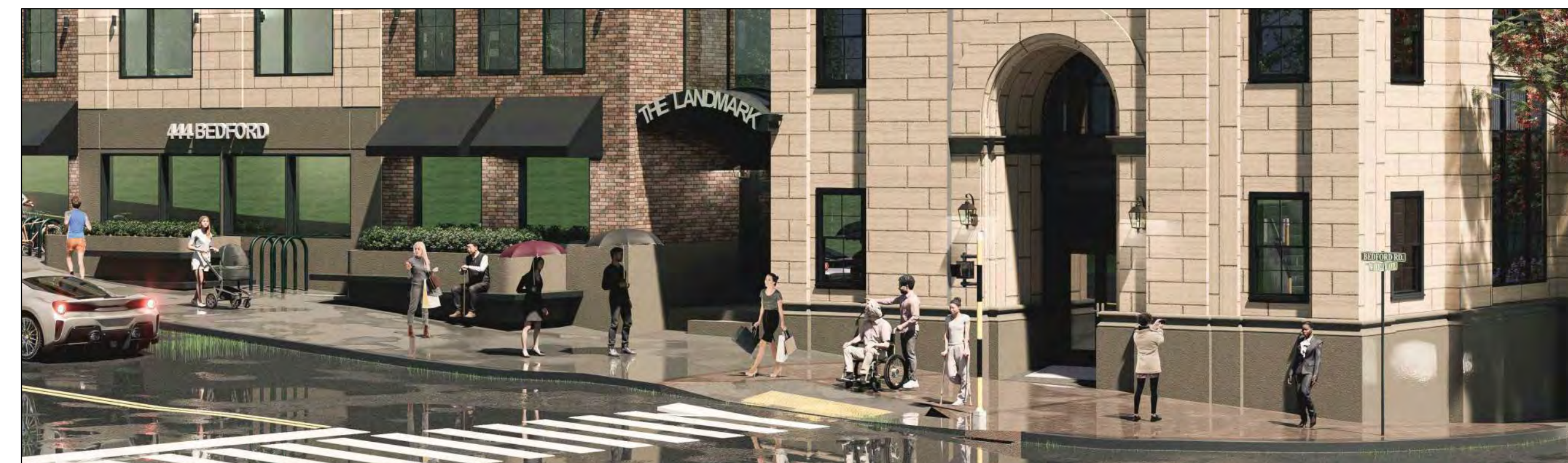
PROPOSED CONTIGUOUS SIDEWALK CIVIC SPACE AREA = 2,323 SQ.FT.



EXISTING CIVIC SPACE CONDITIONS PLAN N.T.S.



PROPOSED ADDITIONAL SPACE



PROPOSED CIVIC SPACE N.T.S.



100 EXECUTIVE BLVD. SUITE 204
OSSING, NY 10562
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
PROPOSED VEHICLE MANEUVERABILITY PLANS AND EXIST. & PROPOSED CIVIC SPACE PLANS WITH IMAGES

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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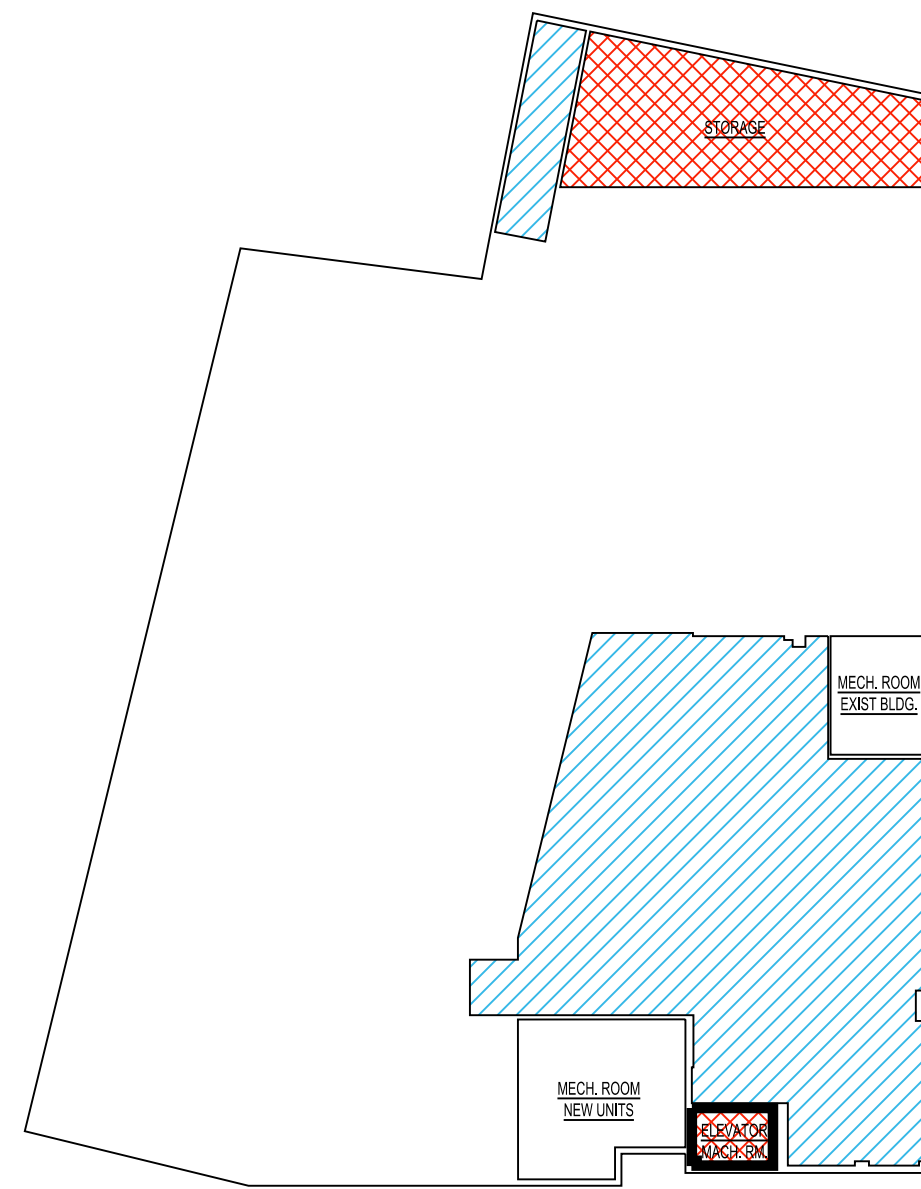
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SEAL & SIGNATURE

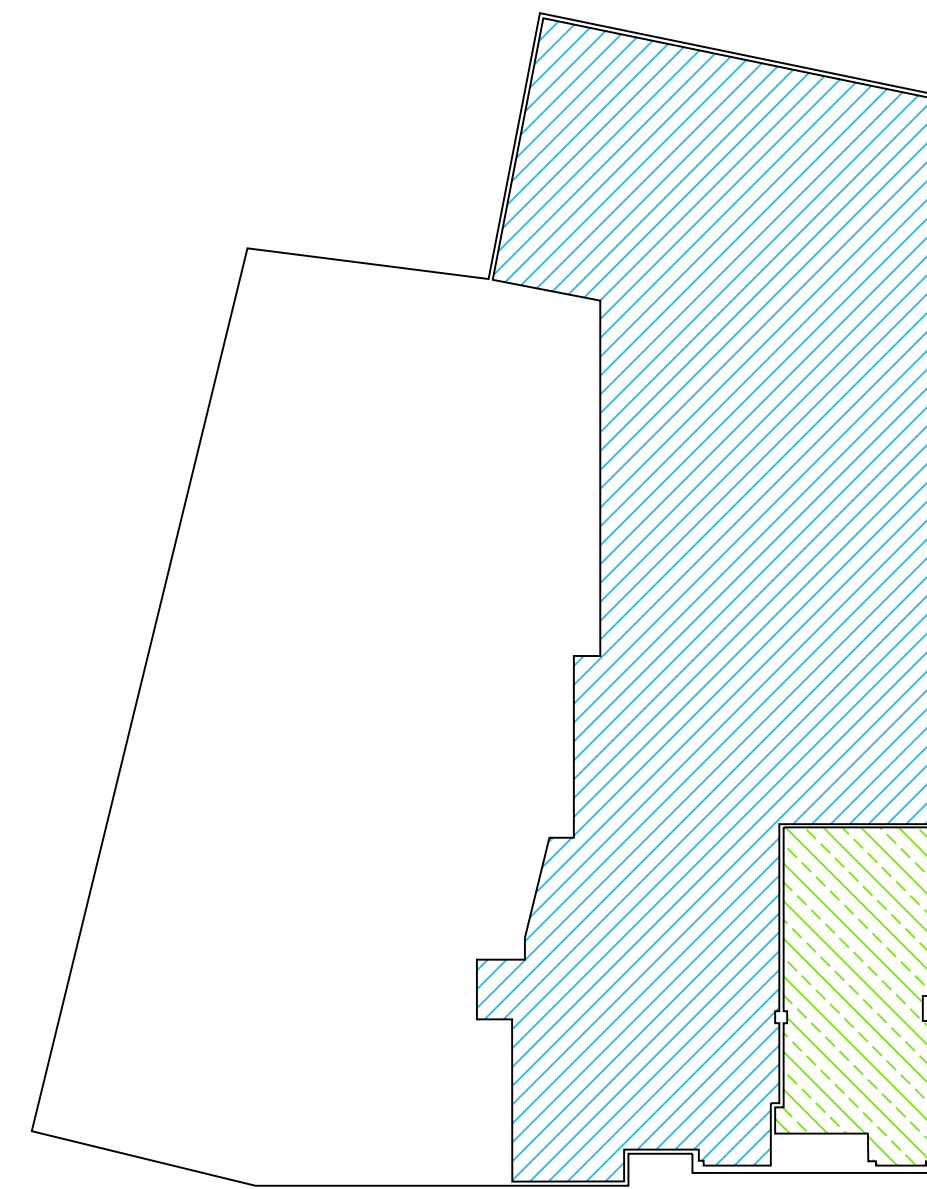


DATE: 3/12/2021
PROJECT NO.: 21-037
DRAWING BY: ARQ
CHECKED BY: J.B.H.
DWG. NO.: S-106

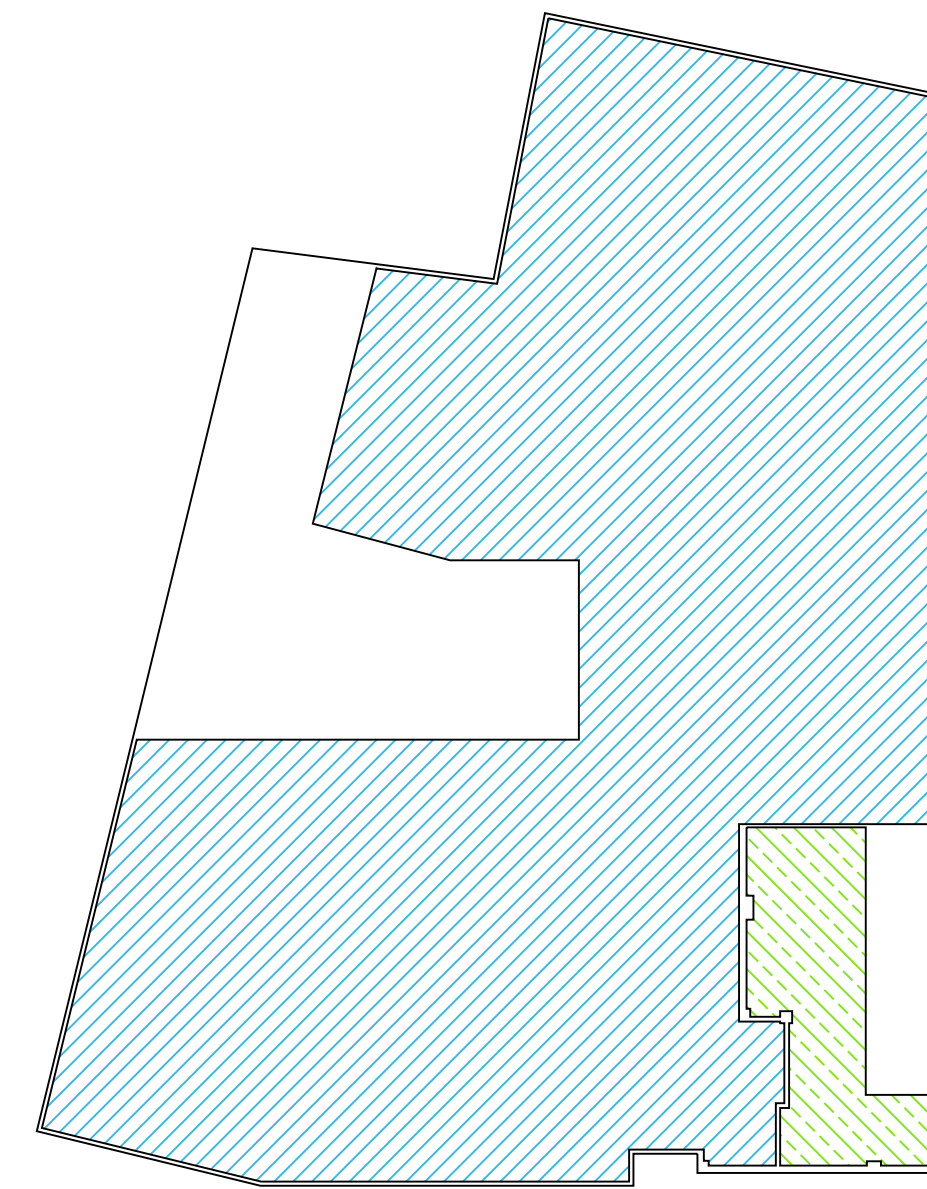
REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ



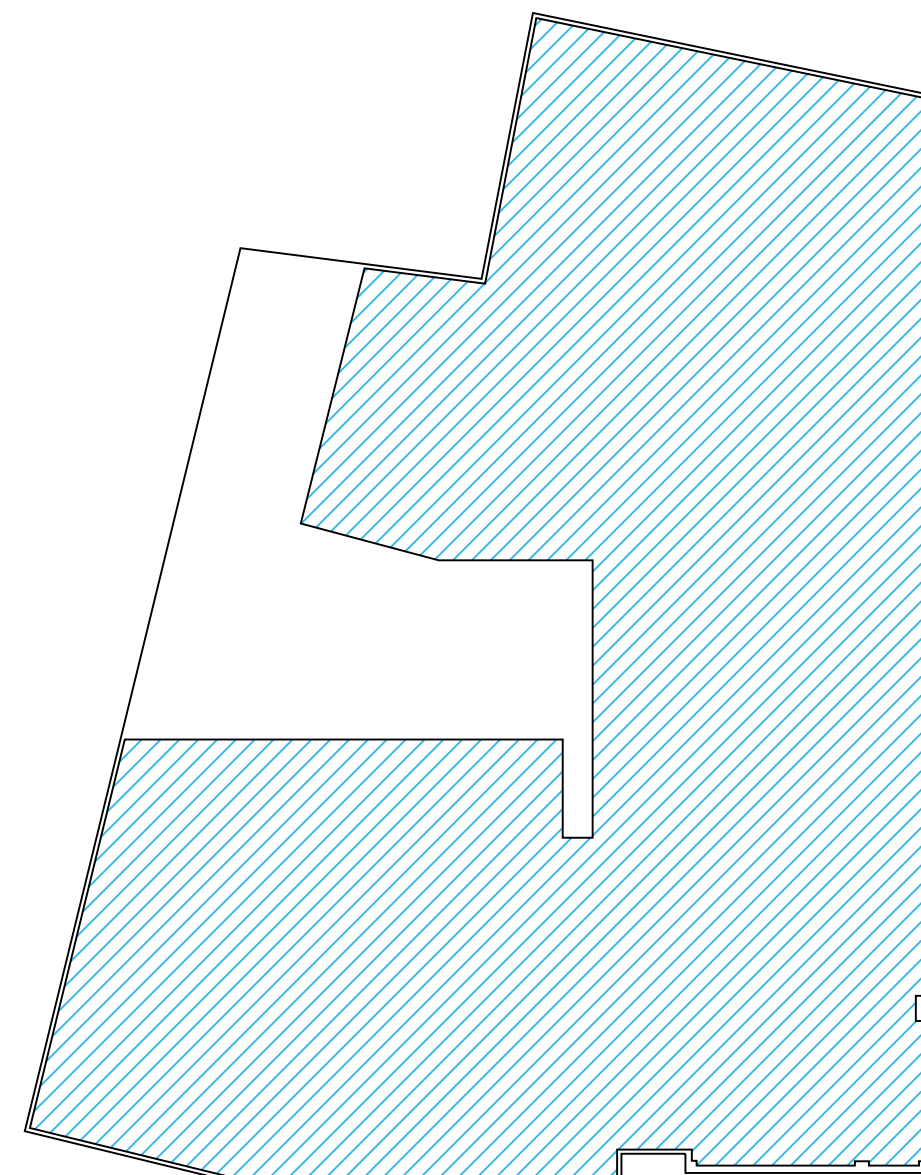
**LOWER LEVEL FLOOR
 KEY MAP**
 F.A.R. = 4,266 S.F.



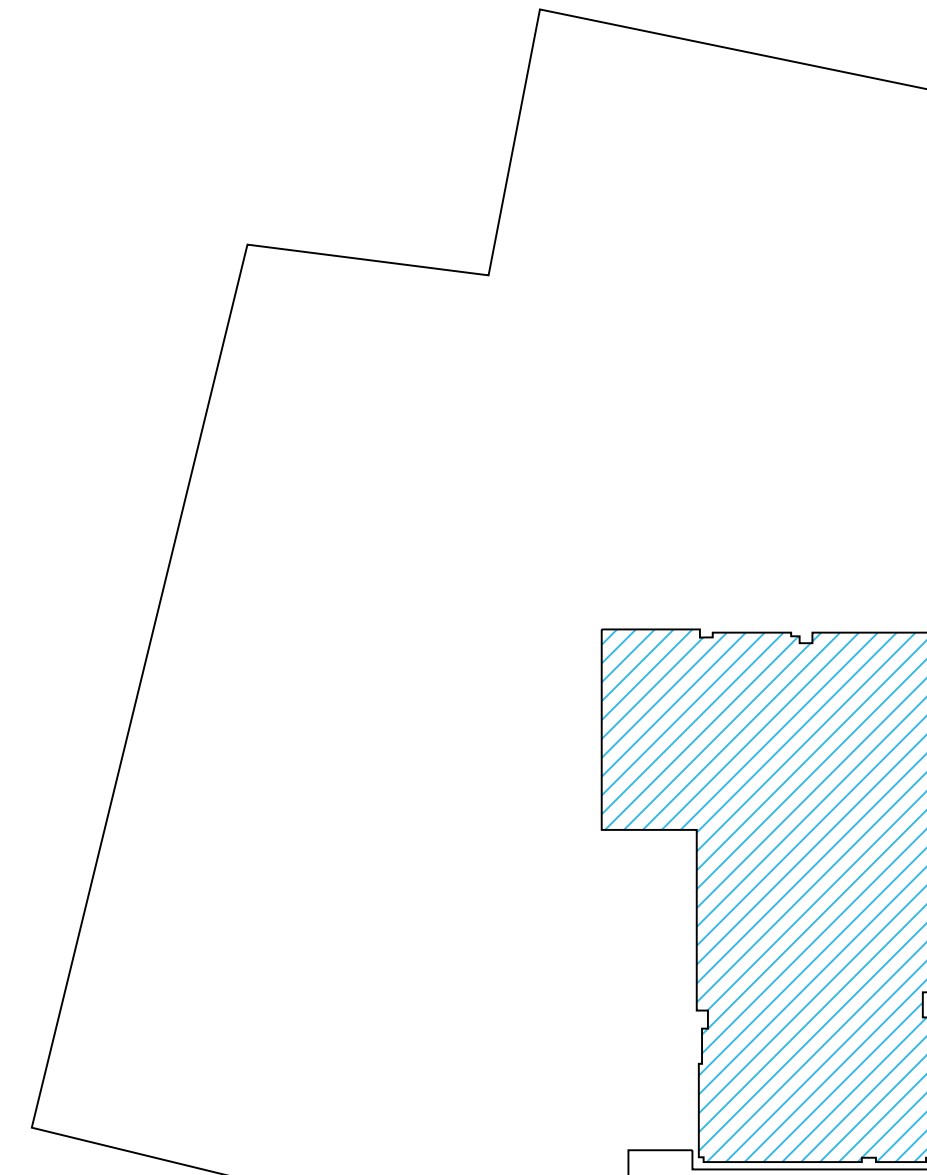
**MAIN FLOOR
 KEY MAP**
 TOTAL F.A.R. = 10,195 S.F.
 RESIDENTIAL: 9,011 S.F.
 RETAIL: 1,184 S.F.
 RESIDENTIAL: 5 APARTMENTS
 2 (1 BEDROOM)
 3 (2 BEDROOMS)



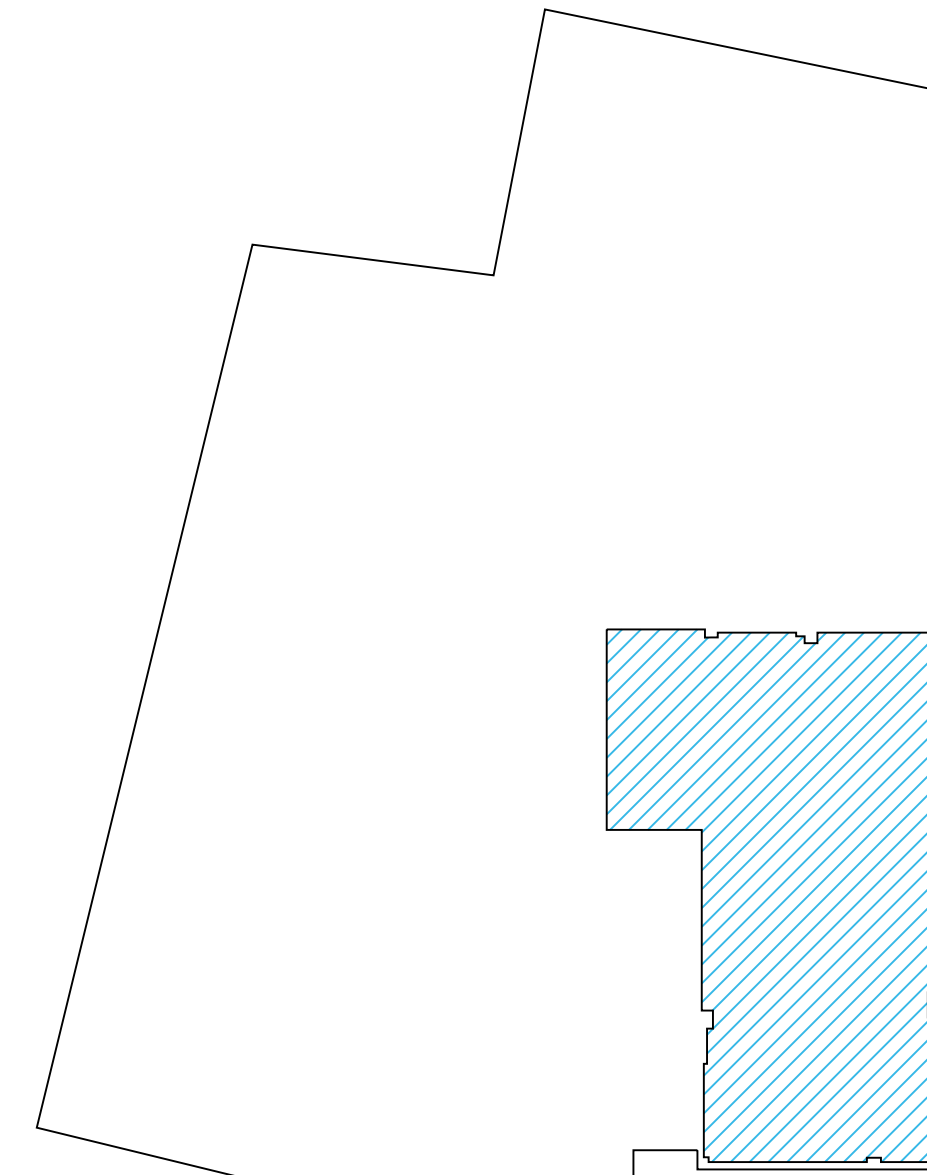
**SECOND FLOOR
 KEY MAP**
 TOTAL F.A.R. = 16,260 S.F.
 RESIDENTIAL: 15,298 S.F.
 RETAIL: 962 S.F.
 RESIDENTIAL: 15 APARTMENTS
 7 (1 BEDROOM)
 4 DUPLEX (1 BEDROOM)
 4 (2 BEDROOMS)



**THIRD FLOOR
 KEY MAP**
 TOTAL F.A.R. = 16,637 S.F.
 (RESIDENTIAL ONLY)
 RESIDENTIAL: 12 APARTMENTS
 7 (1 BEDROOM)
 3 (2 BEDROOMS)



**FOURTH FLOOR
 KEY MAP**
 TOTAL F.A.R. = 3,514 S.F.
 (RESIDENTIAL ONLY)
 RESIDENTIAL: 2 APARTMENTS
 2 (2 BEDROOMS)



**FIFTH FLOOR
 KEY MAP**
 TOTAL F.A.R. = 3,514 S.F.
 (RESIDENTIAL ONLY)
 RESIDENTIAL: 2 APARTMENTS
 2 (2 BEDROOMS)

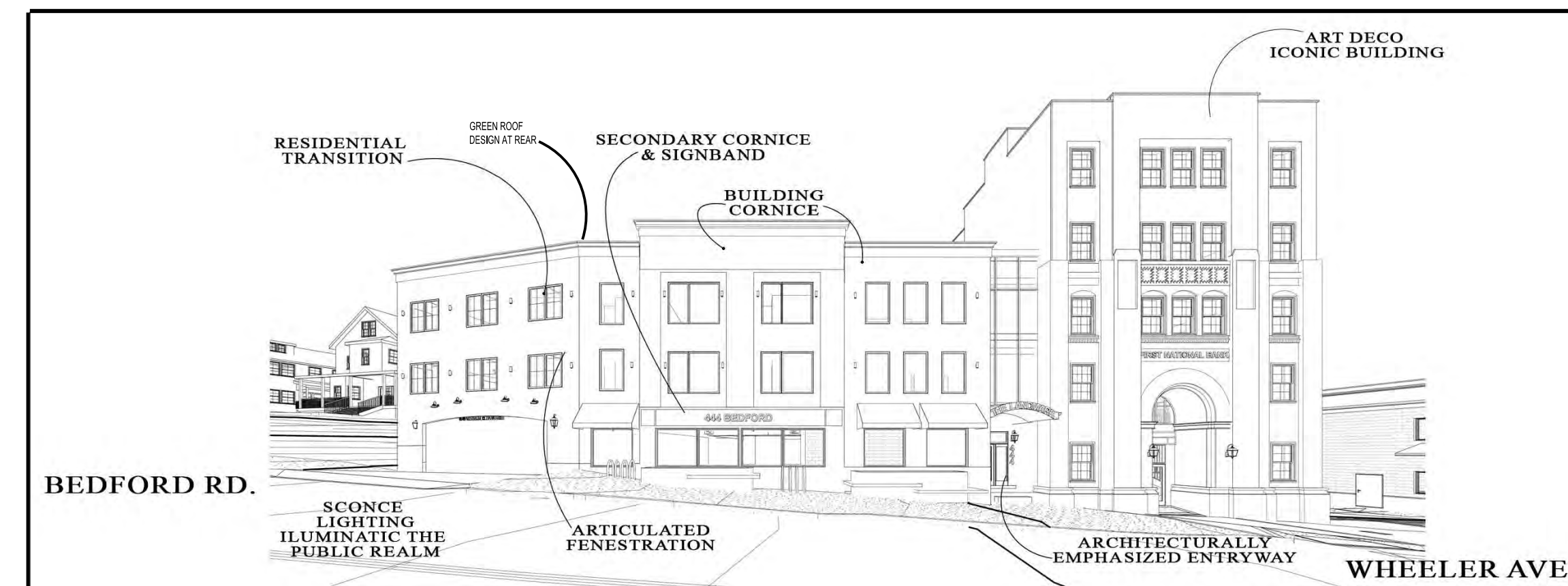
KEY MAPS 1"=30'-0"

PROPOSED NEW DEVELOPMENT

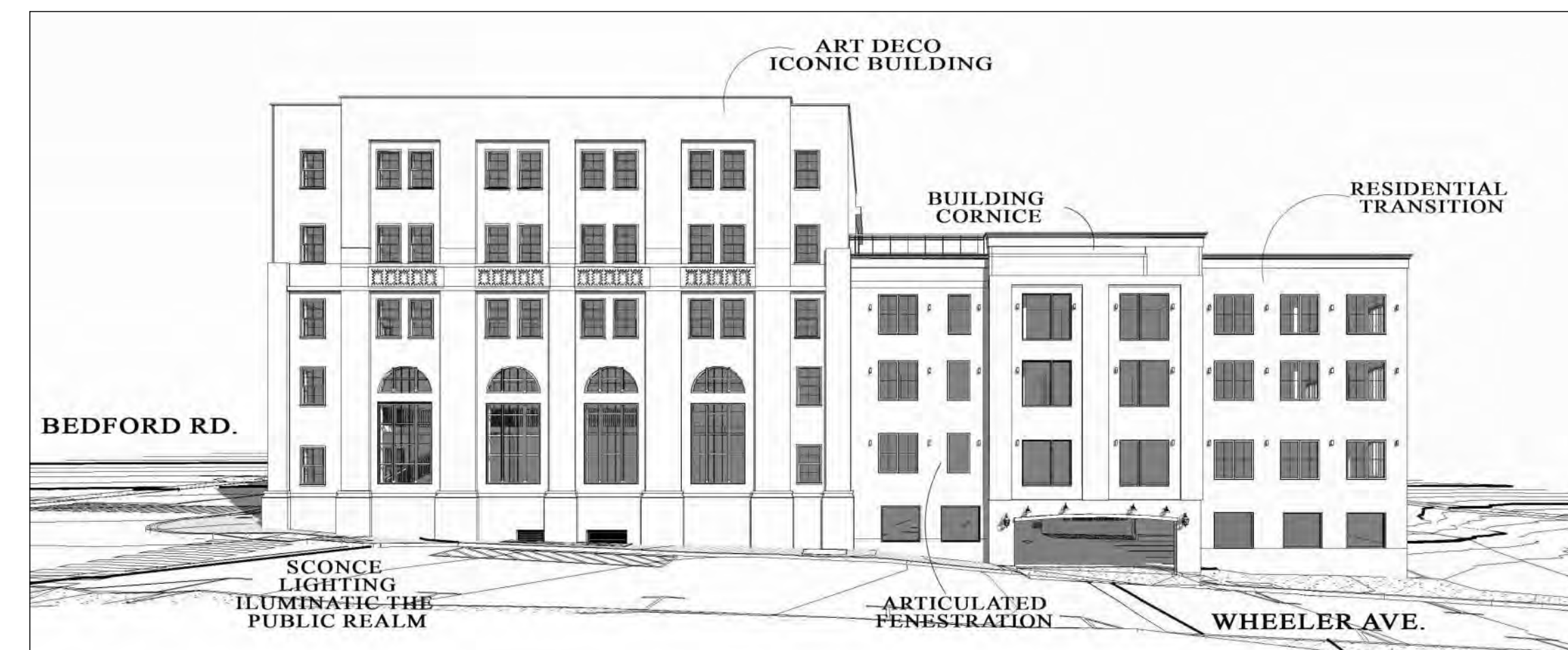
FLOOR:	1 BEDROOM APARTMENT:	1 BEDROOMS APT. (DUPLEX):	2 BEDROOMS APARTMENT:	TOTAL
MAIN	2	0	3	5
SECOND	7	4	4	15
THIRD	7	-	5	12
FOURTH	0	0	2	2
FIFTH	0	0	2	2
TOTAL:	16	4	16	36

FLOOR AREA RATIO (F.A.R.)

LOT SIZE: 22,331 X 2	= 44,662 S.F.
23,482 X 2.3 (15% F.A.R. BONUS)	= 51,361 S.F.
EXISTING 5 STORY = 3,368 S.F. X5	= 15,940 S.F.
EXISTING 3 STORY = 2,428 S.F. X3	= 7,284 S.F.
TOTAL EXISTING F.A.R.	= 24,124 S.F.
TOTAL PROPOSED NEW DEVELOPMENT F.A.R.	= 50,872 S.F.



PROPOSED DEVELOPMENT / BEDFORD RD. ELEVATION N.T.S.



PROPOSED DEVELOPMENT / WHEELER AVE. ELEVATION N.T.S.

DRAWING TITLE:
 KEY MAPS, TABLE AND PROPOSED DEVELOPMENT ELEVATIONS

PROJECT:
 THE LANDMARK AT 444

PROJECT ADDRESS:
 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

NYS EDUCATION LAW

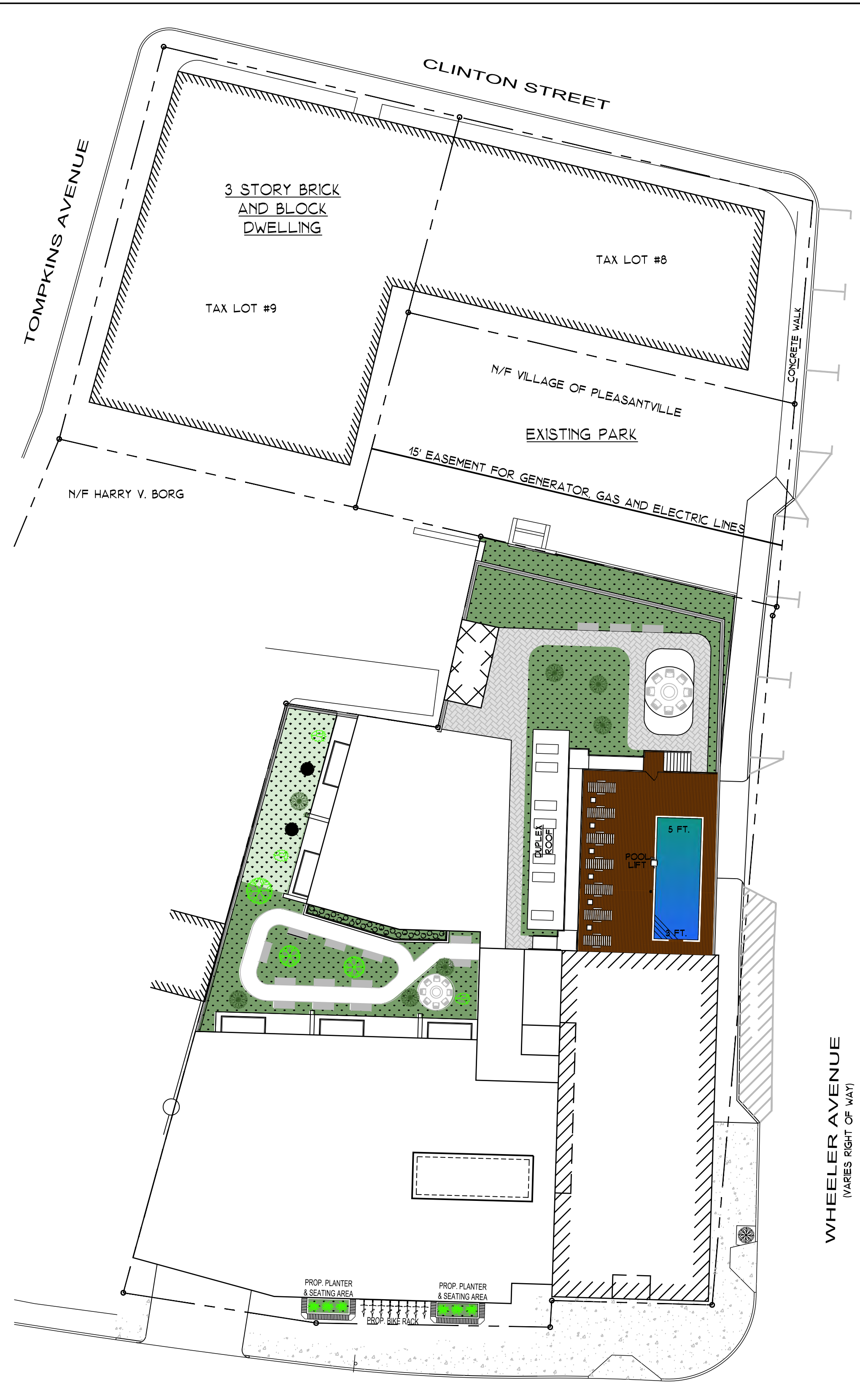
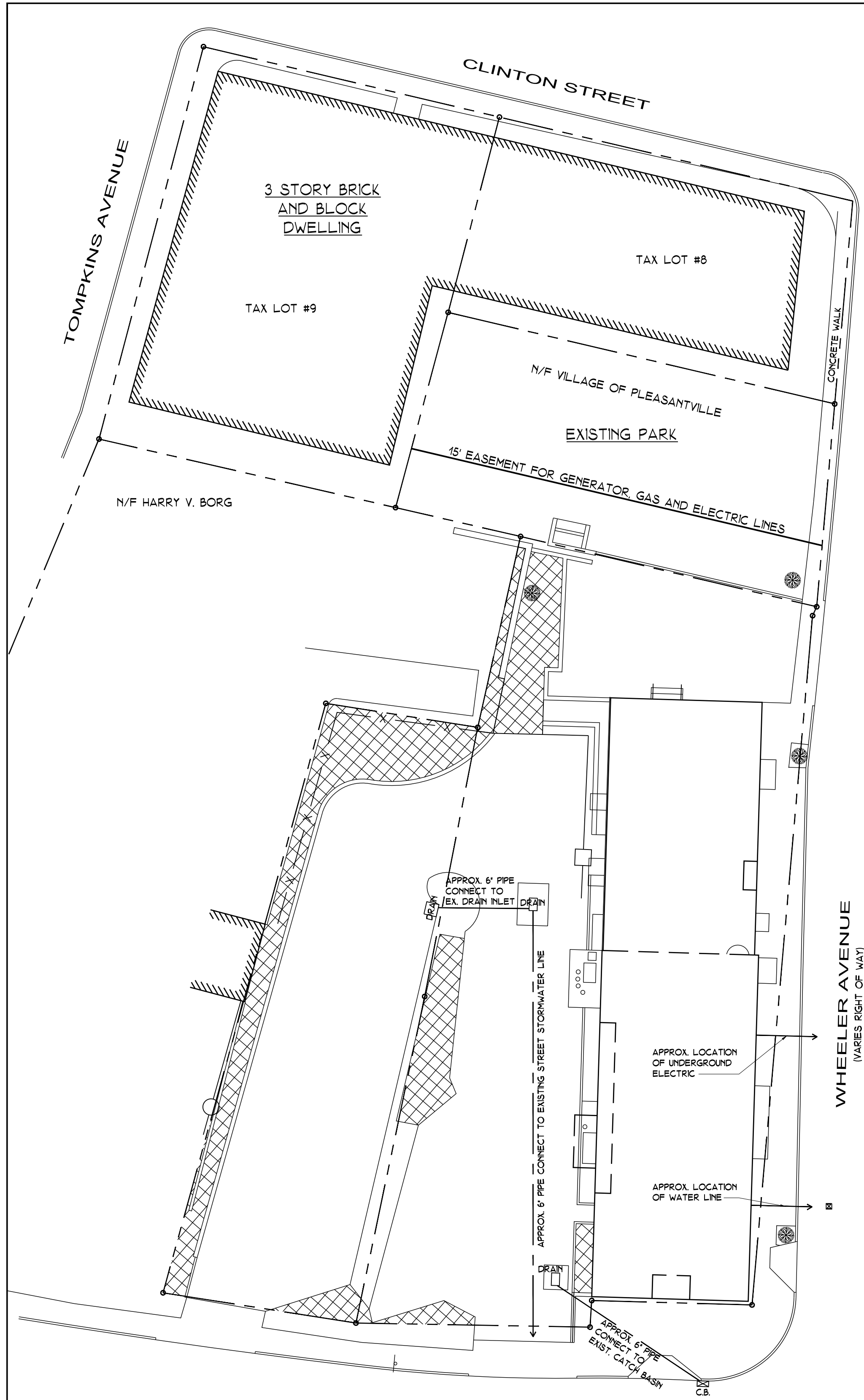
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SEAL & SIGNATURE



DATE:	3/12/2021	DWG. NO.:	
PROJECT NO.:	21-037		
DRAWING BY:	ARQ		S-107
CHECKED BY:	JBH		



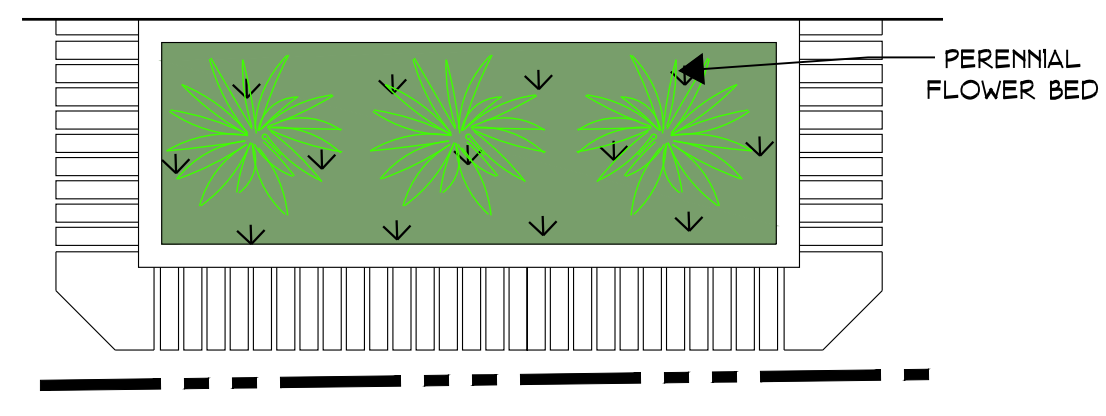
STORMWATER SITE MANAGEMENT TABULATION LEGEND

	EXISTING PERVIOUS AREA	= 2,510 SQ.FT.
	PROPOSED PERVIOUS AREA	= 1,822 SQ.FT.
	PROPOSED PERVIOUS AREA GREEN ROOF DESIGN	= 500 SQ.FT.

NOTE:
 1. PROVIDE 500 SF. OF EXTENSIVE GREEN ROOF PER NYS STORM WATER DESIGN MANUAL
 2. THE INTENSIVE GREEN ROOF PROPOSED OVER THE PARKING AREA WILL REPLICATE AND/OR IMPROVE THE CURRENT RUNOFF VALUE AT THE SITE

PROPOSED PLANTING LEGEND

SYM.	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE
	RG	RUDBECKIA 'GOLDSTRUM'	COREOPSIS VERTICILLATA	1 GAL.
	LD	LITTLE DEVIL 'NNEBARK'	PHYSOCARPUS OPULIFOLIUS	2' HGT
	RA	SUMAC 'GRO-LOW'	RHUS AROMATICA	2' HGT
	BX	'INKBERRY'	ILEX GLABRA	2 GAL.



ENLARGED PROPOSED PLANTING & SEATING AREA N.T.S.



100 EXECUTIVE BLVD. SUITE 204
 OSSING, NY 10552
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 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
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P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
 EXIST. & PROPOSED PERVIOUS AREA AND LANDSCAPING PLANS

PROJECT:
 THE LANDMARK AT 444

PROJECT ADDRESS:
 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

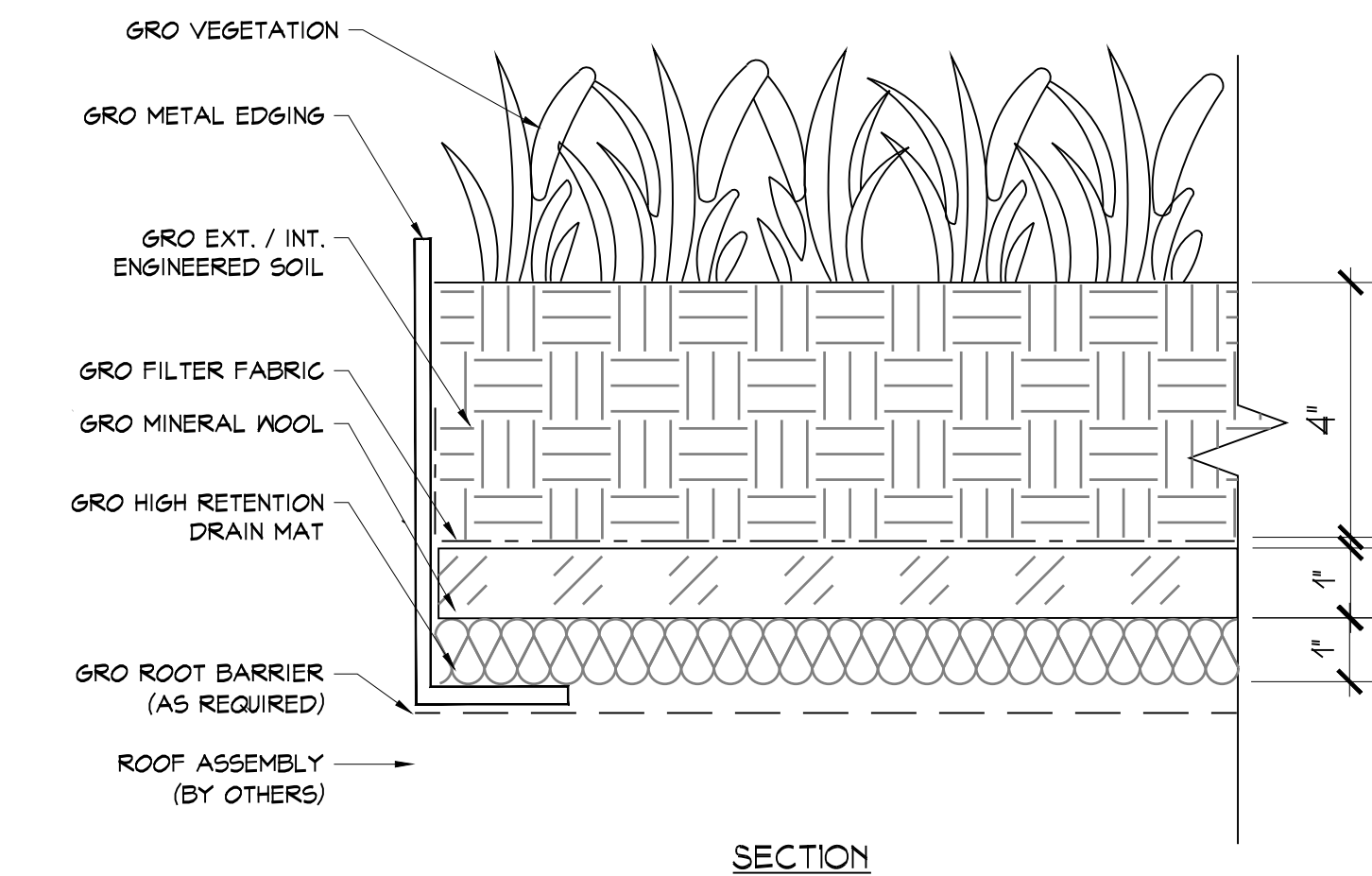
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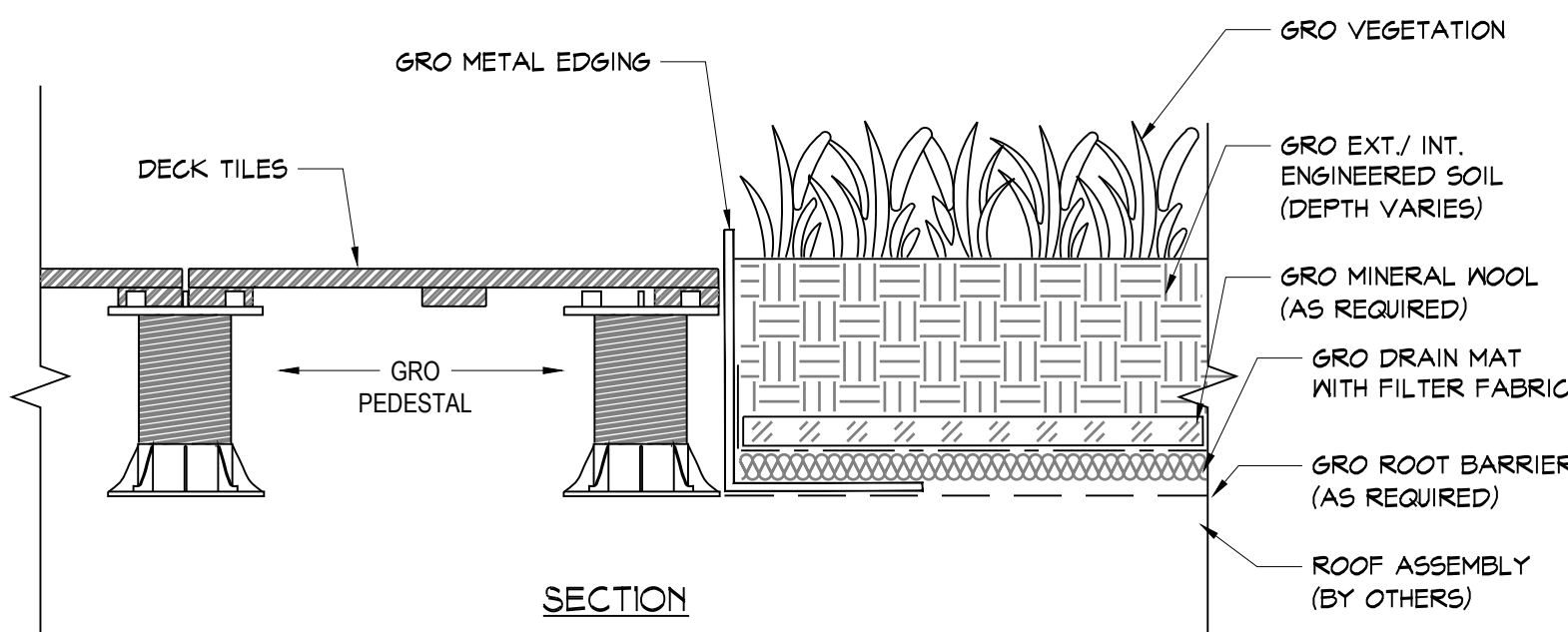


DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	21-037
DRAWING BY:	ARQ
CHECKED BY:	JBH
	S-108



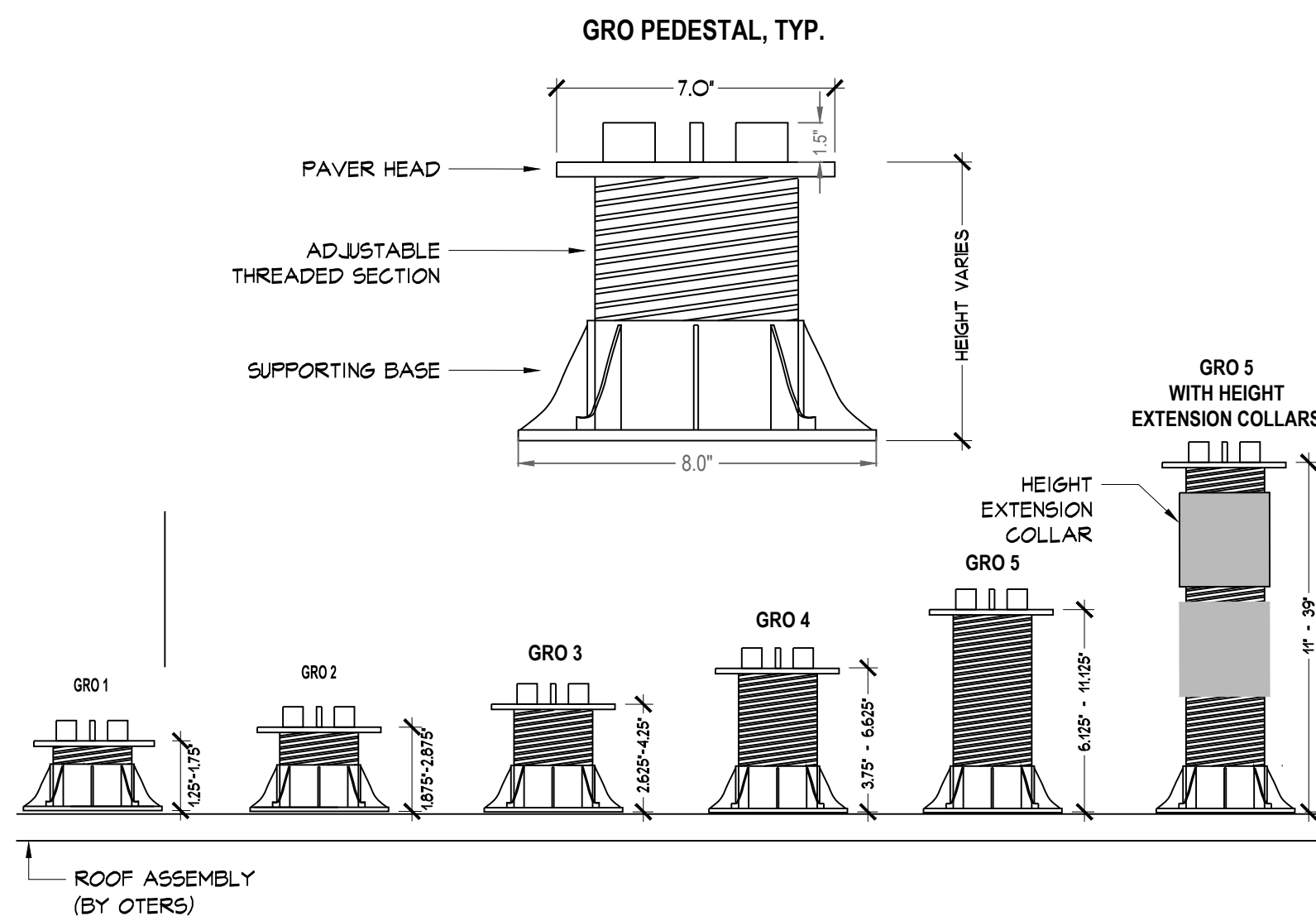
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.GREENRISETECH.COM.

**DETAIL
GRO WATERHOG XL LAYERED GREEN ROOF SYSTEM**
GREEN RISE COPYRIGHT



- NOTES:**
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**GRO LAYERED GREEN ROOF SYSTEM DETAIL
ADJACENT TO GRO DECK TILES WITH GRO PEDESTALS**
GREEN RISE COPYRIGHT



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**DETAIL
GRO FIXED HEAD PEDESTALS**
GREEN RISE COPYRIGHT



**GRT WATERHOG XL LAYERED SYSTEM
SPECIFICATIONS**

GRT WATERHOG XL LAYERED SYSTEM

The GRT WaterHog XL Layered System is a premium, high-performance system for stormwater management. This system is the standard WaterHog system with an additional 1" layer of premium rock wool, which increases the retention capacity to over 50% above the Classic system!

DEPTH	6"
SOIL	4"
MINERAL WOOL	1"
DRAIN MAT	1"
SATURATED WEIGHT	42 psf
WATER RETENTION	2.4 gal/sf
IRRIGATION	Site Specific

*soil depths can be customized



www.greenrisetech.com

info@greenrisetech.com



**GRT 2" STORMWATER DETENTION MODULES
SPECIFICATIONS**

GRT 2" STORMWATER DETENTION MODULES

GRT 2" Stormwater Detention Modules are a lightweight, effective stormwater storage solution to maximize retention and/or detention. Each detention module is 2" thick, can be stacked up to 10' high, and easily configured for efficient use of space. Designed as an open shell, these modules encourage infiltration with 90% internal and surface void area available for high capacity stormwater capture. They are lightweight, making them quick to install, but also strong enough to accommodate heavy loads with a minimum of 6" of cover. Typically installed with GRT Filter Fabric and GRT Root Barrier.



MATERIAL	100% Recycled Polypropylene
MODULE DIMENSIONS & WEIGHT	20" x 24" x 2" (nominal); 4 lbs. 19.68" x 23.62" x 1.97" (actual); 4 lbs.
AREA VOLUME & WATER CAPACITY	0.53 cf & 0.48 cf
MODULE STACKING	Maximum 10' = 60 layers
VOID AREA	90% volume available for water storage
SURFACE AREA VOID	90% of exterior available for infiltration
COMPRESSIVE STRENGTH	240.2 psi (ASTM D 2412 / ASTM F2318)
UNIT WEIGHT	7.55 lbs/cf FS:3 (ASTM 2322)
SERVICE TEMPERATURE	-14°F to 167°F safe temperature range for use
MIN. & MAX. COVER DEPTH	6' to 16.7'

www.greenrisetech.com

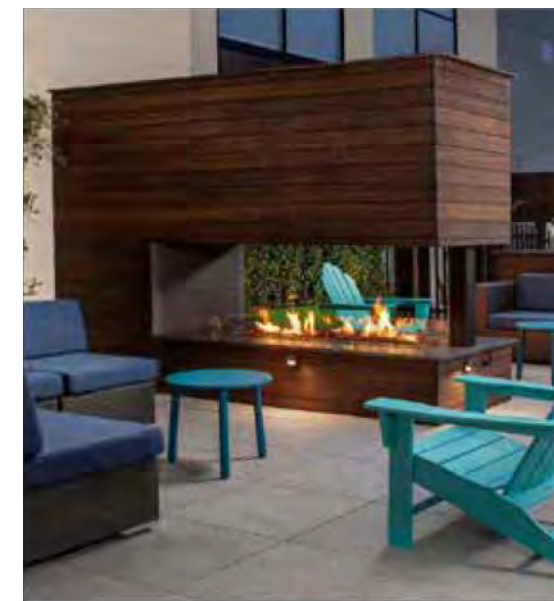
info@greenrisetech.com



**GRT PORCELAIN PAVERS
SPECIFICATIONS**

GRT PORCELAIN PAVERS

GRT Porcelain Pavers can be used to create patio, terrace, and gathering spaces or to add walking paths to rooftop areas. Made for outdoor use, these pavers are slip, chemical, and fade resistant, and a no-maintenance product. When installed on GRT Pedestals, they offer a practical way to hide and protect roof penetrations, pipes, and uneven surfaces. GRT Porcelain Pavers are available in a variety of aesthetic colors, textures, and sizes, and are a MADE IN THE USA product.



MATERIAL	Porcelain
DIMENSIONS	24" x 24" x 3/8" (nominal); 23 1/2" x 23 1/2" x 3/8" (actual) *Other sizes, including mixed, available per request
WEIGHT	25 lbs.
COLORS	Various colors and styles available
FREEZE / THAW	Resistant (ASTM C1026)
WATER ABSORPTION	≤ 0.5% (ASTM C)
BREAKING STRENGTH	≥ 250 lbf (ASTM C648)
CHEMICAL RESISTANCE	Unaffected (ASTM C650)
ACCOMPANYING GRT PRODUCTS	GRT PEDESTALS

info@greenrisetech.com



**GRT FIXED HEAD PEDESTALS
SPECIFICATIONS**

GRT FIXED HEAD PEDESTALS

GRT Pedestals work perfectly with all deck pavers; including wood, porcelain, and concrete. They provide rigid support for pavers and can hold thousands of pounds each. The pedestals help conceal roof extrusions, like anchor points and pipes. GRT Pedestals allow our fastening kit to secure wood and porcelain pavers down to mitigate movement and wind uplift.

MATERIAL	Polypropylene and rubber (head top)
HEIGHT	1" - 39"
BASE DIAMETER & THICKNESS	8" x 1/16"
HEAD DIAMETER	7"
BASE CONTACT SURFACE AREA	49 in ²
TAB HEIGHT & THICKNESS	1/2" x 5/32"
COMPRESSION STRENGTH	> 3,000 PSF
FIRE RATING	Class E (UNI EN 13501-1: 2009)
CHARACTERISTICS	Adjustable height Security lock to prevent unlocking Recyclable material
ACCOMPANYING GRT PRODUCTS	GRT Deck Tiles GRT Structural Grate GRT Concrete & 3 Pavers GRT Fastening Kits



- Deck Paver Head:** Heavy duty fixed head; Designed specifically to hold and align all deck pavers and tiles.
- Adjustable Threaded Section:** Allows you to adjust the height in minute increments, within the given range.
- Height Extension Collar:** A simple design with a single 'click' motion to attach these extension collars build up the pedestals to a maximum height of 39".
- Wide Supporting Base:** Pedestals are loosely laid and do not require fixing to the floor. Large diameter spreads loads and ensures stability.

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FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
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RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

**DRAWING TITLE:
GREEN ROOF DETAILS &
SPECIFICATION SHEETS**

**PROJECT:
THE LANDMARK AT 444**

**PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570**

NYS EDUCATION LAW

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SEAL & SIGNATURE



EXP: 3-31-2026

DATE:	3/12/2021	DWG. NO.:	
PROJECT NO.:	21-037		
DRAWN BY:	ARQ		S-109
CHECKED BY:	JBH		

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
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REV. DRAWINGS	4/9/2025	ARQ

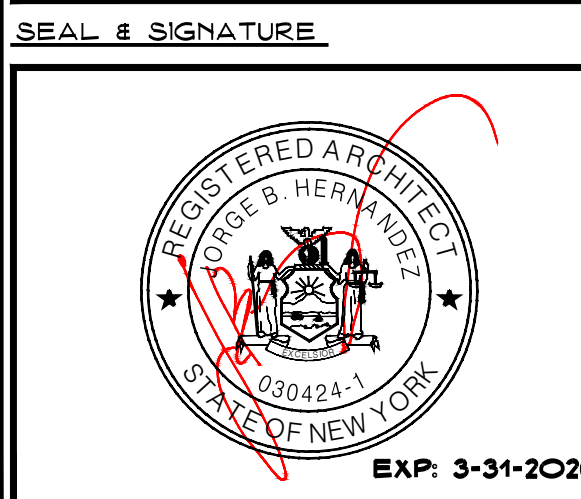
DRAWING TITLE:
**PHASE PLANS AND
 CONSTRUCTION SEQUENCE**

PROJECT:
THE LANDMARK AT 444

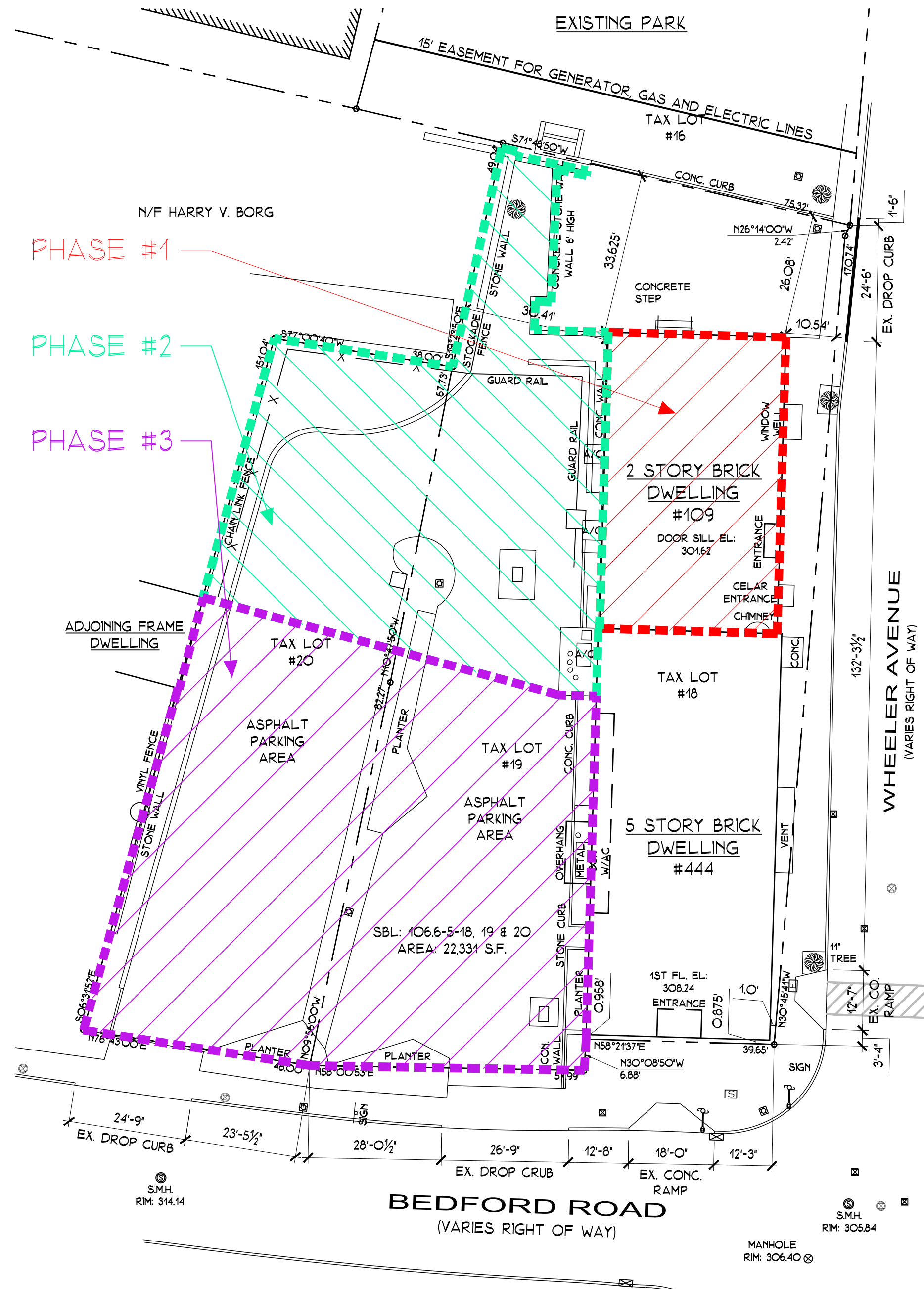
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 NY 10570**

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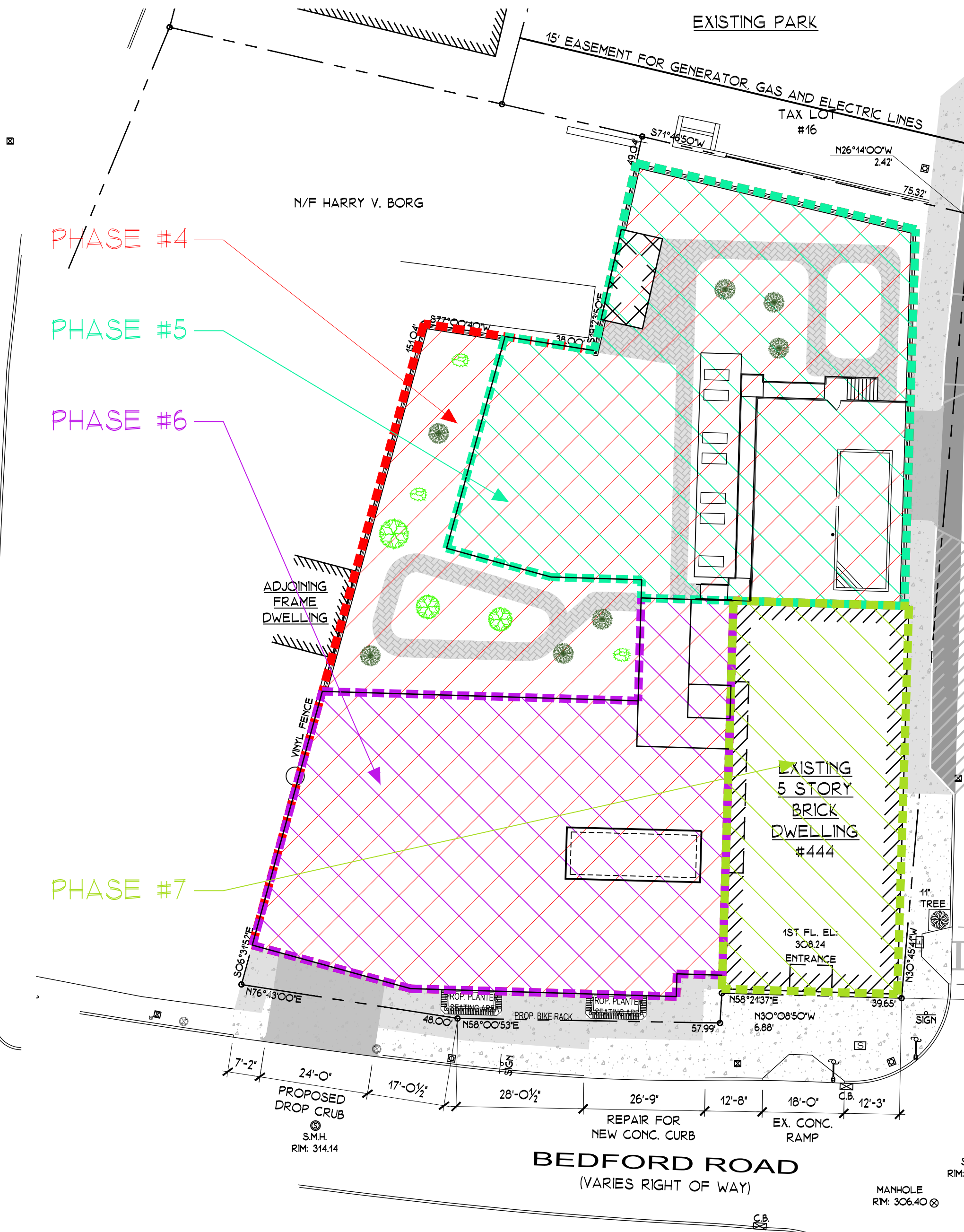
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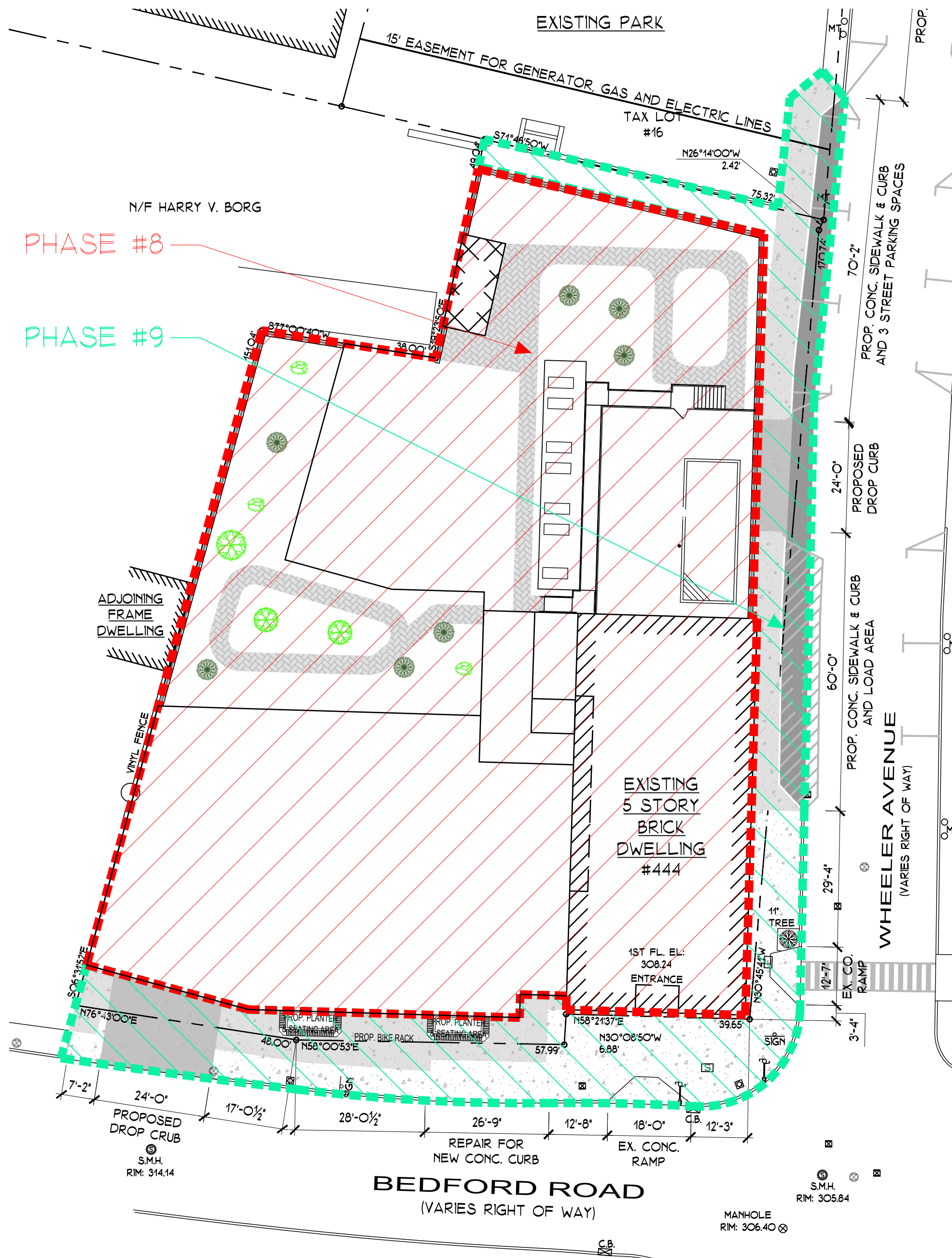
DATE: 3/12/2025
 PROJECT NO: 21-037
 DRAWING BY: ARQ
 CHECKED BY: J.B.H.
 DWG. NO: S-110



PHASE PLAN @ EXISTING CONDITIONS 1" = 20'-0"



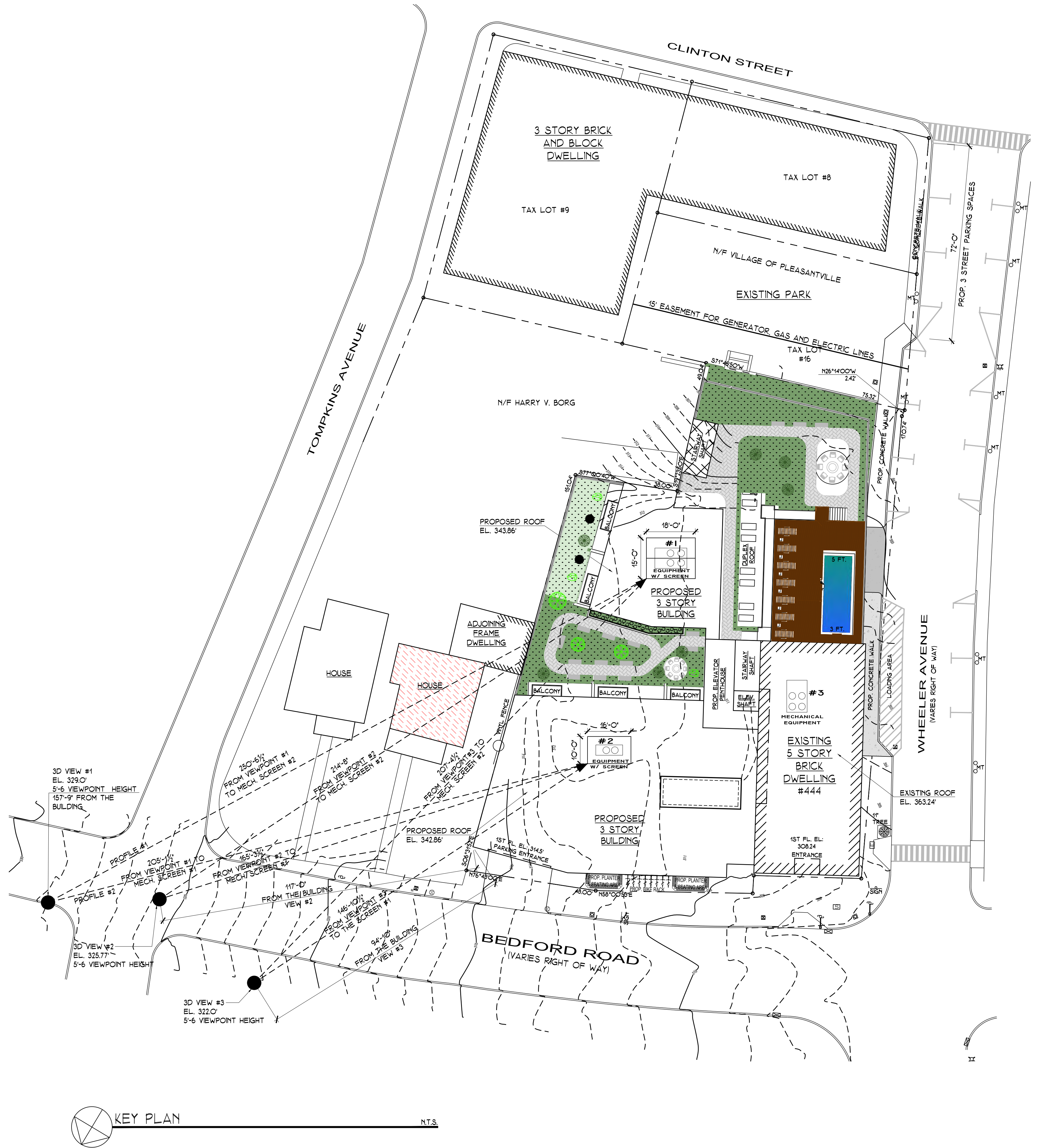
PHASE PLAN @ PROPOSED CONDITIONS 1" = 20'-0"



PHASE PLAN @ PROPOSED CONDITIONS 1" = 20'-0"

CONSTRUCTION SEQUENCE - 444 BEDFORD ROAD		MONTHS																							
PHASE	STAGE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
I	DEMOLITION EXISTING BUILDING (#109) AND EXCAVATION	█	█	█																					
II	EXCAVATION AND ROCK REMOVAL		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
III	EXCAVATION AND ROCK REMOVAL			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
IV	PARKING AREA (WHEELER AND BEDFORD WING)					█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
V	BUILDING (WHEELER WING)									█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
VI	BUILDING (BEDFORD WING)																								
VII	RENOVATION AT EXISTING BUILDING (#444)																								
VIII	FINISHES																								
IX	RENOVATION AT STREET CURB, SIDEWALK AND SITE WORK																								

NOTE:
 ALL INFORMATION ON THIS DRAWING IS FOR
 ILLUSTRATION OF JOB SEQUENCE (PHASING ONLY)



3D VIEW #1 N.T.S.



3D VIEW #2 N.T.S.



3D VIEW #3 N.T.S.



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 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
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REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
**KEY PLAN & 3D VIEWS TO
 EQUIPMENT SCREENING**

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
**444 BEDFORD RD
 PLEASANTVILLE
 NY 10570**

NYS EDUCATION LAW

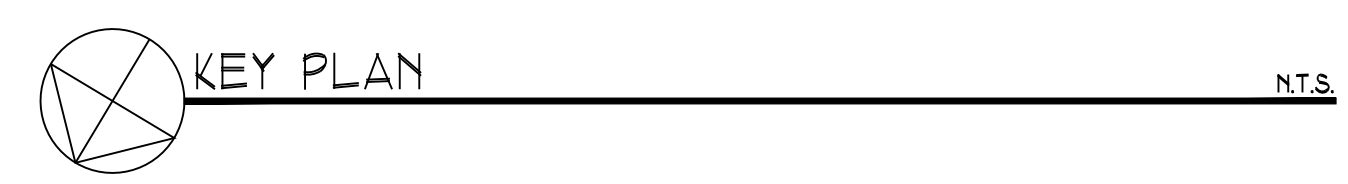
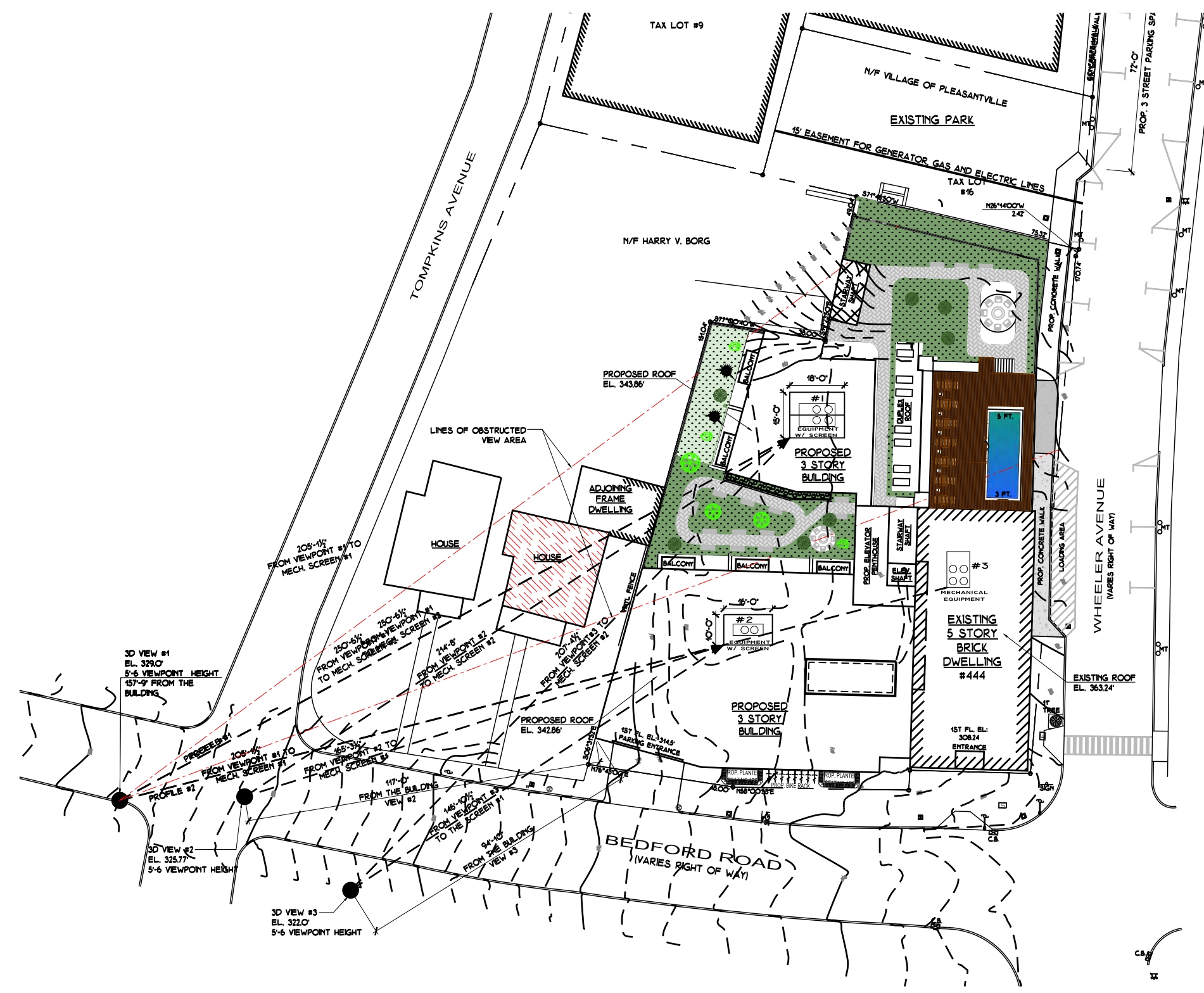
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DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	
21-037	
DRAWN BY:	S-111
ARQ	
CHECKED BY:	
JBH	



SIMILAR VIEWPOINT
GOOGLE STREET VIEW N.T.S.



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REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:

KEY PLAN & VIEW TO
EQUIPMENT SCREENING

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

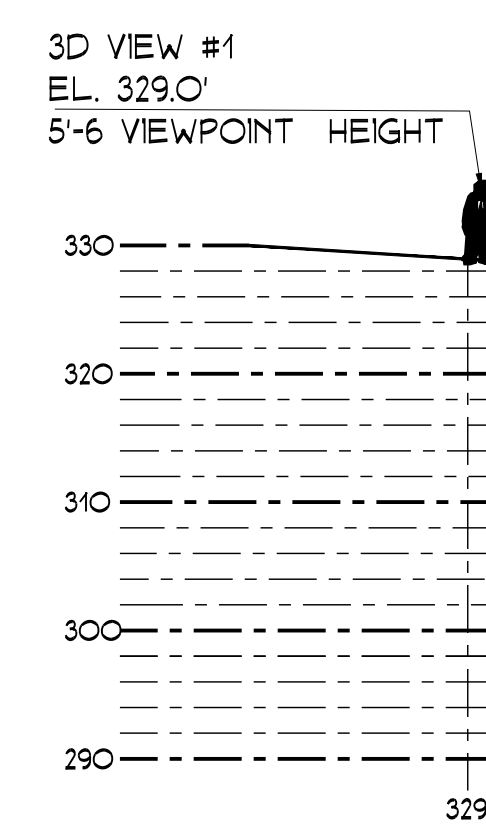
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SEAL & SIGNATURE



DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	
21-037	
DRAWING BY:	S-112
ARQ	
CHECKED BY:	
JBH	



NOTE:
NW VIEW SHAPE OF MECHANICAL EQUIPMENT FROM
HIGHEST POINT AT BEDFORD ROAD

LINES REPRESENTING THE
EYES VIEW PROJECTION

ADJACENT HOUSE
OBSTRUCTING MECHANICAL
SCREEN (#1) VIEW

PROPOSED ROOF
EL. 343.86'
PARAPET

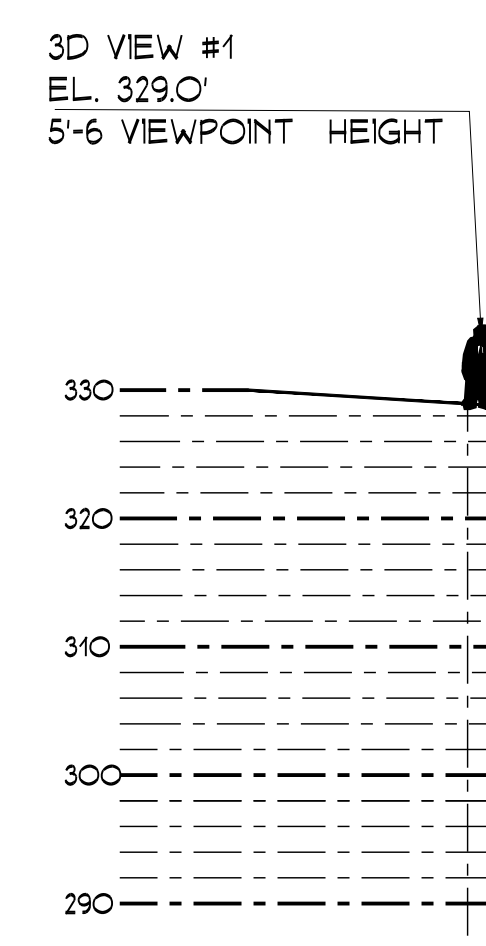
1'-4" VISIBLE

MECHANICAL
SCREEN #1

5'-0" SCREEN HEIGHT

EXISTING & PROPOSED
BUILDING

PROFILE #1 N.T.S.



NOTE:
NW VIEW SHAPE OF MECHANICAL EQUIPMENT FROM
HIGHEST POINT AT BEDFORD ROAD

LINES REPRESENTING THE
EYES VIEW PROJECTION

PROPOSED ROOF
EL. 342.86'
PARAPET

2" VISIBLE

MECHANICAL
SCREEN #2

5'-0" SCREEN HEIGHT

PROPOSED ROOF
EL. 363.24'
PARAPET

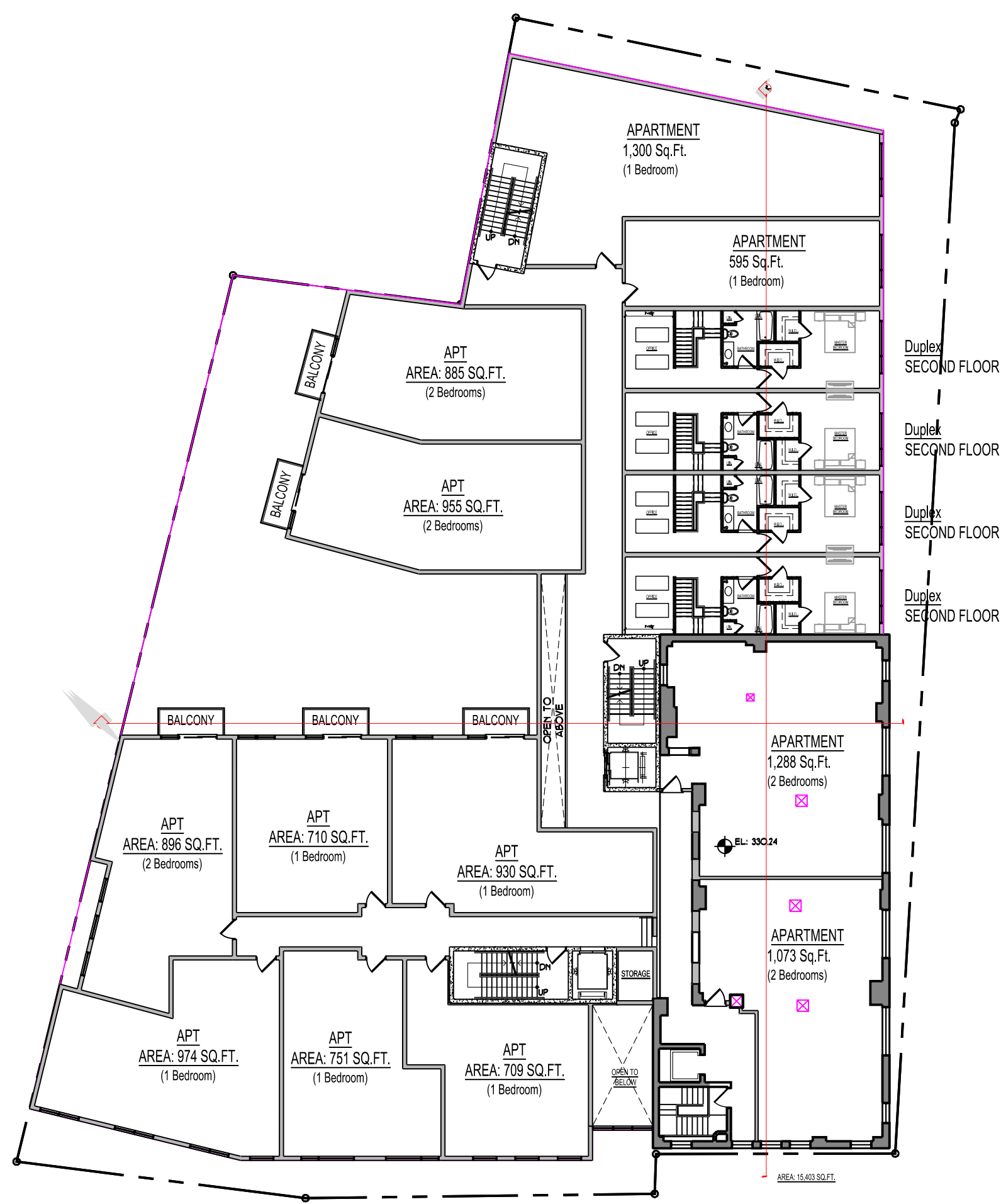
4'-0"

MACHANICAL
UNIT

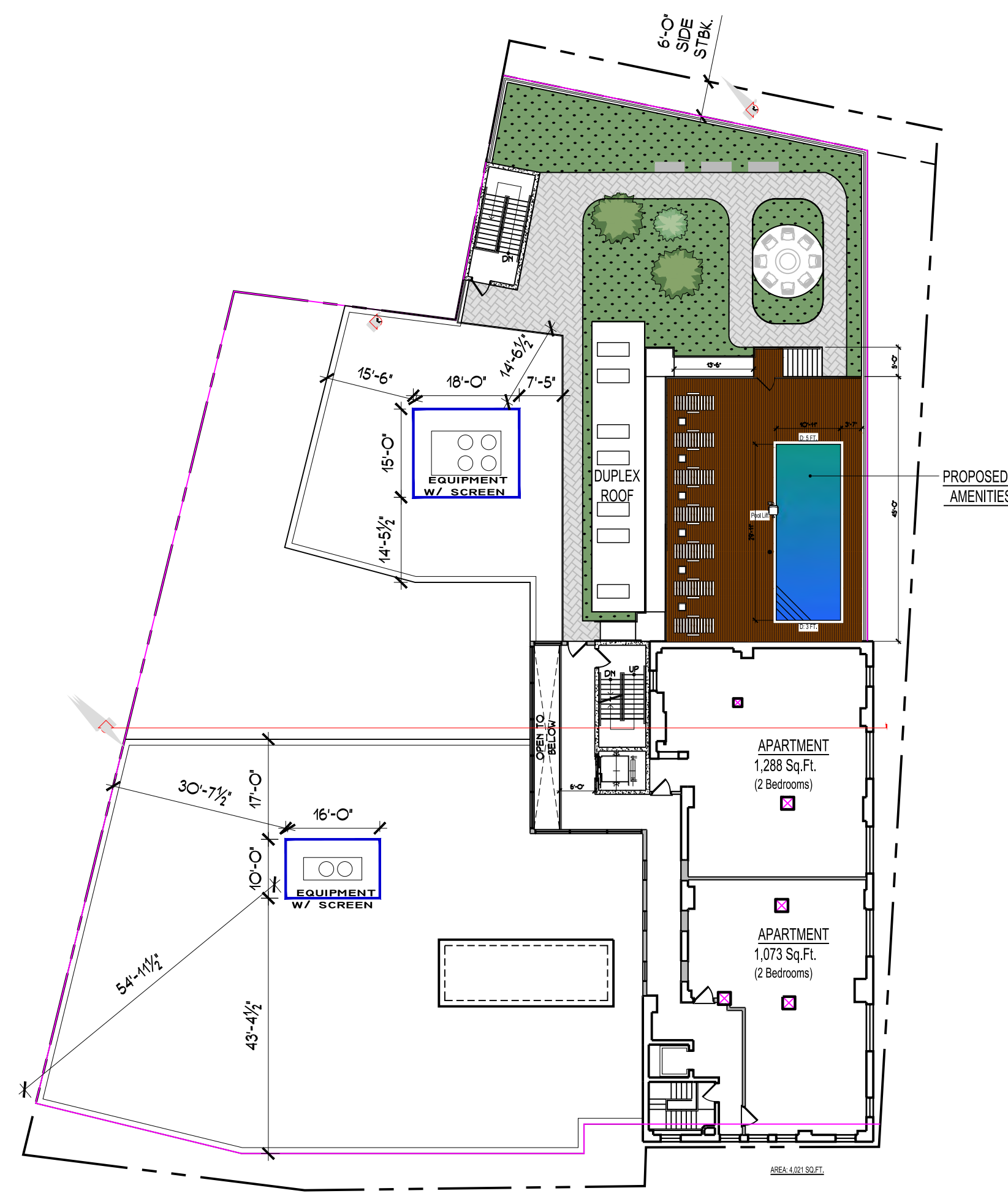
EXISTING & PROPOSED
BUILDING

PROFILE #2 N.T.S.

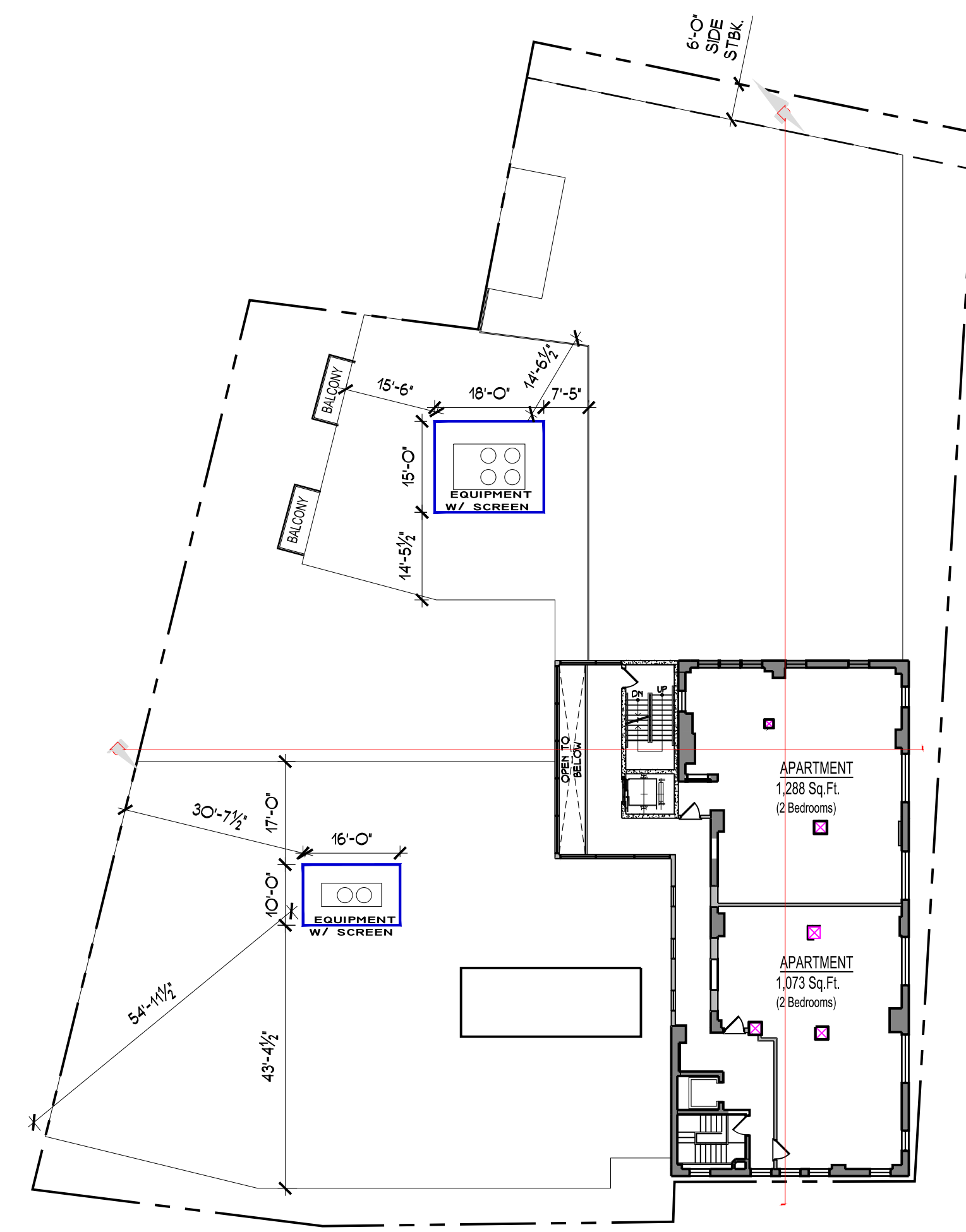
REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ



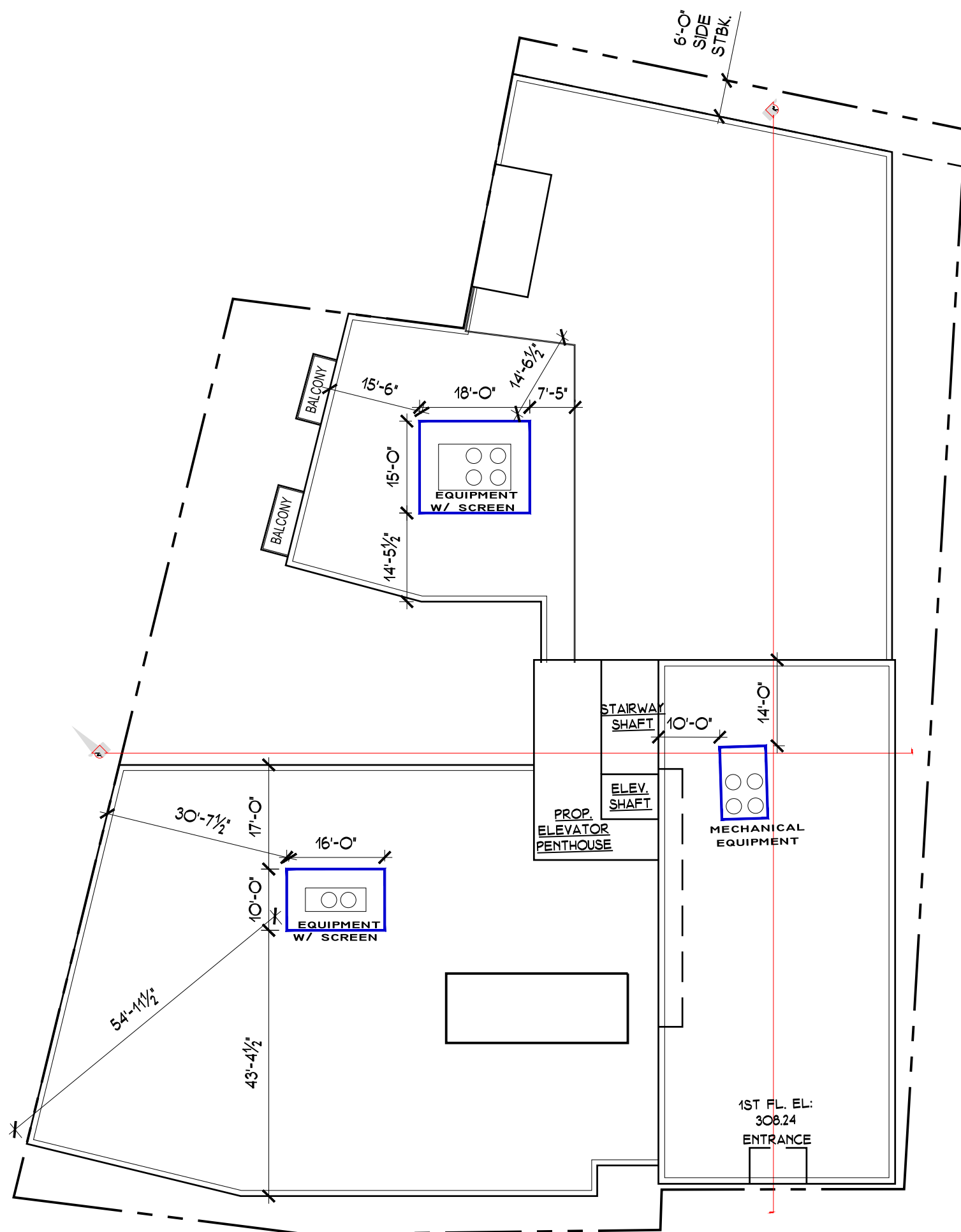
PROPOSED THIRD LEVEL
 1" = 20'-0"



PROPOSED FOURTH LEVEL
 1" = 20'-0"



PROPOSED FIFTH LEVEL
 1" = 20'-0"



PROPOSED ROOF PLAN
 1" = 20'-0"



PROPOSED ROOFTOP SEMI-PRIVATE SCREEN
 N.T.S.

DESIGN: STANDARD RECTANGULAR SHAPE
 MATERIAL: ALUMINUM
 COLOR: BLACK
 THICKNESS: 1"
 WIDTH: 6"
 HEIGHT: 5'-0"

DRAWING TITLE:
 EXIST. & PROPOSED FLOOR PLANS

PROJECT:
 THE LANDMARK AT 444

PROJECT ADDRESS:
 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE



DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	
DRAWING BY: ARQ	S-114
CHECKED BY: JBH	



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 arqpc.com
 PHONE: (914) 944-3377
 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	3/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
EXIST. & PROPOSED FLOOR PLANS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
**444 BEDFORD RD
 PLEASANTVILLE
 NY 10570**

NYS EDUCATION LAW

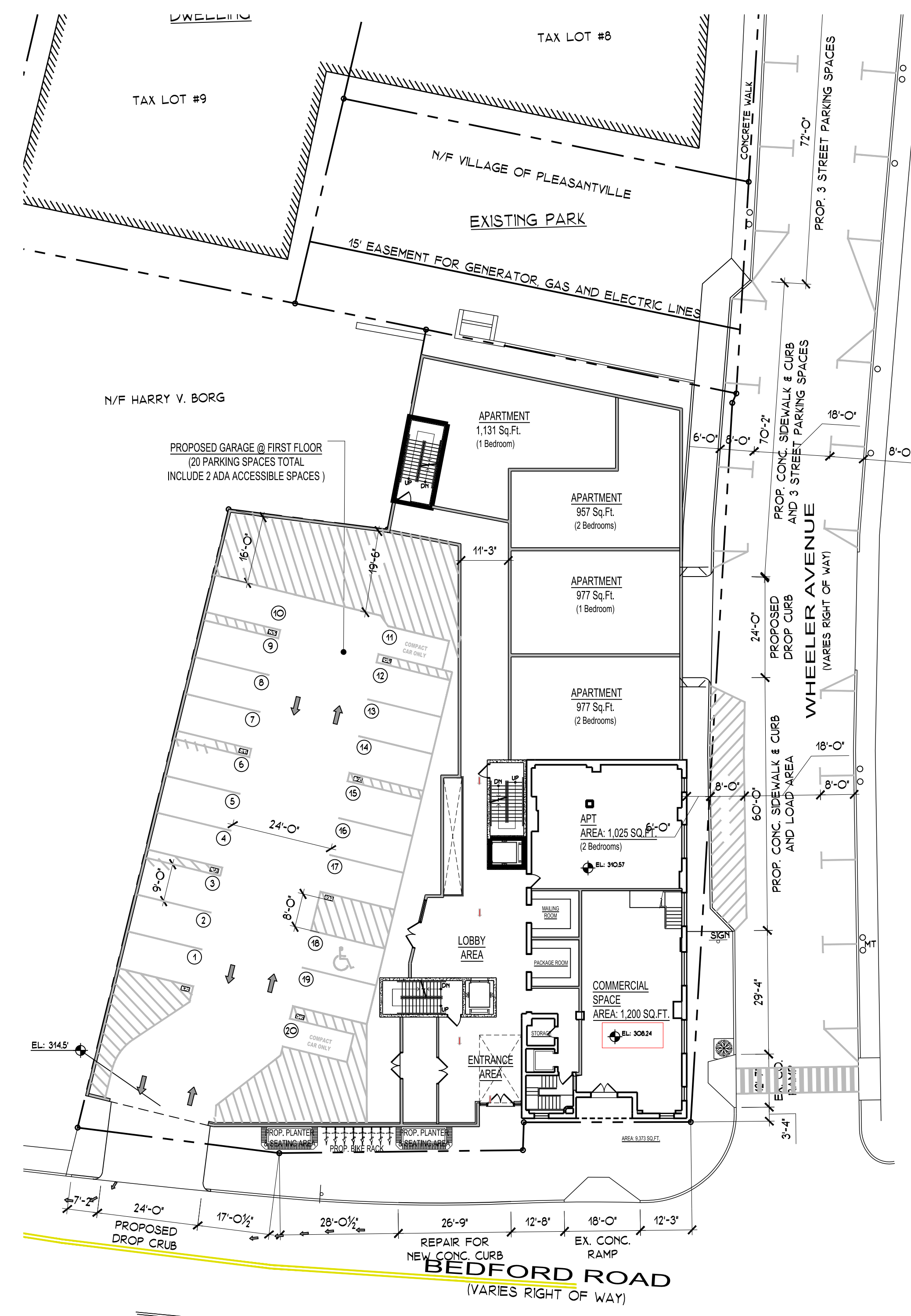
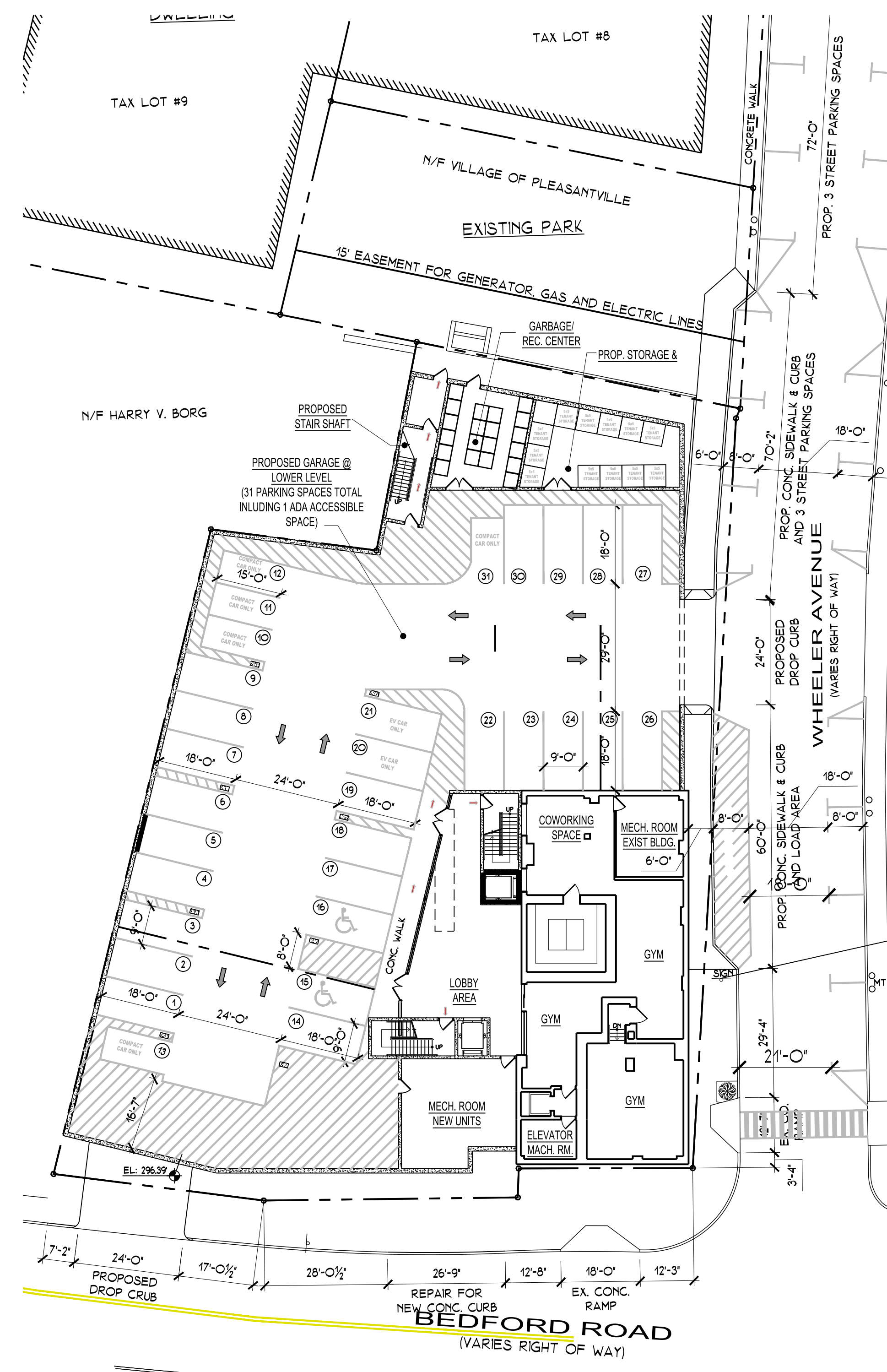
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SEAL & SIGNATURE



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PROJECT NO.:	
DRAWING BY:	A-100
CHECKED BY:	
JBH	

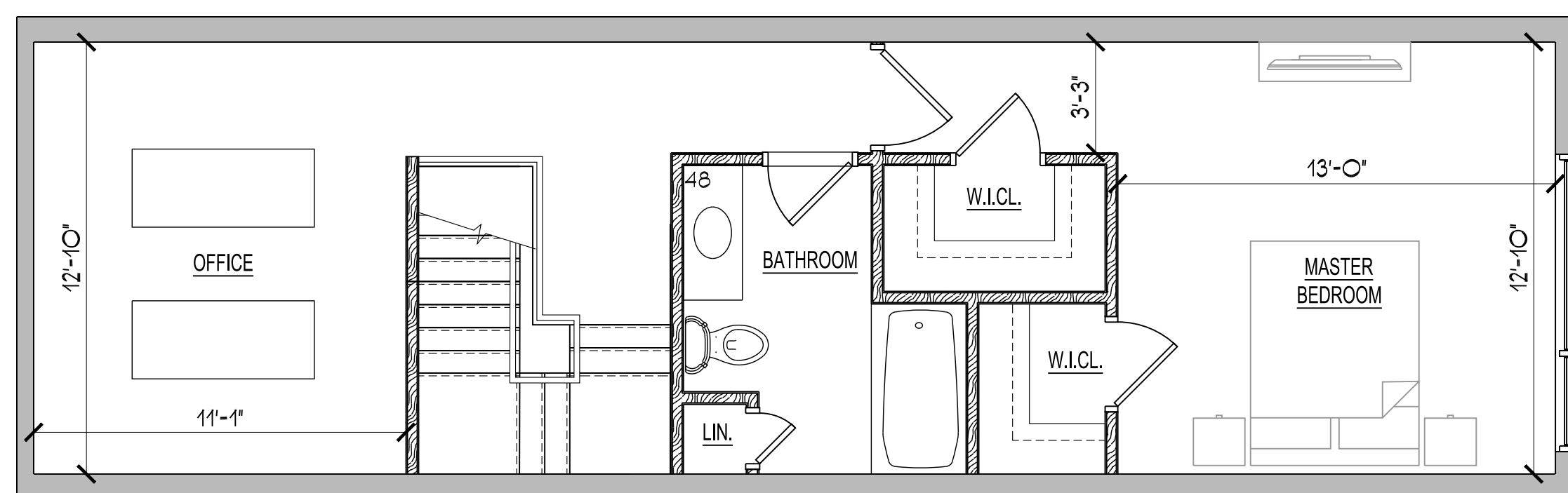
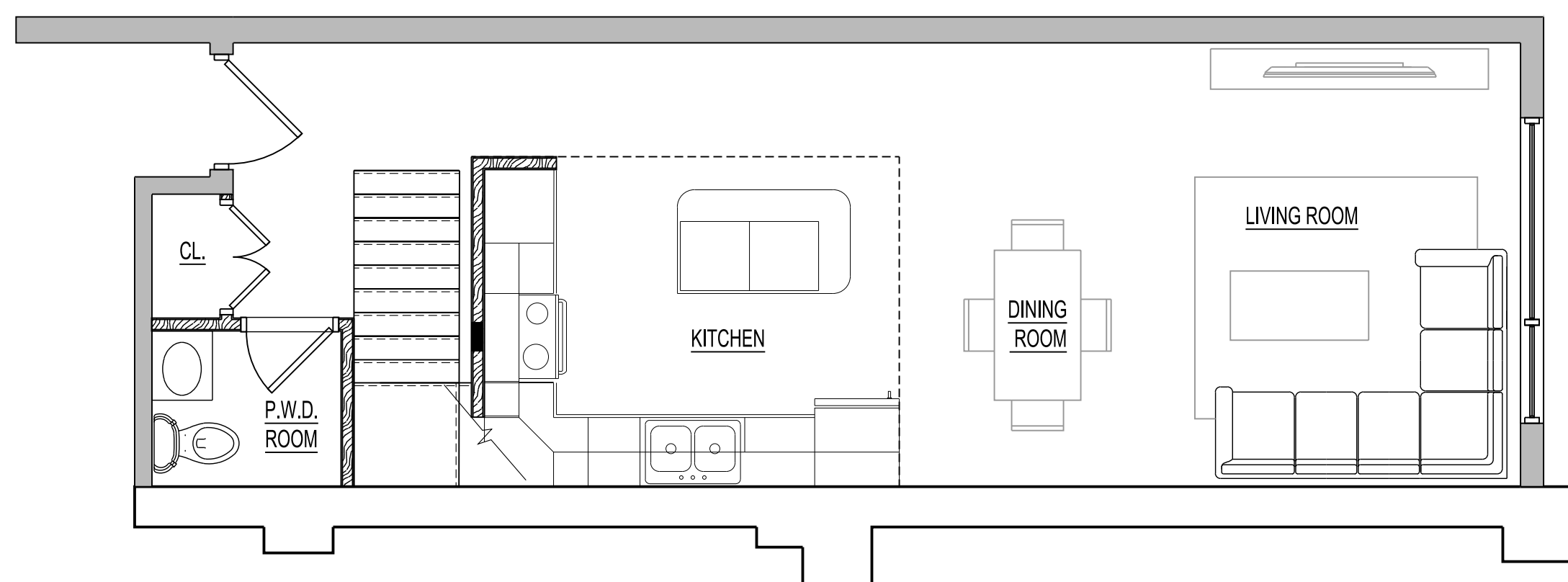




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REVISIONS	DATE	BY
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RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
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REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ



TYP
 DUPLEX FLOOR PLAN
 1" = 20'-0"

DRAWING TITLE:
 TYP. DUPLEX & SCHEMATIC
 INTERIOR 3D

PROJECT:
 THE LANDMARK AT 444

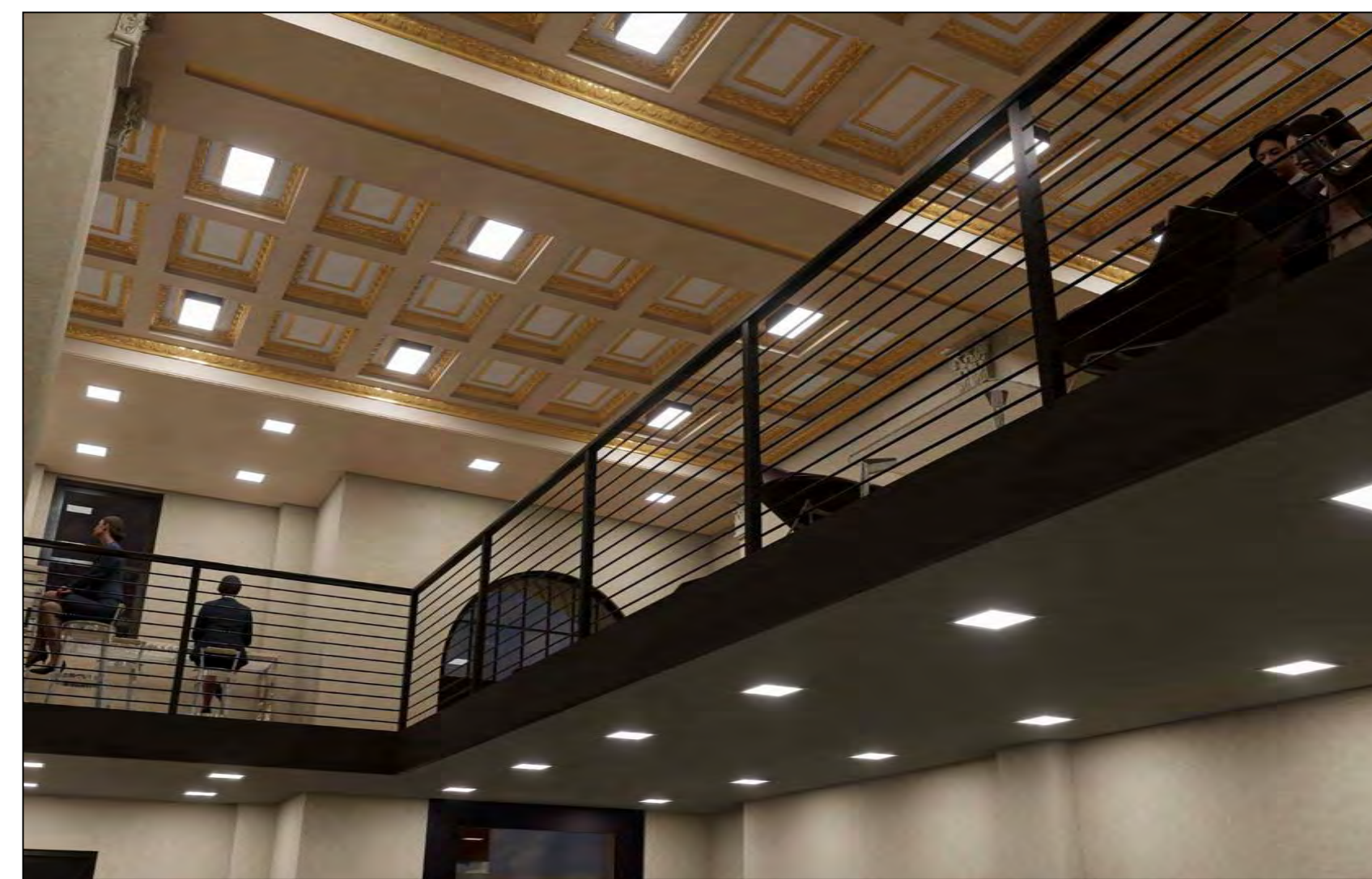
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 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

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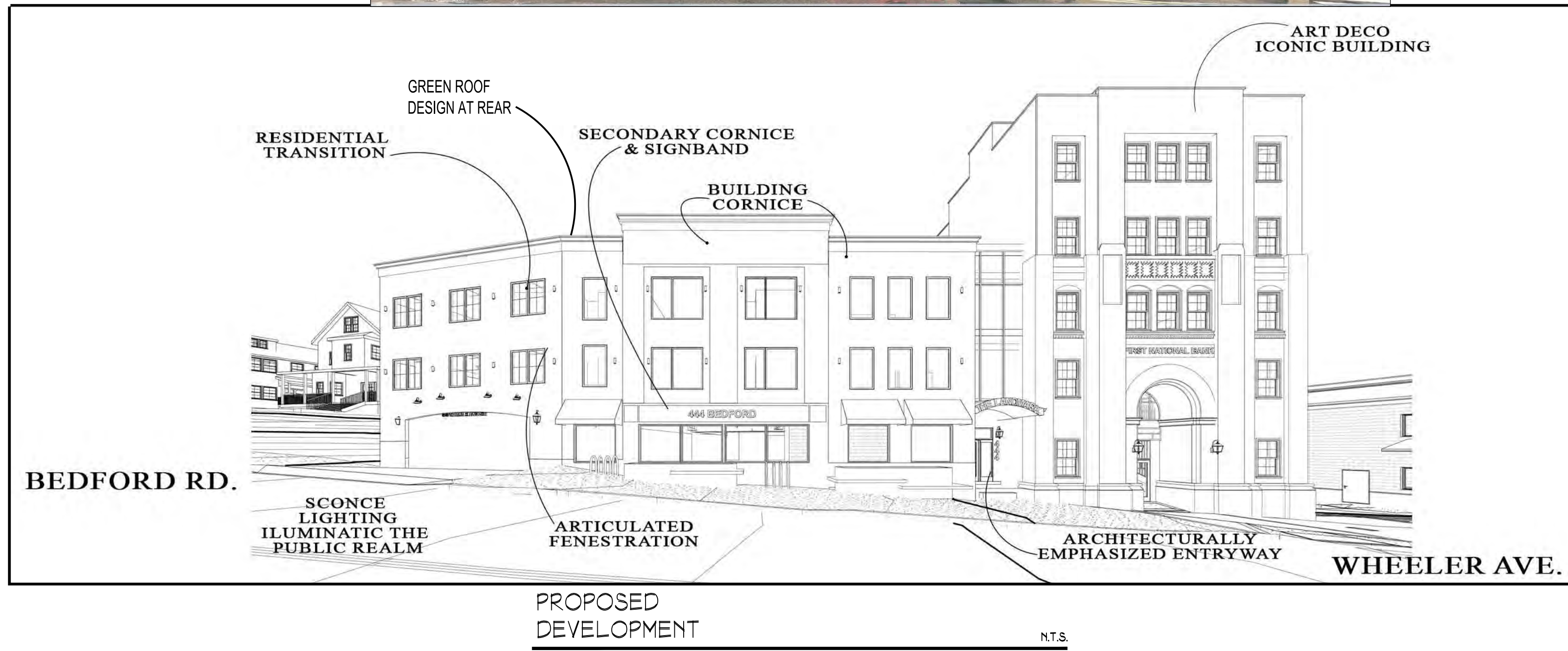
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SEAL & SIGNATURE



PROPOSED
 INTERIOR 3D VIEWS FOR COMMERCIAL
 N.T.S.

DATE:	DWG. NO.:
3/12/2021	
PROJECT NO.:	
21-037	
DRAWING BY:	A-102
ARQ	
CHECKED BY:	
JBH	



PROPOSED
3D VIEW #1

N.T.S.



EXIST. & PROPOSED
3D VIEW #2

N.T.S.



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FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
EXIST. & PROPOSED 3D VIEWS

PROJECT:
THE LANDMARK AT 444

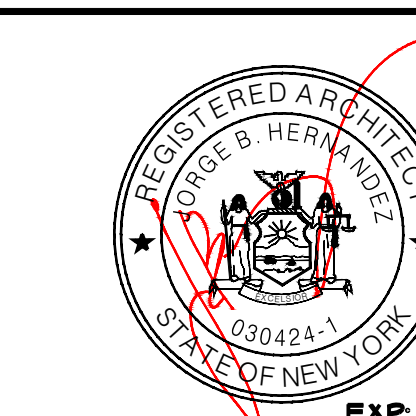
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NY 10570

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SEAL & SIGNATURE



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3/12/2021
PROJECT NO.:
21-037
DRAWING BY:
ARQ
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JBH

DWG. NO.:
A-200



EXIST. & PROPOSED
 BEDFORD RD. FRONT ELEVATION N.T.S.



EXIST. & PROPOSED
 WHEELER AVE. RIGHT ELEVATION N.T.S.



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 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
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P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
 EXIST. & PROPOSED
 ELEVATIONS

PROJECT:
 THE LANDMARK AT 444

PROJECT ADDRESS:
 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

NYS EDUCATION LAW

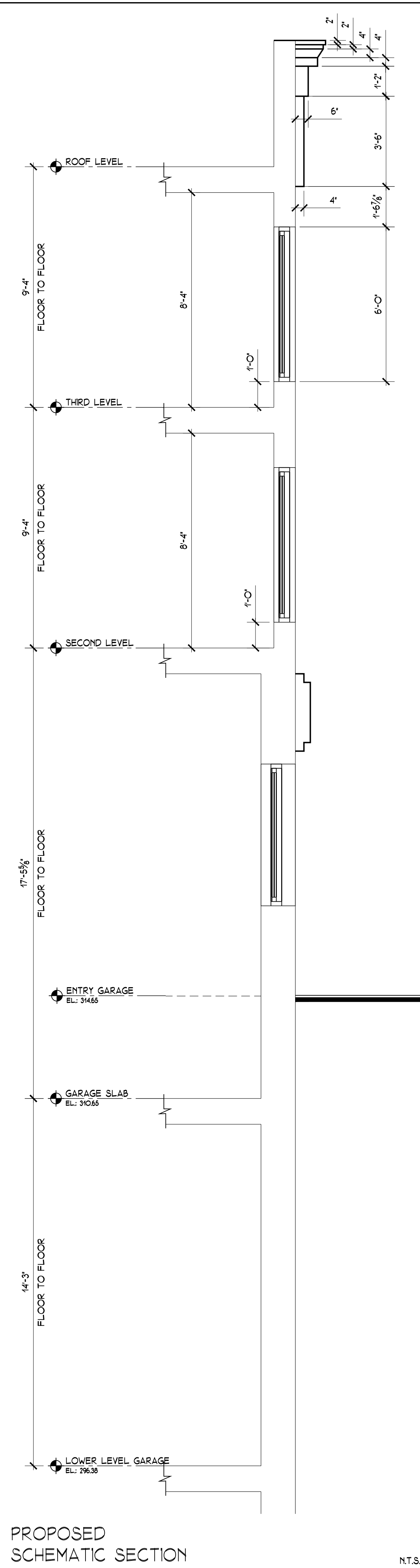
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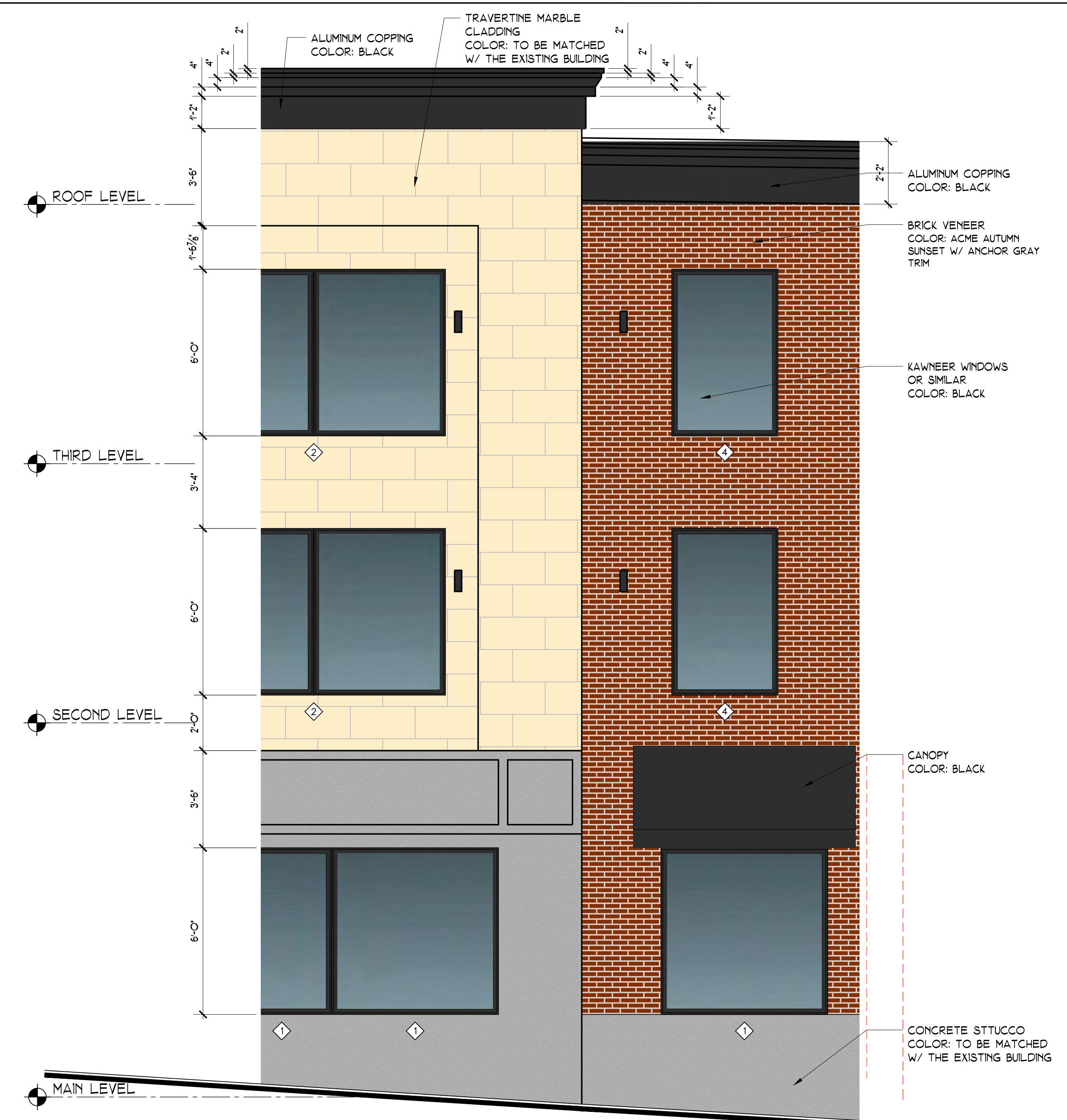
SEAL & SIGNATURE



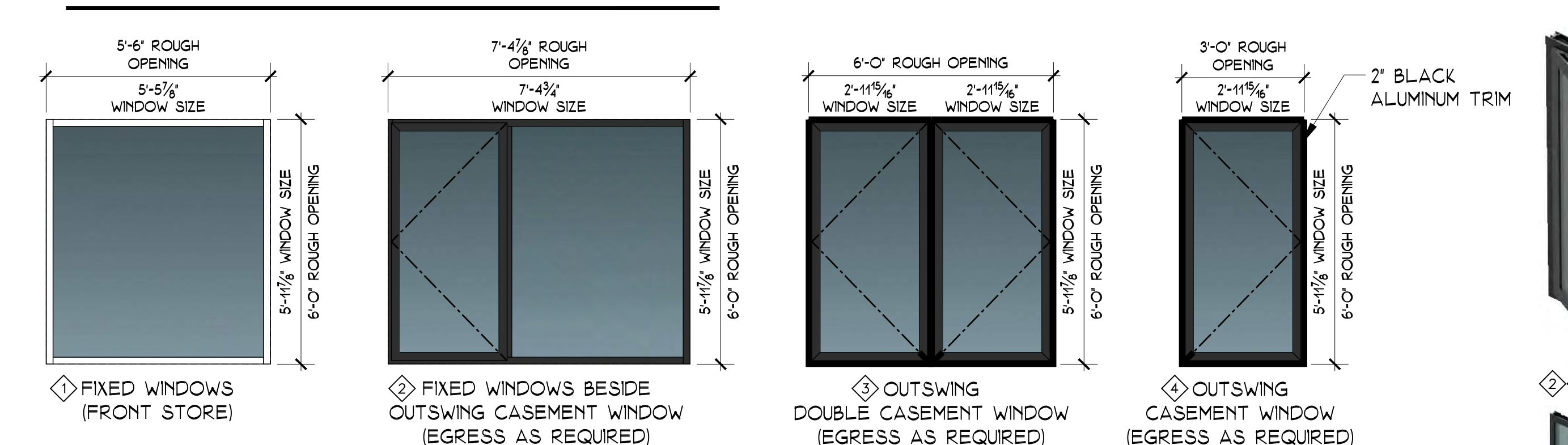
DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	A-201
21-037	
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ARQ	
CHECKED BY:	
JBH	



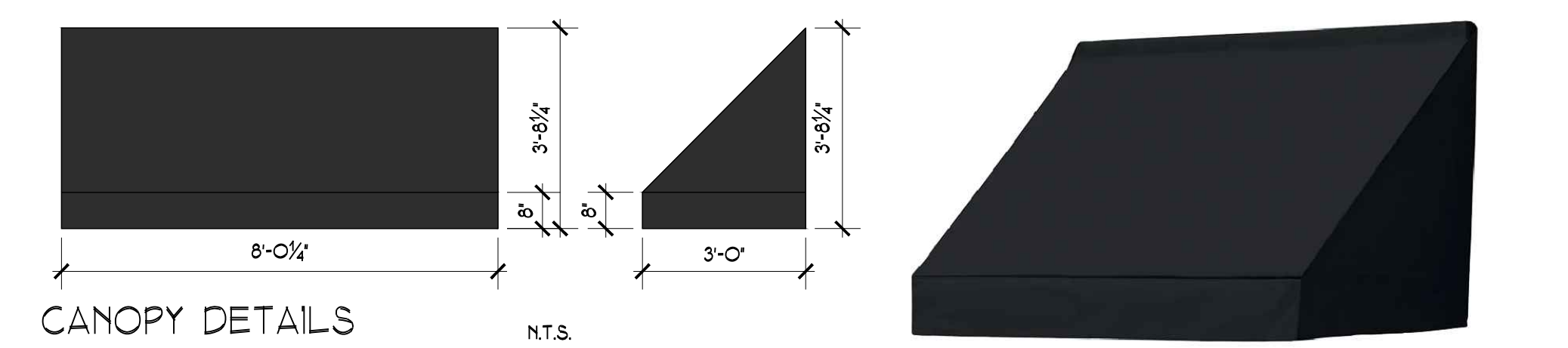
PROPOSED SCHEMATIC SECTION
NT.S.



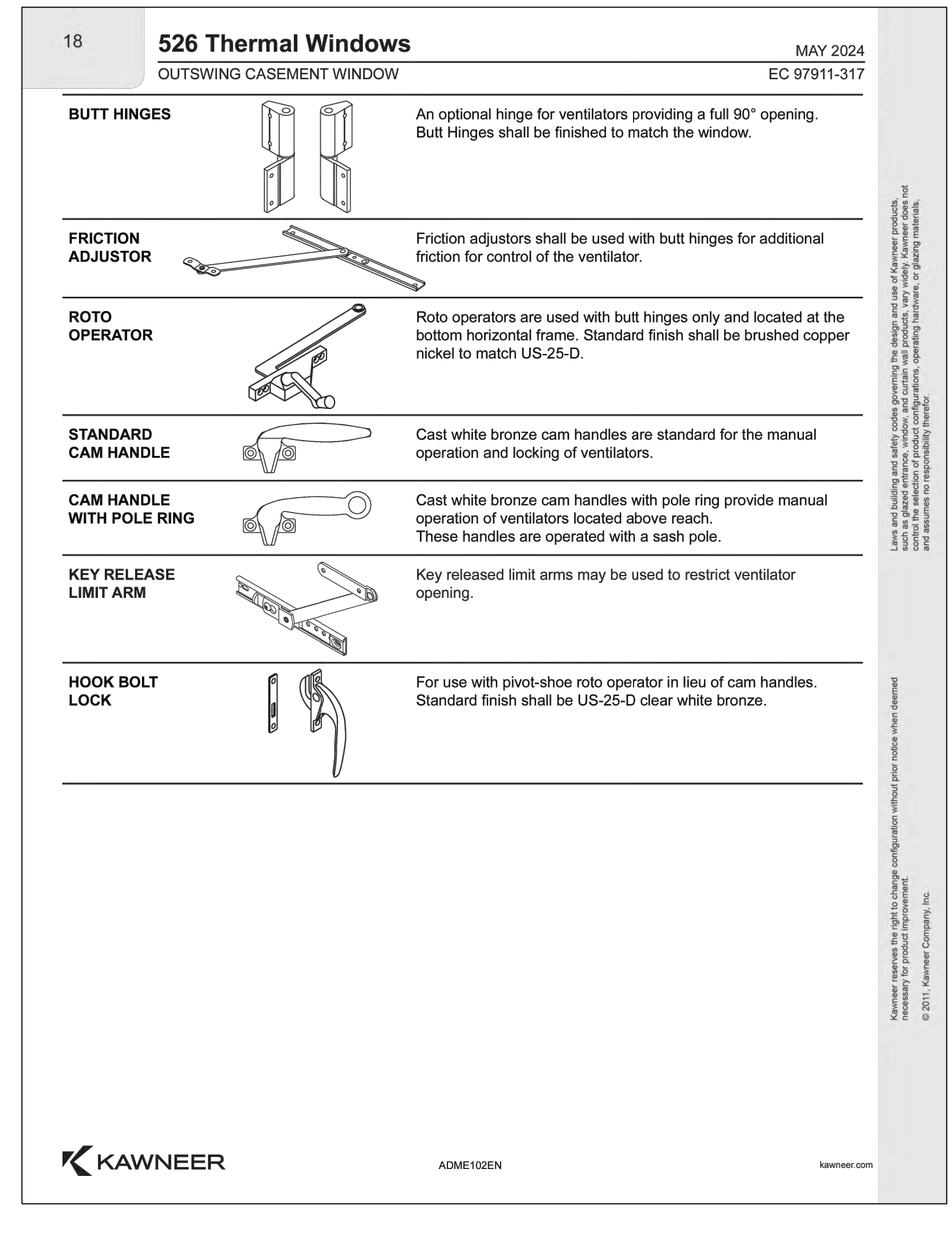
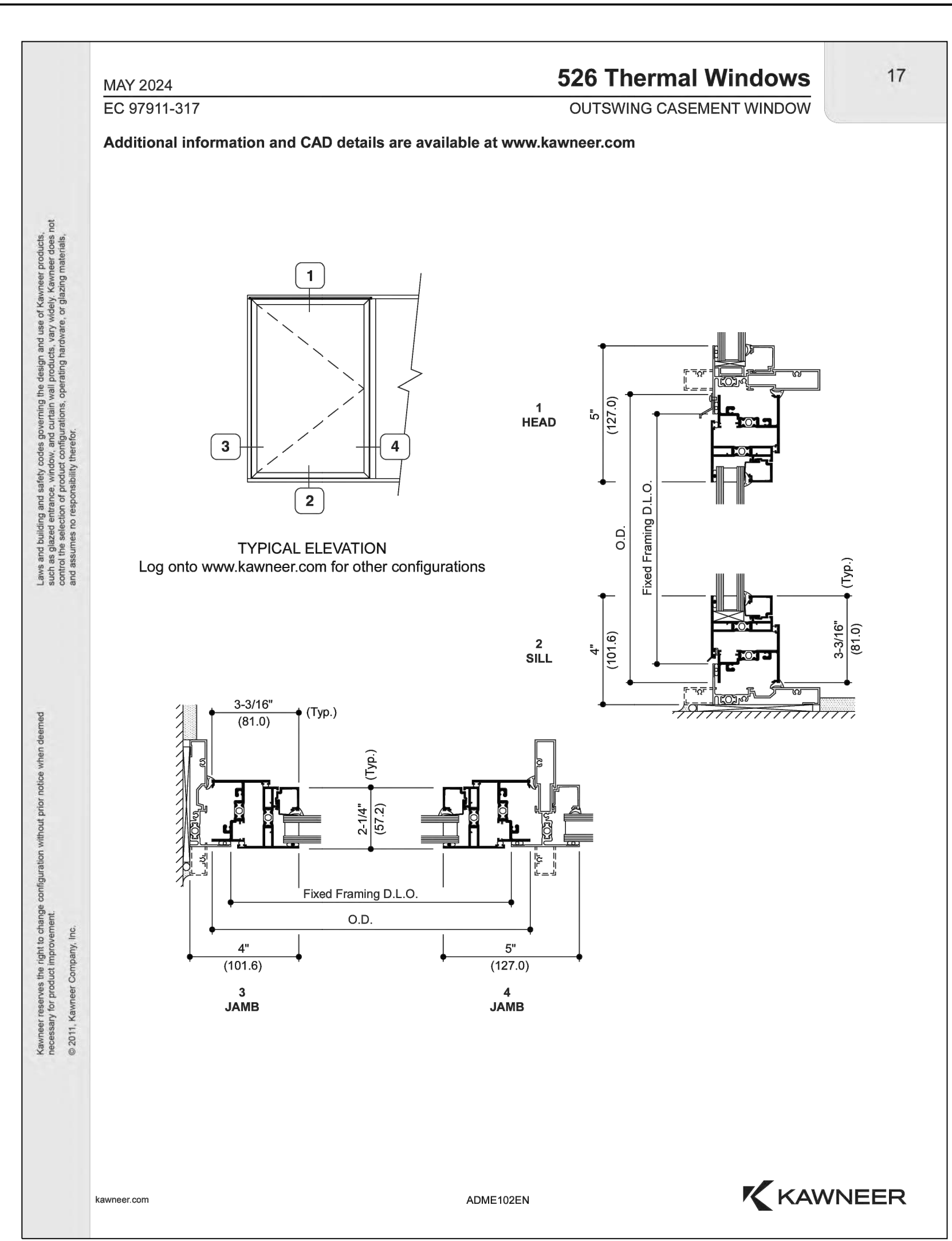
PROPOSED ENLARGED FENESTRATION DETAIL
NT.S.



WINDOW DETAILS
NT.S.



CANOPY DETAILS
NT.S.



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OSSINING, NY 10562
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FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	3/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
PROPOSED FENESTRATION AND SCHEMATIC DETAILS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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SEAL & SIGNATURE

DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	
21-037	
DRAWING BY:	A=203
ARQ	
CHECKED BY:	
JBH	



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REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:

SCHMATIC SECTIONS

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

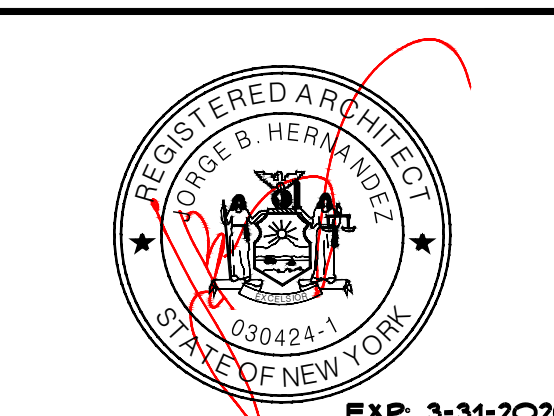
444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

NYS EDUCATION LAW

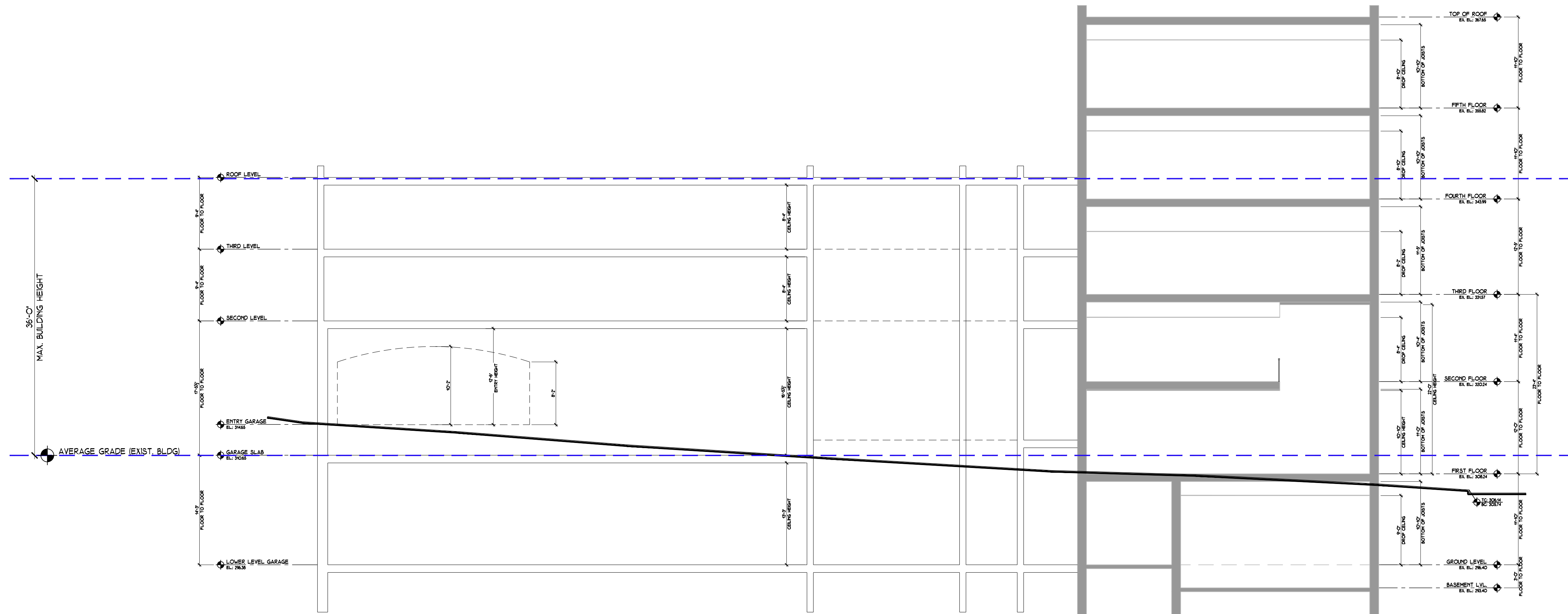
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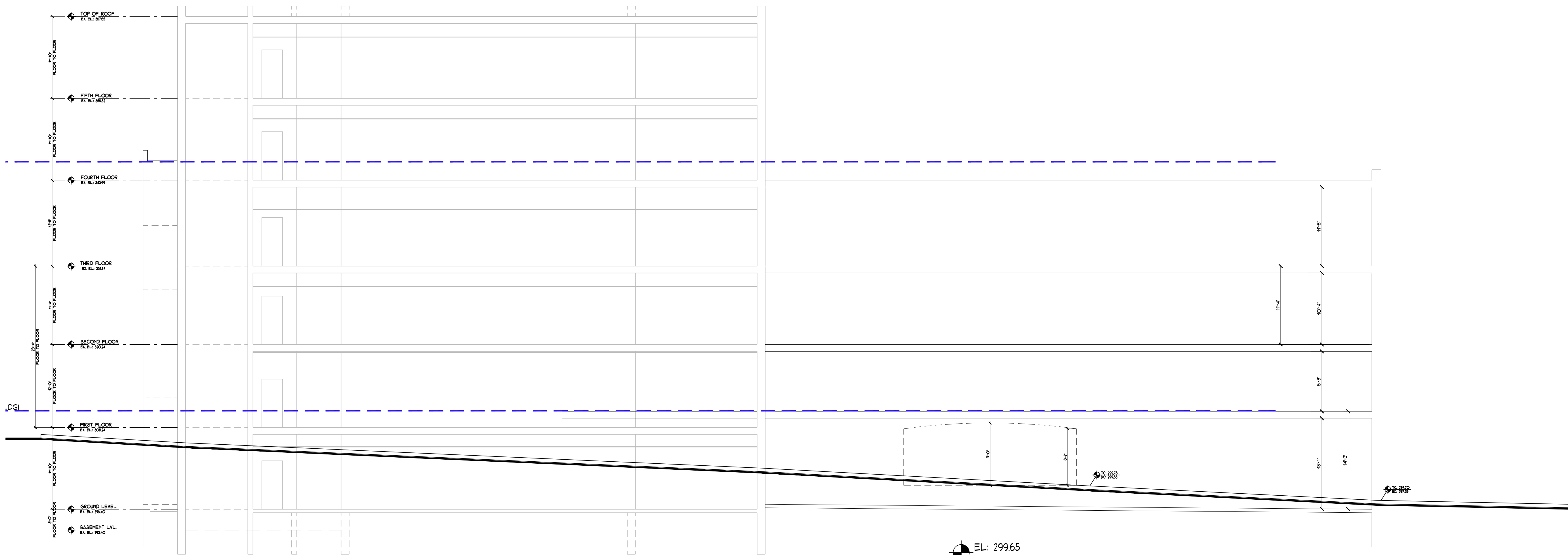
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DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	
21-037	
DRAWING BY:	A-300
ARQ	
CHECKED BY:	
JBH	



SCHMATIC SECTION 1 1/8" = 1'-0"



SCHMATIC SECTION 3 1/8" = 1'-0"



80 WHEELER AVE,
PLEASANTVILLE, NY 10570

N.T.S.



PROPOSED NEW BUILDING
THE LANDMARK

N.T.S.



96 WHEELER AVE,
PLEASANTVILLE, NY 10570

N.T.S.



PROPOSED NEW BUILDING
THE LANDMARK

N.T.S.



360 MANVILLE RD,
PLEASANTVILLE, NY 10570

N.T.S.



100 EXECUTIVE BLVD, SUITE 204
OSSINING, NY 10562
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
NEIGHBORHOOD ANALYSIS OF
TRANSITIONAL MATERIALS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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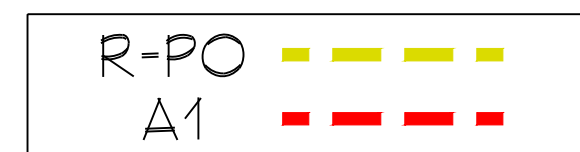
SEAL & SIGNATURE



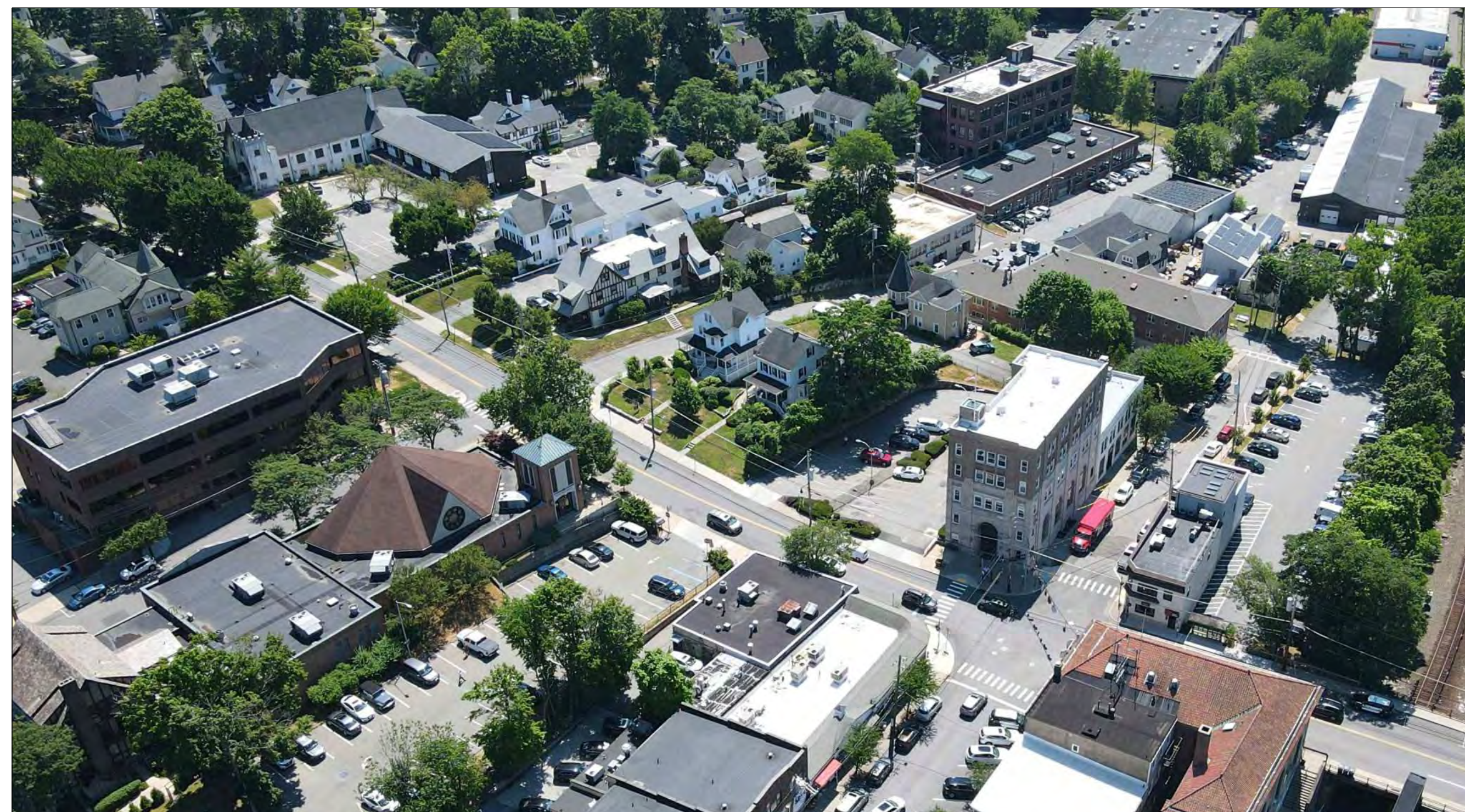
DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	A-400
21-037	
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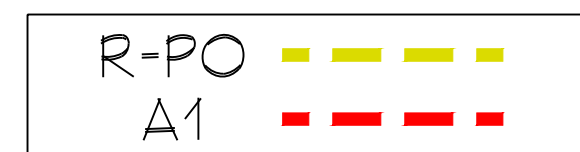
POSSIBLE
FUTURE EXTENSION ON LEFT SIDE N.T.S.



ZONING DIAGRAM N.T.S.



DRONE PICTURE
OF PARTIAL NEIGHBORHOOD N.T.S.



PARTIAL ZONING MAP OF PLEASANTVILLE N.T.S.



100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10562
arqpc.com
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REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
NEIGHBORHOOD ANALYSIS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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SEAL & SIGNATURE



DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	
21-037	
DRAWING BY:	A-401
ARQ	
CHECKED BY:	
JBH	



DRONE
PICTURES

N.T.S.



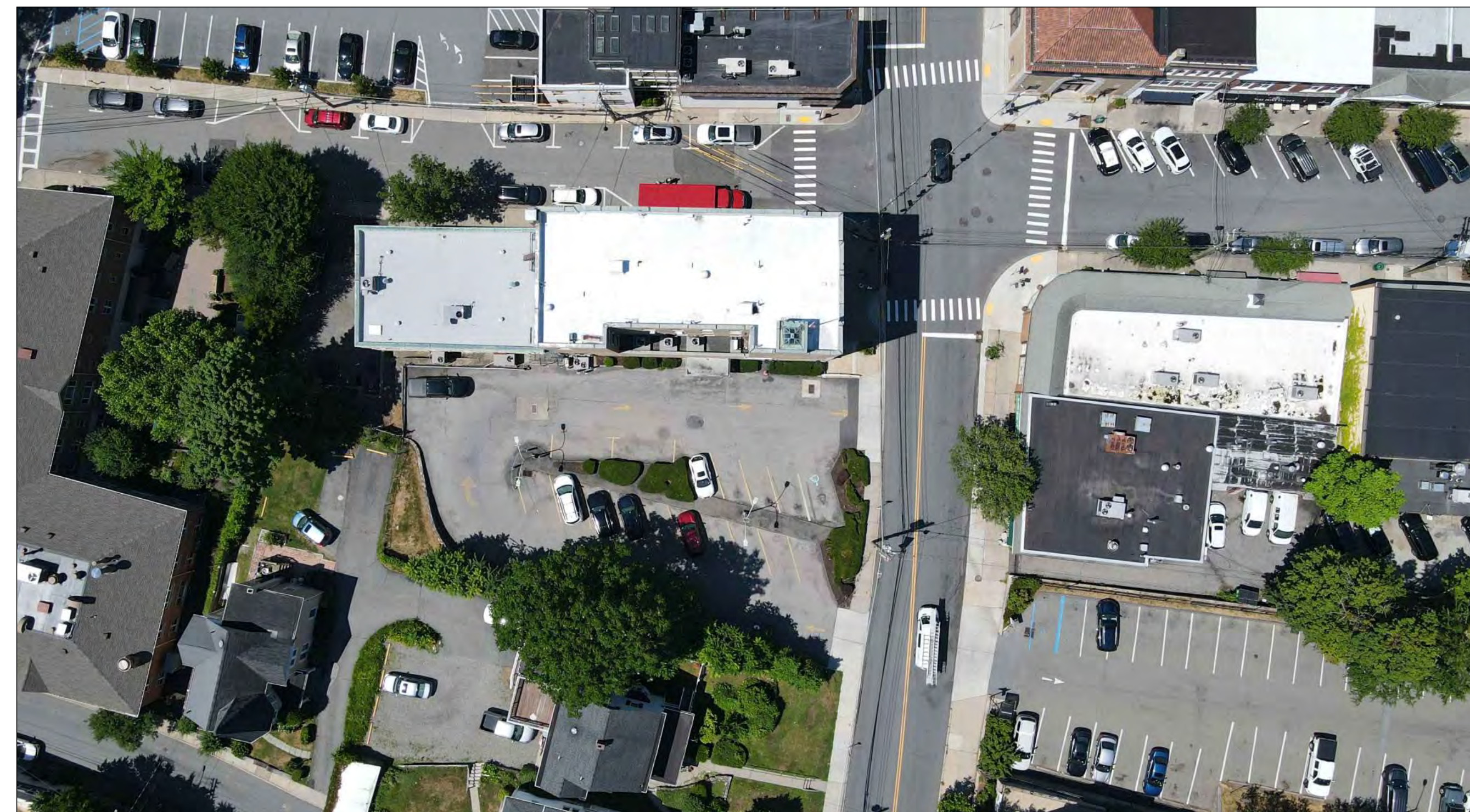
DRONE
PICTURES

N.T.S.



DRONE
PICTURES

N.T.S.



DRONE
PICTURES

N.T.S.



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LICENSE NUMBER: 030424-1
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REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
DRONE PICTURES

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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DATE:
3/12/2021
PROJECT NO.:
21-037
DRAWING BY:
ARQ
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JBH

DWG. NO.:
A=402



EXISTING & PROPOSED
NORTH WEST 3D VIEW N.T.S.



EXISTING & PROPOSED
3D VIEW N.T.S.



EXISTING & PROPOSED
NORTH EAST 3D VIEW 1 N.T.S.



EXISTING & PROPOSED
NORTH EAST 3D VIEW 2 N.T.S.



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REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:
EXISTING & PROPOSED
3D VIEWS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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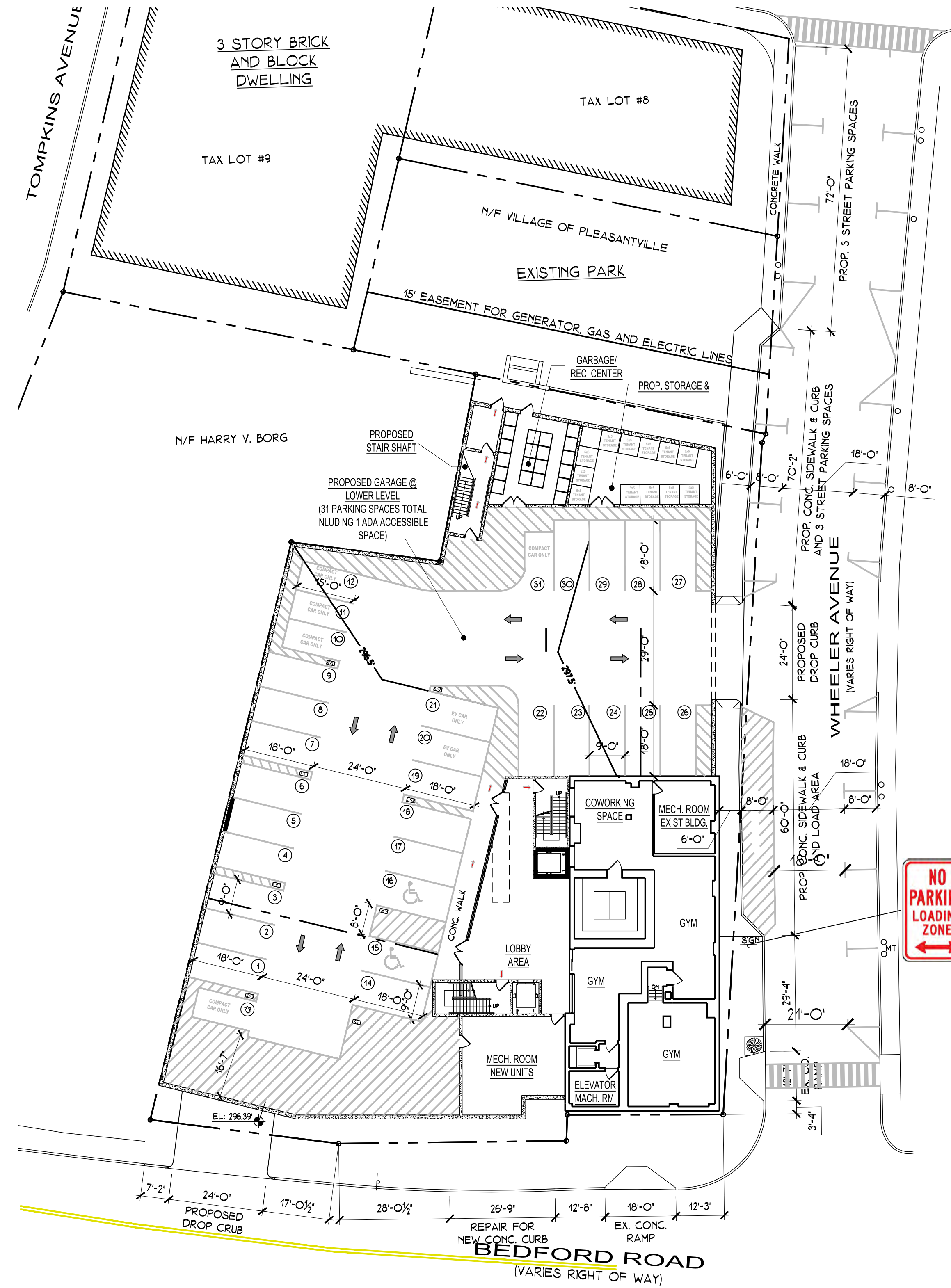


DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	A-403
21-037	
DRAWING BY: ARQ	
CHECKED BY: JBH	



EXIST.
WHEELER AV. AERIAL VIEW

N.T.S.



PROPOSED
PARKING LAYOUT

1" = 20'-0"



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OSSING, NY 10562
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
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RESUBMITTAL	6/30/2024	ARQ
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REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ

DRAWING TITLE:

EXIST. & PROPOSED
STREET PARKING DESIGN

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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DATE:
3/12/2021
PROJECT NO:
21-037
DRAWING BY:
ARQ
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DWG. NO:
A-500



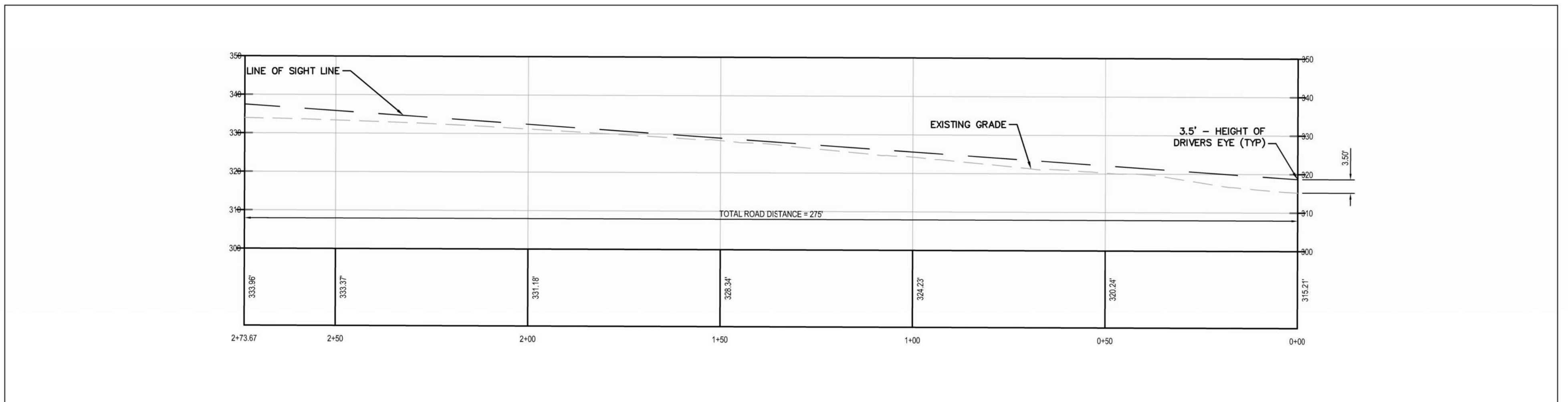
FIGURE 1



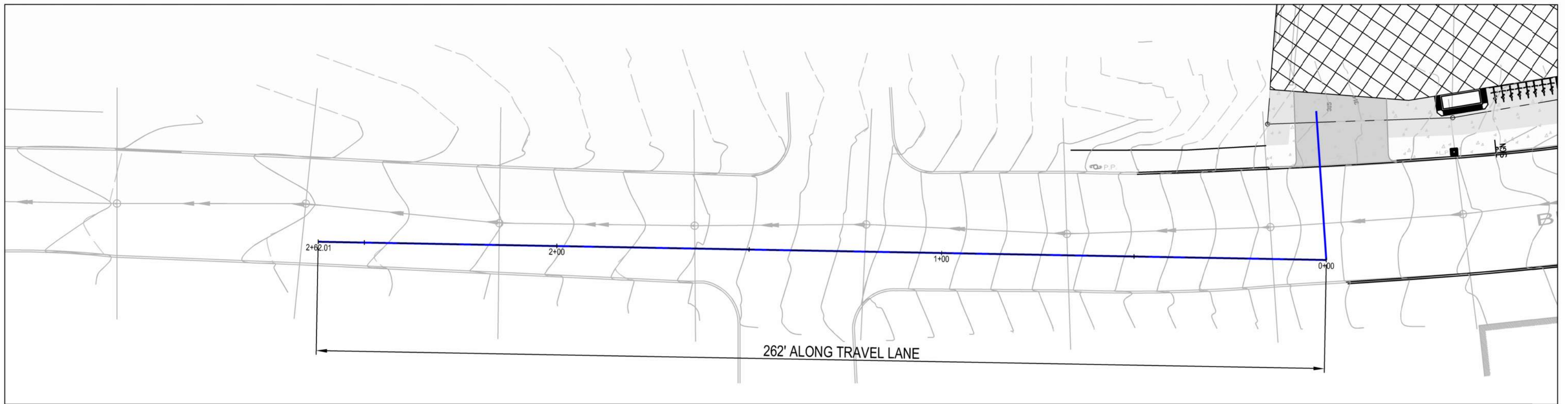




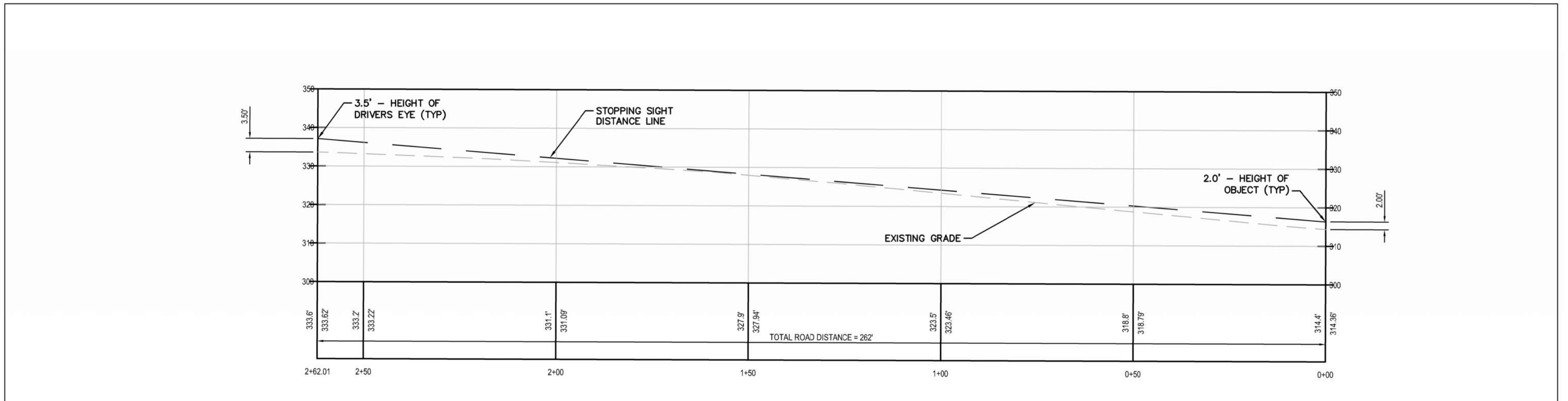
1 BEDFORD INTERSECTION SIGHT DISTANCE PLAN VIEW DATE: 4/4/2025
 SCALE: 1"=20'
 ORIGINAL SCALE 1"=20'



1 BEDFORD ROAD INTERSECTION SIGHT DISTANCE PROFILE DATE: 4/4/2025
 SCALE: H: 1"=20'
 V: 1"=20'



1 BEDFORD ROAD STOPPING SIGHT DISTANCE PLAN VIEW DATE: 4/4/2025
 SCALE: 1"=20'



1 BEDFORD ROAD STOPPING SIGHT DISTANCE PROFILE DATE: 4/4/2025
 SCALE: H: 1"=20'
 V: 1"=20'



411 Theodore Fremd Avenue
Suite 206 South
Rye, NY 10580
T: 914.967.6540
www.hardestyhanover.com

MEMORANDUM

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

Date: April 23, 2025

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

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

1. The following set of plans entitled, “The Landmark at 444” prepared by ARQ Architecture, P.C. last revised 4/9/25:
 - a. Sheet T-100, “Title Sheet,”
 - b. Sheet S-100, “Existing & Proposed Site Plan, Development Plan, Zoning Data and Images,”
 - c. Sheet S-101, “Exist. And Prop. Schematic Plan & Drone Photo,”
 - d. Sheet S-102, “Ramsey Land Survey,”
 - e. Sheet S-103, “Cross Sections Along Bedford Road,”
 - f. Sheet S-104, “Proposed Sight Distance Plan and Roadway Profile,”
 - g. Sheet S-105, “Proposed Sight Distance Plan w/ Aerial View,”
 - h. Sheet S-105-A, “Proposed Intersection Sight Distance, Stopping Sight Distance Plans & Profiles,”
 - i. Sheet S-106, “Proposed Vehicle Maneuverability Plans and Proposed Civic Space,”
 - j. Sheet S-107, “Key Maps, Table and Proposed Development Elevations,”
 - k. Sheet S-108, “Exist. & Proposed Pervious Area and Landscaping Plan,”
 - l. Sheet S-109, “Blue/Green Roof Details & Specification Sheets,”
 - m. Sheet S-110, “Phase Plans and Construction Sequence,”
 - n. Sheet S-111, “Key Plan & 3D Views,”
 - o. Sheet S-112, “Key Plan & View to Equipment Screening,”
 - p. Sheet S-114, “Exist. & Proposed Floor Plans.”

2. The following set of architectural plans entitled, “The Landmark at 444” prepared by ARQ Architecture, P.C. last revised 4/9/25:
 - a. Sheet A-100, “Exist. & Proposed Floor Plans,”
 - b. Sheet A-101, “Exist. & Proposed Floor Plans,”
 - c. Sheet A-102, “Typical Duplex & Schematic Interior 3D,”



- d. Sheet A-200, "Exist. & Proposed 3D Views,"
- e. Sheet A-201, "Exist. & Proposed Elevations,"
- f. Sheet A-202, "Exist. & Proposed Elevations,"
- g. Sheet A-203, "Proposed Fenestration and Schematic Details,"
- h. Sheet A-300, "Schematic Sections,"
- i. Sheet A-400, "Neighborhood Analysis of Transitional Materials,"
- j. Sheet A-401, "Neighborhood Analysis,"
- k. Sheet A-402, "Drone Pictures,"
- l. Sheet A-403, "Existing & Proposed 3D Views,"
- m. Sheet A-500, "Exist. & Proposed Street Parking Design."

3. Photometric plans prepared by NY Lighting Group dated 4/1/25.

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

Vehicle Maneuverability, Parking Plan & Traffic Assessment Letter Report

1. Review of the sight distance plans indicated that the Wheeler Avenue driveway sight lines will extend to the adjacent intersections in both directions and is acceptable. For the Bedford Road driveway, Intersection Sight Distance (ISD) to the left will exceed the requirements and is acceptable. The Applicant should confirm that the two planters and bike racks do not exceed a height of 3.5 feet, which would block the sight line. For the Bedford Road driveway to the right, ISD is not met; however, the Stopping Sight Distance (SSD) exceeds the requirements and is acceptable.

SEQRA

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

Subdivision

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



Site Plan

6. The detail of the “Proposed Civil Space” on Sheet S-106 notes a proposed contiguous sidewalk with gray shading. As previously requested, it should be clarified if this the change in ground surface that was recommended for the civic space along the frontage of Bedford Avenue to distinguish the area from the sidewalk to encourage pedestrians to walk further out from the façade of the building to prevent conflicts between pedestrians and cars existing the garage. If it is the change in ground surface, the type of surfaces should be noted on the plans.
7. In the Zoning Data table on Sheet S-100, the tax map designation should be revised to note Lots 16, 17 and 20.

Lighting Plan

8. The manufacturer specification sheets should mark the proposed fixture to be used. As has been the past practice of the Planning Commission, a color temperature of 2700K to 3000K is preferred and the BUG ratings should be in keeping with Dark Sky recommendations. According to the Luminaire Schedule on page 4 of 12 of the lighting plans, proposed fixture WPA-28W will have a color temperature of 4000K. These fixtures should be replaced to have a color temperature 3000K. Additionally, the fixture labels used in the Luminaire Schedule do not have all of the information needed to match the fixture to the specification sheet.
9. Page 2 and 3 of 12 of the lighting plans are not legible. The plans should be revised to clearly note the proposed fixtures.

Landscaping Plan

10. The proposed plantings shown for the green space on the architectural renderings (Sheet A-200) do not match the plantings proposed on the Landscaping Plan (Sheet S-104). The renderings show small trees in the center of the green space; however, according to the Landscaping Plan, small, flowering perennials are proposed in that area. There are currently no trees proposed for the site. It is our recommendation that the Landscaping Plan be revised to propose native trees for the green space. The Landscaping Plan should also be revised to note the quantity of plantings proposed.
11. Sheet S-108 notes plantings on the 4th level of the building by pool. These plantings should be included in the “Proposed Planting Legend.”



12. It appears that the location of the proposed Green/Blue Roof is incorrectly labeled on the plans. The Green/Blue roof is noted as the courtyard area on Sheet S-108.

Construction Plan

13. The Construction Sequence notes rock removal in Phase 3 and 4. We question if the rock removal will involve blasting or chipping. If it does, the Full EAF should be revised to note the blasting/chipping and a noise mitigation plan will need to be provided. Additionally, the number of truck trips required for the removal of materials from the site should be provided.

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

Sarah L. Brown, AICP
Associate, Principal Planner

Steven T. Cipolla, PE
Senior Traffic Engineer

cc: Robert Hughes, Building Inspector



Minutes of Meeting
Meeting of April 9, 2025

ATTACHMENTS:

Description

Meeting minutes of 4.9.2025

Type

Backup Material

Upload Date

4/23/2025

Planning Commission and Architectural Review Board
April 9, 2025

The Pleasantville Planning Commission and Architectural Review Board meeting was called to order by Russell Klein, Chairman at approximately 8:00 pm on Wednesday, April 9, 2025. Attending the meeting were Russell Klein, Chairman, Erik Brotherton, Perry Freitas, David Keller and Henry Leyva, Commissioners, Sarah Brown, Planning Consultant (Zoom), and Robert Hughes, Building Inspector.

Application specific to the Planning Commission

1. **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***. Present: Jim Flandreau, Architect.

Mr. Flandreau explained that there were no changes to the original site plan approval except for a change of use to warehouse with retail. The Zoning Board granted a variance for the size of the retail space.

Ms. Brown did not have any remaining items to address.

A motion to open the Public Hearing was made by Mr. Keller, seconded by Mr. Leyva and unanimously carried.

Mr. Klein noted that there were no members of the public present or on Zoom to comment on the application.

A motion to close the Public Hearing was made by Mr. Keller, seconded by Mr. Leyva and unanimously carried.

Ms. Brown said it was a Type II Action so there was nothing further to do with SEQRA.

Ms. Brown said the Resolution would grant both the amended site plan and the special permit.

Ms. Brown summarized the Resolution noting:

- The ZBA granted a variance to allow 20% of the gross floor area to be used for retail space, where 15% maximum is permitted.

Planning Commission and Architectural Review Board
April 9, 2025

- A Special Use Permit is required for retail use incidental to warehouse, which shall be renewed every 5 years from the date when the approved resolution is filed with the Village Clerk. It is up to the applicant to track when to apply for renewal with the Board.

Mr. Hughes said the variance and Special Use Permit would be referenced on the C of O so that if the property is sold or the business changed, the new tenant would see that condition on the C of O. There would be reference to when the Special Use Permit will expire.

A motion to approve the Resolution was made by Mr. Freitas and seconded by Mr. Brotherton.

VOTING took place as follows:

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

Application specific to the Planning Commission and Architectural Review Board

2. **325 Manville Road – Manville and Grove** – Proposed conversion of existing professional office building into a new multiple dwelling consisting of maximum six (6) residential apartment units. ***Applicant back from ZBA – continued review & set public hearing.*** Present: Daniel Merritts, Contractor and Ray Beeler, Architect.

Mr. Merritts said they were back from zoning and had been granted a variance for minimum lot area. The project received good feedback from the Zoning Board, which determined that it would not change the character of the neighborhood since there are other similar uses nearby. Also, they found that the zoning contradicts itself regarding the lot area requirement of 20,000 vs. 15,000 square feet. 15,000 square feet is all that is really needed based on the number of units. Mr. Hughes noted that Mr. Campriello stated his approval would have been less likely if the applicant's proposal was for a new building, but the footprint was not changing, and the building has been in the neighborhood for a long time.

Mr. Beeler said there were two new developments to the project:

- The rooftop AC units
- The lighting design

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The AC units they were proposing were 5 feet 6 in, not 2 feet as originally planned. Since the taller units would be difficult to conceal on the roof, they decided to move them off the roof entirely and locate them at the back of the building. They plan to build a platform for the AC units on top of the garbage enclosure and then conceal the garbage and the AC units with slats of the same wood material being used on other parts of the building. Mr. Beeler said there would be open slats for ventilation as well as access doors.

Referring to Ms. Brown's concern about the turning radius of the two parking spaces nearest the AC units, Mr. Beeler said they could possibly cut back the edge to a 45-degree angle. Mr. Beeler said they must maintain clearance around the garbage/AV enclosure for ventilation and servicing.

Mr. Hughes noted that the garbage was going to be fenced in but said the AC units are exempt from being a permanent structure. He said locating them at the back of the building was beneficial as opposed to putting them on the roof.

Mr. Beeler said the lighting design proposed three different types of fixtures which were similar to the lighting used at 70 Memorial Plaza. The lighting in the back and on the side of the building will only point in one direction (down) to avoid spill-over onto the neighboring properties. The lighting in the front of the building will point up and down. Mr. Beeler noted that Ms. Brown suggested not doing the up-lighting in the front of the building, but he didn't believe the up-lights would cause any light pollution and noted that the roof overhang would keep the light from reaching up into the sky. There will be a total of six lights that shine up and down, and they will be only on the front of the building.

Mr. Beeler said they did a photometric study and all the light in the rear stayed in the parking lot, there was no spill over.

Mr. Klein confirmed there were no mechanicals on the rooftop and that there would be nothing visible.

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Mr. Beeler said the 2-foot-high parapet would be reduced to pretty much what is there now, since they are no longer housing any mechanicals on the rooftop.

Ms. Brown said they reviewed the lighting plan. She agrees the photometric levels on the site are good and won't cause a lot of glare. It is nice soft lighting that still provides security.

Ms. Brown said they needed to have a color temperature between 2,700 and 3,000 to make sure they get warm light instead of stark white light. Mr. Beeler said it was 3,000.

Referring to the lighting in the front, Ms. Brown reminded the Board that it often asked for lights not to be facing up in order to be dark sky compliant.

Ms. Brown said regarding parking spaces 11 and 12, the traffic engineer looked at the overall maneuverability of the lot and those spaces were wider than a standard space, which provides enough room for someone to back out of them and exit on to Grove Street. There is also adequate room to turn into those spots. If either the applicant or the Board desires even more maneuverability, Ms. Brown suggested they look at maybe shortening the trash enclosure a little bit.

Ms. Brown thought the idea of putting the AC units in the trash enclosure was a good idea. Mr. Klein said the trash enclosure might be getting dinged up a little bit from people coming and going from that space. Mr. Merritts said they would put a post there as well. Ms. Brown said what worked on paper would obviously differ from an actual driver in the lot. Mr. Beeler said there are no marks on the building and the parking spots have been there for over 50 years.

Mr. Klein referred to a letter received from the County and asked Ms. Brown to summarize it:

- It was consistent with county Planning Board policy
- Even though the project has fewer than the 10 units, which would require affordable housing, they suggested making one of the units affordable.
- There was concern that the parking layout would be too restrictive for residential use, specifically the two spaces near the Manville Road entrance.

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- They suggested to either reconfigure the parking spaces or eliminate some, even if it meant there weren't two spaces per unit, which they thought might be excessive considering the property's proximity to the train station.

Mr. Klein noted that our Village Code requires 12 spaces, 2 per unit, and everyone agreed those requirements should be maintained.

Mr. Beeler said one of the spaces is full size and the other is compact.

Further comments from the County:

- Regarding sewage flows, determine best means for reduction of inflow and infiltration.
- Provide bicycle parking as well as electrical outlets for e-bikes.

Mr. Merritts said they were thinking about having a place for bikes, but the only possible location would impact the walkway in the front, and it wouldn't be ideal aesthetically in front of the beautiful building. Mr. Beeler added if they did that, they would also need to have a path which would be impervious surface. Mr. Merritts said while they liked the idea, without a formal garage, they didn't know if that would be possible.

Mr. Leyva wondered if giving up spot 12, the compact one, could be used for bicycle parking and then have EV charging stations in the other two spaces. Mr. Klein pointed out that the stations would need to be by the building, so cables wouldn't have to run underground.

Mr. Beeler said there could be one station with two hoses to service two spaces. Mr. Klein pointed out if they did that, they wouldn't be able to assign parking spaces. Mr. Leyva said it wouldn't necessarily be that someone with an EV would need to charge every night, especially if it was someone commuting, maybe they would only need to charge it every two or three days.

Mr. Leyva suggested since the two spaces were larger than code (10 ft instead of 8 ft) they could make a painted buffer area next to the slated enclosure near the building. Mr. Klein pointed out

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that what brought up the conversation about the EV charging station was the letter from the county suggesting charging for E-Bikes, not vehicles, although he did like the idea of the EV charging.

Mr. Klein confirmed that the parking was pre-existing so there were no issues with front yard parking.

Mr. Keller agreed with Mr. Leyva that if one spot is assigned to each unit, the second spots could be free/alternating so that if there were two EV charging spaces, they could be unassigned and used as necessary.

Mr. Klein said if they were going to have EV charging stations, they could get an independent company to install them. He suggested speaking with Ben on the climate committee who knew all about charging.

Ms. Brown continued reviewing the points from the County:

- Include as much green sustainable building technology as possible, e.g., solar panels or a green roof.

Mr. Merritts said they are not planning on a solar roof, but they could look into it. Mr. Klein said that it might be beneficial as the building gets a lot of southern light. Mr. Beeler said if they put a 7-foot parapet on the roof that would hide the panels. He added that solar technology has improved, and the angle of the panel and position of sun are not as important as they once were. In that case, Mr. Klein suggested the panels might only have to be tilted ever so slightly, which would still be beneficial but not visible from the street.

Mr. Merritts said they are going to have electric appliances and heat in the units and might only use gas as back up or get rid of it completely.

Ms. Brown concluded the notes from the county:

- Inclusion of recycling within the trash enclosure

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- Universal design standards throughout the project to allow residents to engage in public spaces as well as allowing for residents to age in place and provide access for persons with mobility issues.

Mr. Merritts said they would have recycling available. Mr. Hughes noted that a private carting company would pick up trash and recycling.

Mr. Klein asked the Board for comments.

Mr. Leyva loved the design and thought it was a great use of the area. He reiterated his ideas for the charging station and assigning one regular spot per unit, leaving the rest so that the charging station spots could use as needed.

Mr. Leyva questioned whether the people using the 2 spaces will come in from Grove so that they don't have to go through the narrow parking lot. Mr. Keller said over the last 5 years he has seen people drive in from Manville and usually park all the way at the end.

Mr. Merritts said they believed the garbage trucks were responsible for driving on the curb and the grass. He said the curb cut was widened but that did not help the problem. They have called the company. Mr. Klein suggested putting a bush in there so they wouldn't be able to drive over the grass.

Mr. Brotherton agreed the plans looked really nice. He wanted to be sure the height of the garbage and HVAC enclosure was minimal.

Mr. Beeler said the platform was a 7-foot clearance underneath a thin structure and then probably an open aluminum or steel gray platform that the six 5-foot AC units would sit on. The total height will be about 14 feet. Mr. Keller asked that they look into the noise of the vibration on the aluminum. Mr. Klein agreed they needed to be sensitive of the neighboring houses. Mr. Hughes said if the operation runs correctly, there shouldn't be a noise issue.

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Mr. Beeler said they want to keep the height as low as possible. Mr. Hughes said the code requirement is based on accumulation of snow, so it can be as low as 12 inches. If it is an open grade, snow might not be an issue.

Mr. Freitas thought the plans looked great. He didn't think the bicycles would look good in the front of the building and didn't know how they would fit in the back. Mr. Klein thought if they were going to go somewhere, they could maybe go behind the bushes toward the side of the building. Mr. Keller pointed out that there were likely 5 months a year when no one would be using the bikes, and they would just be sitting outside.

The consensus among the Board and the applicant was that providing a bike rack probably wouldn't work.

Ms. Brown said she was pleased with the landscaping and noted that the plants included are all native non-invasive species.

Mr. Klein confirmed that the wall in the parking lot belonged to the applicant.

Mr. Merritts said they were going to talk to the neighbor about replacing the fence. Mr. Klein shared that the fence was put up in the last year or two. Mr. Merritts said he would ask if the neighbor would be okay with them replacing it with something nicer.

Mr. Keller said he thought the plans looked fantastic. He was happy they decided not to put the larger AC units on the roof.

Mr. Keller and Mr. Klein agreed they liked the squareness of the enclosure in the back. Mr. Beeler said they would look at possible layouts other than shaving off some of the corner. Mr. Keller said if they weren't going to assign the spots, the enclosure might be less of a problem.

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Mr. Keller asked if they looked into the flooding on the sidewalk in the front. Mr. Merritts said they did and explained that that section that floods is lower than the grass and the two sections before to it. Mr. Merritts said he was going to contact the DPW about a solution.

Mr. Keller confirmed that the front address sign over the door would not be illuminated.

Ms. Brown said aside from the applicant reworking the garbage/AC enclosure a little bit, a Public Hearing could be set.

Mr. Klein said Ms. Brown would prepare the Resolution and assuming there were no issues during the public hearing, they could vote after that.

3. Minutes

A motion to approve the minutes of the March 12, 2025, Planning Commission and Architectural Review Board meetings was made by Mr. Keller, seconded by Mr. Leyva and unanimously carried.

The meeting was adjourned at approximately 9 pm.

Respectfully submitted,

Mary Sernatinger
Secretary