



Village of Pleasantville

Building Department

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

PLEASANTVILLE ZONING BOARD MEETING

To: Zoning Board Members:

There will be a meeting of the Pleasantville Zoning Board on Thursday, June 5, 2025, at 8:15 PM, at Village Hall, 2nd Floor 80 Wheeler Avenue, Pleasantville, New York.

Meeting Access

Topic: ZBA

Time: Jun 5, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82349011308?pwd=PiaZykuaEKq7rbybiqDaO9givvFHXa.1>

Meeting ID: 823 4901 1308

Passcode: 707180

One tap mobile

+16465588656,,82349011308# US (New York)

AGENDA

1. **143 Sarles Lane**

Case No. 2025-09 - Joseph and Kerry Morrone - 143 Sarles Lane - Proposed one story addition to the existing single family dwelling on-site in violation of Section 185-36.B.(1) "Bulk Requirements" regarding front yard setback and excessive building coverage

2. **46 Guion Street**

Case No. 2025-10 - Chris Mueller - 46 Guion Street - Proposed open wood deck at the rear of the existing single family dwelling on-site in violation of Section 185-36.B.(1) "Bulk Requirements" regarding deficient side yard setbacks and excessive building coverage

3. **3 Stanley Street**

Case No. 2025-11 - MAD Real Property LLC - 3 Stanley Street - Proposed construction of a new two family dwelling on-site in violation of Section 185-36.B.(1) "Bulk Requirements" regarding deficient lot area, width, frontage, front, side & rear yard setbacks and excessive building coverage

4. **Minutes of Meeting**

Meeting of April 24, 2025

Very truly yours

Robert Hughes
Building Inspector



Meeting Access

Topic: ZBA

Time: Jun 5, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82349011308?pwd=PiaZykuaEKq7rbybiqDaO9givvFHxa.1>

Meeting ID: 823 4901 1308

Passcode: 707180

One tap mobile

+16465588656,,82349011308# US (New York)



143 Sarles Lane

Case No. 2025-09 - Joseph and Kerry Morrone - 143 Sarles Lane - Proposed one story addition to the existing single family dwelling on-site in violation of Section 185-36.B.(1) "Bulk Requirements" regarding front yard setback and excessive building coverage

ATTACHMENTS:

Description	Type	Upload Date
Denial Letter	Backup Material	5/29/2025
Principal points letter	Backup Material	5/29/2025
Architectural plans	Backup Material	5/29/2025
Property survey	Backup Material	5/29/2025
Public Notice	Backup Material	5/29/2025
ZBA application	Backup Material	5/29/2025
BP application	Backup Material	5/29/2025
EAS form	Backup Material	5/29/2025



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

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

Joseph and Kerry Morrone
143 Sarles Lane
Pleasantville, New York 10570

PARCEL ID

Sec – 99.17

Blk – 1

Lot – 25

Re – Building Permit application dated May 22, 2025 for a proposed one story to the existing single-family dwelling structure on-site in violation located at 143 Sarles Lane, within the Village of Pleasantville, on-site in violation.

Date: May 22, 2025

Dear Joseph & Kerry:

This notice is to inform you that your building permit application submitted to this Department dated May 22, 2025 for a proposed one-story addition to the existing single-family dwelling structure located at 143 Sarles Lane, within the Village of Pleasantville, is hereby denied.

Denial is based on the following facts:

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

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Min front yard (to new addition)..... 30.00’ (front yard off Crawford)		28.5’	1.5’
Max building coverage..... 20%		24.6 %	4.6 %

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

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

Very truly yours,

Robert Hughes
Building Inspector

Date: May 15, 2024

To: Mr. Austin Campriello, Chairman
and Members of the Zoning Board of Appeals
Village of Pleasantville

CC: Robert Hughes, Building Inspector
Joseph and Kerry Morrone, Owners

Re: 143 Sarles Lane
Addition/Renovation – Required Variances: Front Yard Setback and Building
Coverage

Mr. Campriello and Members of the Zoning Board of Appeals:

We are proposing a one story addition at the rear of the house. The existing house is located on a corner lot and both existing front yards are non-conforming. We are not increasing the non-conformance of the front yard setbacks, however the rear addition will encroach 1.5' into the Crawford Street required setback of 30'. So a front yard variance of 1.5' will be required, which is less than the existing non-conforming setback of 26.5'. We will also require a variance for building coverage. The existing house is non-conforming at 20.3% building coverage. We are proposing building coverage of 24.6%. A variance is also required, then, for building coverage of 4.6%

In evaluating our variance request, we ask that the board consider the following five principal points:

NO UNDERSIRABLE CHANGE: The addition and deck are at the rear corner and are improvements to the house, replacing poorly constructed and detailed additions. They are also in keeping with the character of the surrounding neighborhood.

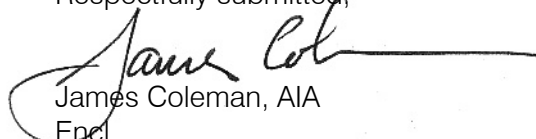
VARIANCE REQUIRED: The addition is intended to expand the first floor to provide a ground floor guest bedroom, as well as a larger renovated kitchen, powder room, and mudroom. Given the existing non-conformance of the front yard setbacks and the proposed increases to building coverage, two variances are required.

INSUBSTANTIAL CHANGE: The proposed addition is an insubstantial change given the size and geometry of the lot. The non-conforming front yard setbacks are existing conditions, and the increase in building coverage is less than 5%.

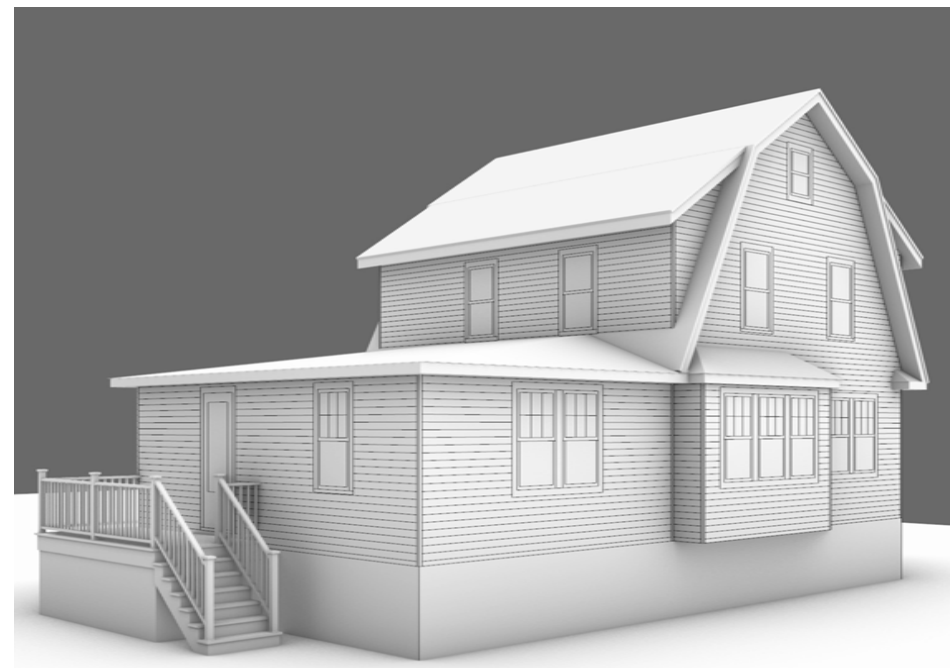
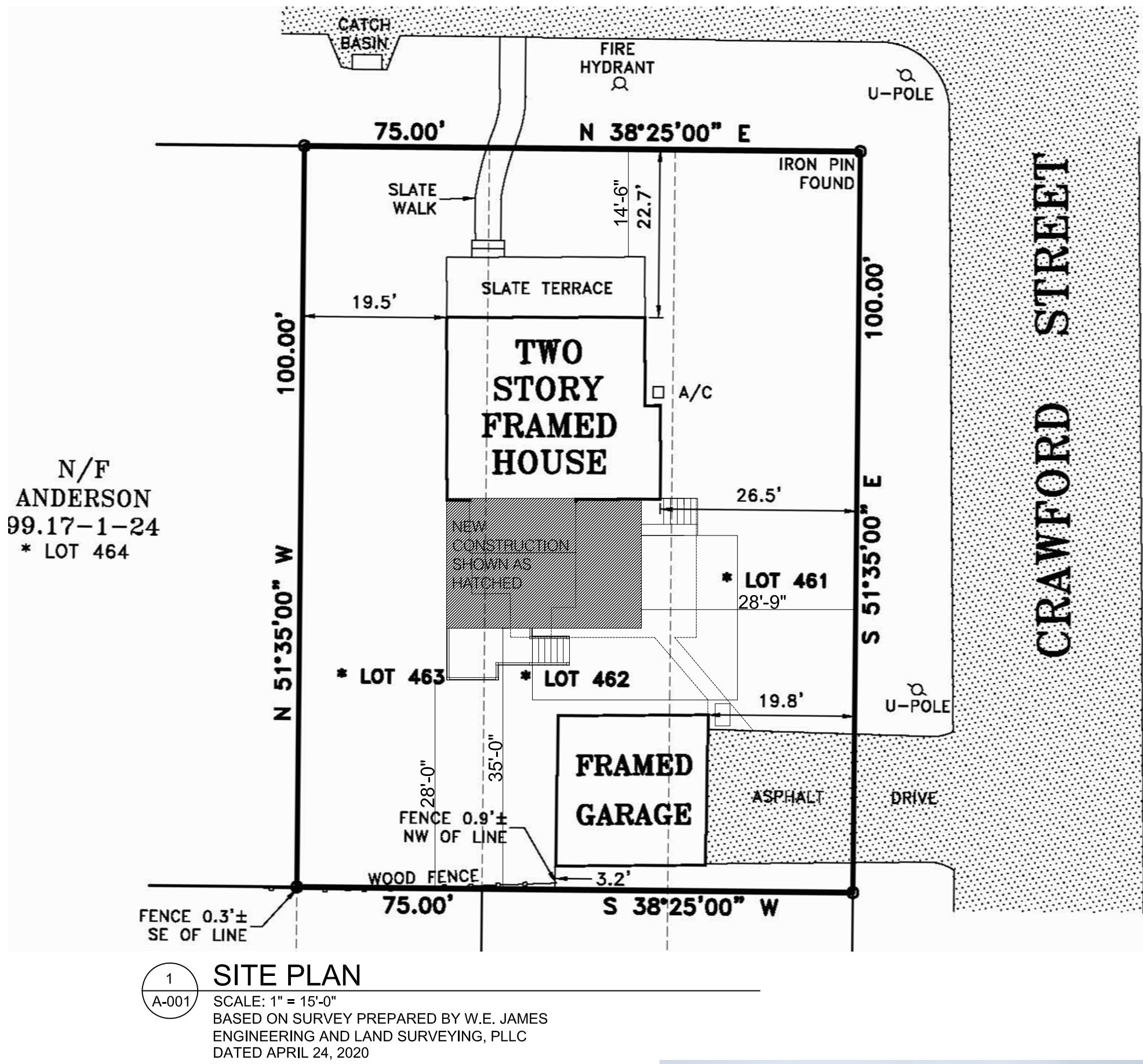
NO ADVERSE IMPACT OR EFFECT: The addition is at the rear of the house and screened by the existing garage and bushes. Additionally, the rear addition corrects previous additions which were poorly executed. As such, there is no adverse impact or effect on the neighborhood.

DIFFICULTIES ARE NOT SELF-CREATED: Since the renovation is an addition, the difficulties are self-created, but this should not be a dispositive factor.

Respectfully submitted,



James Coleman, AIA
Encl.



PROPOSED RENOVATION



EXISTING CONDITIONS



143 SARLES LN. ID: 99.17-1-25 (Pleasantville)



March 27, 2025

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:500



0 20 40 80
ft

Westchester County GIS

GIS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

ZONING DISTRICT: R-1

	MIN	EXISTING	PROPOSED
AREA (SF)	7500	7,500	N/C
FRONTAGE (LF)	75	75	N/C
SETBACKS (LF)			
FRONT YARD (SARLES LANE)	30	14.5	N/C
FRONT YARD (CRAWFORD STREET)	30	26.5	N/C *
SIDE YARD	8/20	19.5 / 34	19.5 / 28
BUILDING COVERAGE	20%	20.28%	24.41% **
DEV COVERAGE	N/A	N/A	N/A
FAR	N/A	N/A	N/A

FRONT YARD VARIANCE (CRAWFORD STREET) OF 1.5 FEET REQUIRED

** BUILDING COVERAGE VARIANCE OF 4.6% REQUIRED,

EXIST. BUILDING (SF)	1521
ADDITION AND DECK (SF)	313
EXISTING DEV COVERAGE (SF)	2286
PROPOSED DEV COVERAGE (SF)	2709

	EXISTING	PROPOSED
BUILDING COVERAGE SF	1521	1831
DEVELOPMENT COVERAGE SF	766	766

DEV COV	2287	2709
	30.49 %	36.12 %

BLD COV	1521	1831
	20.28 %	24.41 %

ZONING R-1 ZONE

BUILDING IS SERVED BY PUBLIC WATER AND SEWER

PLANS MEET 2020 NEW YORK STATE BUILDING AND ENERGY CODES.

REVISIONS / DATE:

JAMES COLEMAN ARCHITECTURE STUDIO

217 MOUNTAIN ROAD PLEASANTVILLE NEW YORK
WWW.JCOLEMANSTUDIO.COM 914 579 2015

PROJECT / LOCATION:

143 Sarles Lane
Pleasantville, NY 10570

DRAWING TITLE:

GENERAL INFORMATION

ARCHITECT SEAL & SIGNATURE:

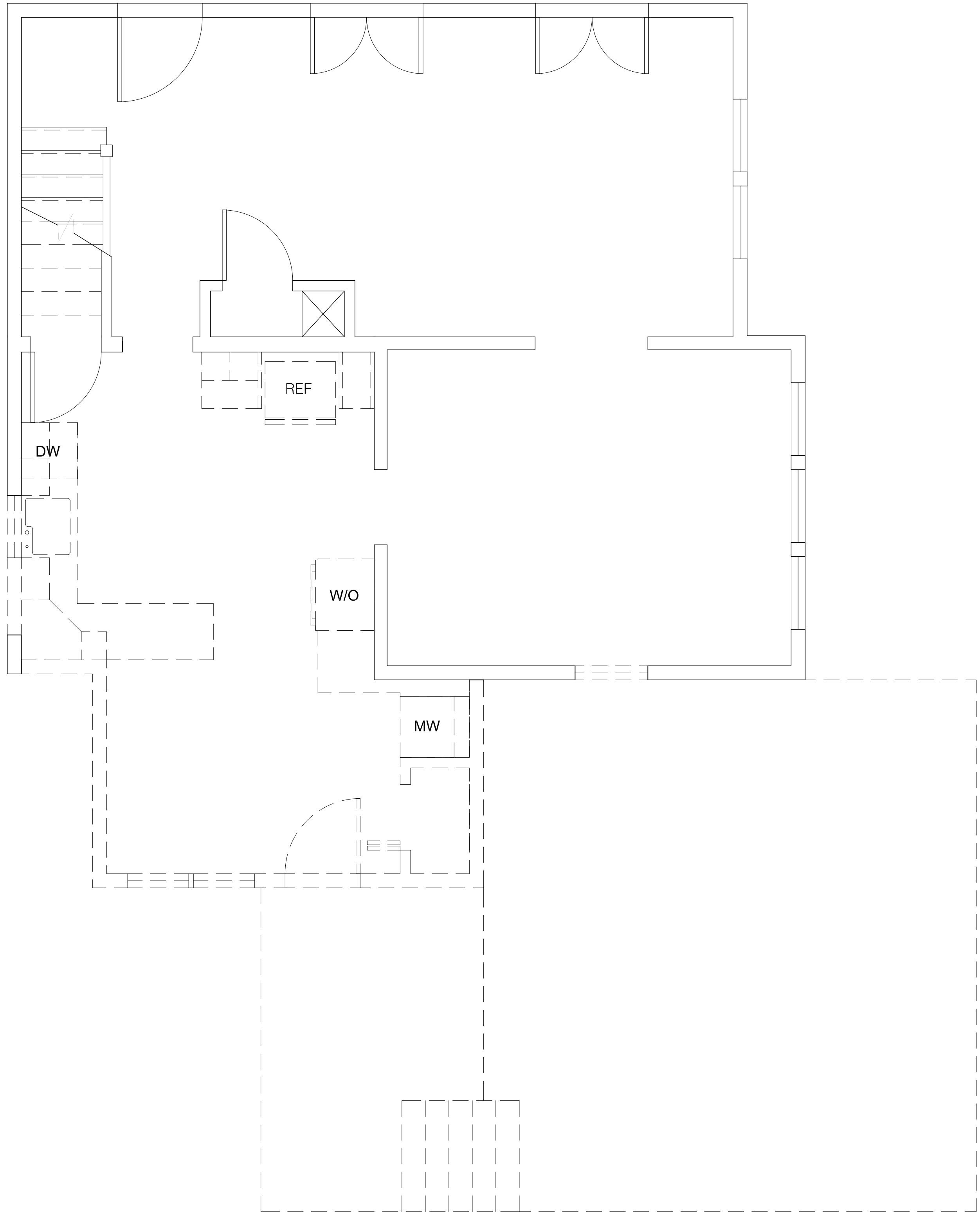


DATE: May 5, 2025

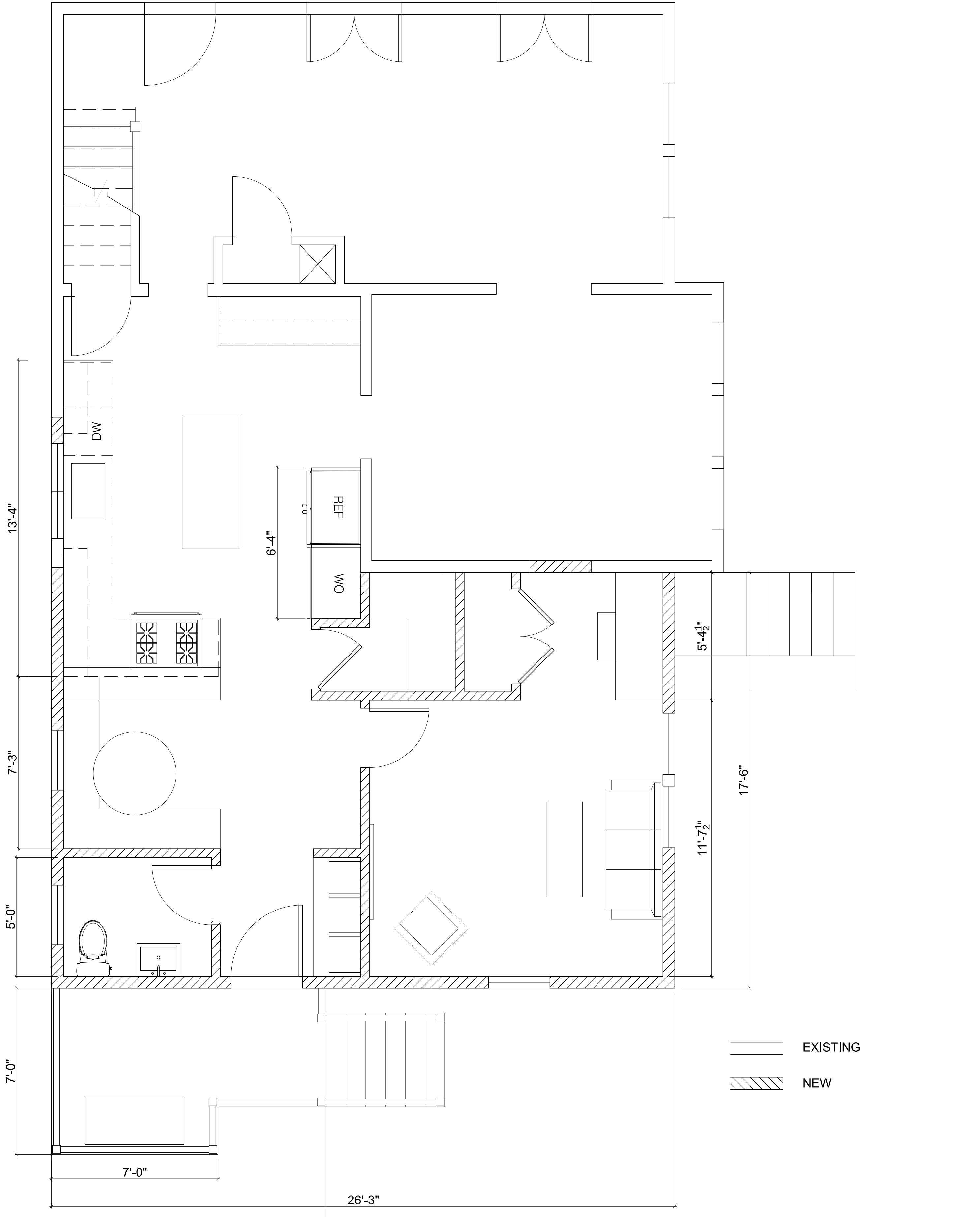
SCALE: As Noted

DRAWING NO.:

A-001.00



EXISTING
DEMO



EXISTING
NEW

REVISIONS / DATE:

JAMES COLEMAN ARCHITECTURE STUDIO

217 MOUNTAIN ROAD PLEASANTVILLE NEW YORK
WWW.JCOLEMANSTUDIO.COM 914.579.2015

PROJECT / LOCATION:

143 Sarles Lane
Pleasantville, NY 10570

DRAWING TITLE:

PLANS

ARCHITECT SEAL & SIGNATURE:



DATE: May 5, 2025

SCALE: As Noted

DRAWING NO.:

A-100.00



NORTH ELEVATION



EAST ELEVATION

1
A-300
EXISTING EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



NORTH ELEVATION



EAST ELEVATION

2
A-300
NEW EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

REVISIONS / DATE:

JAMES COLEMAN ARCHITECTURE STUDIO

217 MOUNTAIN ROAD PLEASANTVILLE NEW YORK
WWW.JCOLEMANSTUDIO.COM 914.579.2015

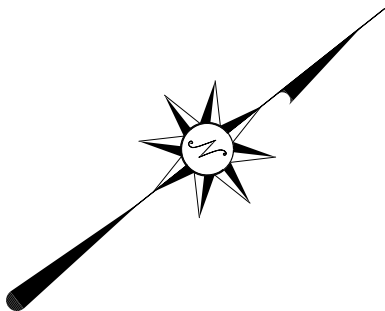
PROJECT / LOCATION:

143 Sarles Lane
Pleasantville, NY 10570

DRAWING TITLE:

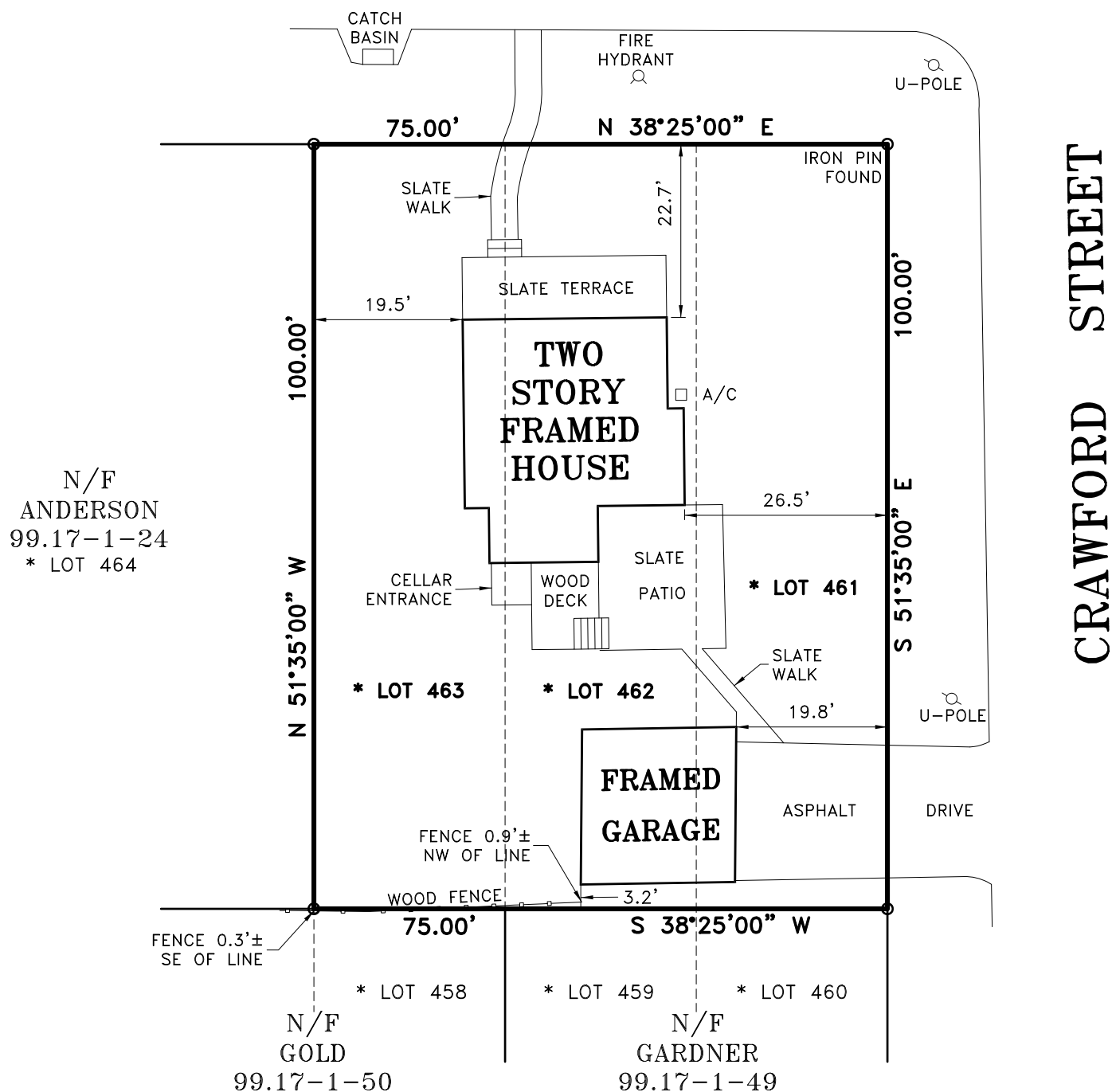
ELEVATIONS

ARCHITECT SEAL & SIGNATURE: DATE: May 5, 2025
SCALE: As Noted
DRAWING NO.: A-300.00



LOT AREA
7,500.00 S.F.
OR
0.17 ACRES

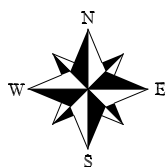
SARLES LANE



GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED CONTROL #553223176 RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
- * 7. REFERENCE: 'MAP OF SECTION NO. 2 OF PLEASANTVILLE HEIGHTS' FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON JUNE 19, 1906 AS MAP #1633.
8. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

W.E. James



**Engineering
and
Land Surveying, PLLC**

8 CHEANDA LANE
WALKILL, NEW YORK 12589
PHONE: (845) 566-6522 FAX: (845) 566-6525
EMAIL: WEJames@optonline.net
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: APRIL 23, 2020

CERTIFIED ONLY TO:

1. JOSEPH MORRONE AND KERRY MORRONE
2. JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
3. RADIAN TITLE INSURANCE INC.
4. THOROUGHbred TITLE SERVICES, LLC
5. MEYER AND SPENCER, PC

William E. James

WILLIAM E. JAMES, P.E., P.L.S.
NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:

SURVEY PREPARED FOR
Joseph Morrone
&
Kerry Morrone

TAX MAP SECTION 99.17, BLOCK 1, LOT 25
VILLAGE OF PLEASANTVILLE
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY, NEW YORK

SCALE:
1" = 20'

DATE:
APRIL 24, 2020

SHEET NO:
1 OF 1

PROJECT CAD REFERENCE:

WESTCHESTER COUNTY/VILLAGE OF PLEASANTVILLE/SARLES LANE/MORRONE.DWG

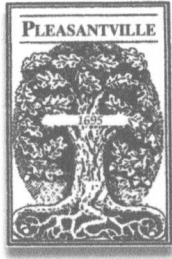
PUBLIC NOTICE

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

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Pleasantville, Pleasantville, New York, will hold a Public Hearing on the 5th of June, 2025, at 80 Wheeler Avenue and via teleconference beginning at 8:15 P.M. pursuant to Article VIII of the Zoning Ordinance on the Appeal of Joseph and Kerry Morrone from the decision of Robert Hughes, Building Inspector, dated May 22, 2025, for a proposed one story addition to the existing single family dwelling on-site in violation. The property involved is known as 143 Sarles Lane, Pleasantville, New York and described on the Village Tax Maps as Section 99.17, Block 1, Lot 25, and is located on the eastern side of Sarles Lane, Pleasantville, New York in an R-1 "One-Family Residence" zoning district. Said appeal is being made to obtain a variances from Section(s) 185-36.B.(1) Schedule I "Bulk Requirements" of the Zoning Ordinance which sets forth the following criteria:

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Min front yard (to new addition)..... (front yard off Crawford)	30.00'	28.5'	1.5'
Max building coverage.....	20%	24.6 %	4.6 %

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



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570

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

WWW.PLEASANTVILLE-NY.GOV

ZONING VARIANCE APPLICATION

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

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

SECTION I – PROJECT ADDRESS: 143 Sarles Lane. Pleasantville, NY 10570

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

APPLICANT: Joseph Morrone and Kerry Morrone

ADDRESS: 143 Sarles Lane. Pleasantville, NY 10570

PHONE: 917-439-7469 CELL: 917-751-5833 EMAIL: jmorron@gmail.com

OWNER: Same as above

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

LESSEE: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION III – SUBMISSION CHECKLIST - ☒ AREA VARIANCE ☐ USE VARIANCE

☒ VARIANCE APPLICATION ☒ PRINCIPAL POINTS LETTER ☒ BUILDING PERMIT APPLICATION ☒ SHORT EAS FORM

☒ SURVEY & DETAILED DRAWINGS ☐ ADDITIONAL INFORMATION

SECTION IV – APPLICATION FEE: \$250

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION V – APPLICANT'S CERTIFICATION

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

APPLICANT'S SIGNATURE: Kerry Morrone

DATE: 05/15/2025

SWORN TO BEFORE ME THIS 15

DAY OF May

20 25

NOTARY PUBLIC

PETER J. CHO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CH6308766
QUALIFIED IN WESTCHESTER COUNTY
MY COMMISSION EXPIRES JULY 28, 2026

SECTION VI – AFFIDAVIT OF OWNERSHIP

I, Joseph Morrone and Kerry Morrone, HEREBY CERTIFY THAT I RESIDE AT

143 Sarles Lane IN THE CITY OF Pleasantville

COUNTY OF Westchester IN THE STATE OF New York

AND THAT I AM THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PARCEL OF LAND SITUATED, LYING, AND BEING IN THE VILLAGE OF PLEASANTVILLE AFORESAID KNOWN AND DESIGNATED AS SECTION: 99.17 BLOCK: 1 LOT: 25

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

OWNER'S SIGNATURE: Kerry Morrone

DATE: 5/15/2025

SWORN TO BEFORE ME THIS 15

DAY OF May

20 25

NOTARY PUBLIC

PETER J. CHO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CH6308766
QUALIFIED IN WESTCHESTER COUNTY
MY COMMISSION EXPIRES JULY 28, 2026

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

ZONE: R-1 SECTION: 99.17 BLOCK: 1 LOT: 25

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

[] ARB [] PLANNING [☒] DPW / ENGINEERING [] WCDOH [] WETLANDS [] FLOOD DEV

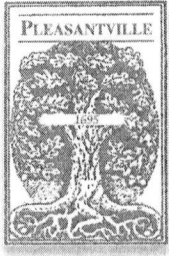
BUILDING DEPARTMENT CHECKLIST:

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

PAYMENT: [☒] CHECK #: 857 - \$250 [] CASH

NAME ON CHECK: Kerry & Joseph Morrone

BLDG. INSPECTOR SIGN OFF: RH DATE: 5.19.2025



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570

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

WWW.PLEASANTVILLE-NY.GOV

BUILDING PERMIT APPLICATION

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

SECTION I – PROJECT ADDRESS: 143 SARLES LANE

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

APPLICANT: JOSEPH & KERRY MARONE

ADDRESS: 143 SARLES LANE

PHONE: 917 439 7469 CELL: _____ EMAIL: JMORONE@GMAIL.COM

PROPERTY OWNER: SAME AS ABOVE

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

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

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

SECTION IV – USE & OCCUPANCY

EXISTING / CURRENT USE: STAGUE FAMILY RESIDENTIAL

PROPOSED COMMERCIAL USE: (CHECK ALL THAT MAY APPLY)

- ☐ ASSEMBLY (RESTAURANTS, THEATERS) ☐ BUSINESS (OFFICE, BANKS) ☐ EDUCATIONAL (SCHOOLS)
☐ FACTORY / INDUSTRIAL (MANUFACTURING) ☐ HIGH HAZARD ☐ INSTITUTIONAL (ASSISTED LIVING)
☐ MERCANTILE (RETAIL) ☐ RESIDENTIAL GROUP (APTS, HOTELS) ☐ STORAGE (WAREHOUSE)

PROPOSED RESIDENTIAL:

- ☒ ONE FAMILY DWELLING ☐ TWO FAMILY DWELLING ☐ TOWNHOUSE ☐ DETACHED ACCESSORY STRUCTURE

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

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

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

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

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

JAMES COLEMAN, AIA

ARCHITECT/ENG: _____

ADDRESS: _____

PHONE: 914 579 2015 CELL: _____ EMAIL: JAMES@JCOLEMANSDRAW.COM

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

PLUMBER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION VII — APPLICANT CERTIFICATION

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

SIGNATURE: _____ DATE: 5/16/25

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

BUILDING DEPARTMENT CHECKLIST:

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

PERMIT #: _____ PAYMENT: ☐ CHECK #: _____ ☐ CASH

NAME ON CHECK: _____

FINAL DESCRIPTION OF WORK: _____

PERMIT CONDITIONS:

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

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____

Short Environmental Assessment Form

Part 1 - Project Information

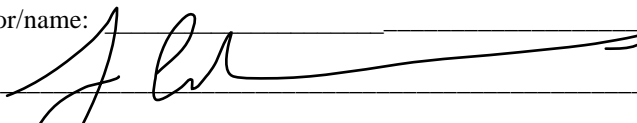
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:			State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): </div> <div style="margin-top: 5px;"><input type="checkbox"/> Parkland</div>				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature:  _____ Title: _____		



46 Guion Street

Case No. 2025-10 - Chris Mueller - 46 Guion Street - Proposed open wood deck at the rear of the existing single family dwelling on-site in violation of Section 185-36.B.(1) "Bulk Requirements" regarding deficient side yard setbacks and excessive building coverage

ATTACHMENTS:

Description	Type	Upload Date
Denial Letter	Backup Material	5/29/2025
Principal points letter	Backup Material	5/29/2025
Architectural plans	Backup Material	5/29/2025
Public Notice	Backup Material	5/29/2025
EAS form	Backup Material	5/29/2025
ZBA application	Backup Material	5/29/2025
BP application	Backup Material	5/29/2025



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

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

Chris Mueller
46 Guion Street
Pleasantville, New York 10570

PARCEL ID

Sec – 99.18

Blk – 4

Lot – 14

Re – Building Permit application dated May 9, 2025 for a proposed open wood deck to the rear of the existing single-family dwelling structure on-site in violation located at 46 Guion Street, within the Village of Pleasantville, on-site in violation.

Date: May 22, 2025

Dear Chris:

This notice is to inform you that your building permit application submitted to this Department dated May 9, 2025 for a proposed open wood deck to the rear of the existing single-family dwelling structure located at 46 Guion Street, within the Village of Pleasantville, is hereby denied.

Denial is based on the following facts:

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

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
*Side yard setback..... 20 feet (southern side to new rear deck)	20 feet	12.71 feet	7.29 feet
**Combined side yard setback # 1..... 32 feet* (total of both sides to new rear deck)	32 feet*	23.92 feet	8.08 feet
Building coverage	20 %	24.91%	4.91%

*NOTE: One side yard setback of 20 feet must be provided when a garage is not located on-site

**NOTE: The aggregate of both side yards must be 32 feet when a garage is not located on-site

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

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

Very truly yours,

Robert Hughes, Building Inspector

SCENA

ARCHITECTURE

25 Alpine Ter
Pleasantville, NY 10570
T/914.566.4090
F/914.566.4091
E/hq@scenadpc.com
W/scenadpc.com

May 9, 2025

Zoning Board of Appeals
Village of Pleasantville – Building Department
80 Wheeler Avenue
Pleasantville, NY 10570

RE: Letter of Principal Points – Area Variance Request
46 Guion Street, Pleasantville, NY 10570
Section 99.18 / Block 4 / Lot 14

Dear Members of the Zoning Board:

I am composing this Principal Points letter on behalf of Mr. Chris Mueller, owner and resident of 46 Guion Street, Pleasantville, NY 10570. We would like to request an Area Variance to renovate and enlarge an existing rear yard exterior deck. The current owner is asking to renovate the existing rear deck and stair and enlarge the deck from 92 sqft to 360 sqft. As seen in the attached zoning documentation, the site is pre-existing non-conforming and cannot meet the side setback requirements when no garage is present (32 feet aggregate/one side 20 feet min) as well as maximum building coverage (20%). There are no feasible means to achieve zoning compliance due to the restrictions of the site. The Area Variance requested will not have any adverse impacts on the neighborhood or create any environmental disruption as the exterior existing conditions of the site will remain intact.

Below, we outline the Principal Points to be considered for this Area Variance request:

- 1- **Whether granting an Area Variance will produce undesirable change in the character of the neighborhood or a detriment to nearby properties:** The approval of an Area Variance will not produce any undesirable change in the character of the neighborhood or create a detriment to nearby properties. The additional rear deck will join the existing and will extend along the rear of the house. It is not visible from Guion Street.
- 2- **Whether benefit sought is achievable by another feasible method:** The R-1 zoning requirement states that an interior lot without a garage has a side yard setback aggregate of 32 feet with one side yard setback being a minimum of 20 feet. The residence sits approximately 12.71 feet from the Southern property line (side). Furthermore, R-1 zoning states a maximum building coverage of 20%. The existing residence has a building coverage of 21.11%. There are no feasible means to accommodate this requirement without an Area Variance.
- 3- **Whether the requested Area Variance is substantial:** This residence is considered pre-existing non-conforming with a property area of approximately 6679 sqft under the required 7500 sqft. The current non-

conforming side yards will be maintained; the additional deck only extends into the rear yard. The building coverage will only increase by 3.81% from the existing 21.11% for a total of 24.92%. Due to the scope of work, site limitations and the pre-existing non-conforming nature of the property we do not consider the Area Variance substantial in nature.

- 4- **Whether the Area Variance will adversely impact the neighborhood physical or environmental conditions:** The Area Variance will not adversely impact the physical or environmental conditions of the neighborhood. The addition to the deck had decreased the impervious surface by approximately 44 sqft by returning a portion of an existing paver patio in the rear yard to a landscaped yard. It does not impact any environmental conditions.
- 5- **Whether the alleged difficulty was self-created (not dispositive):** Though the addition to the deck is self-created, the existing conditions leave the homeowner no other feasible option to add a modest amount of exterior deck space without an Area Variance.

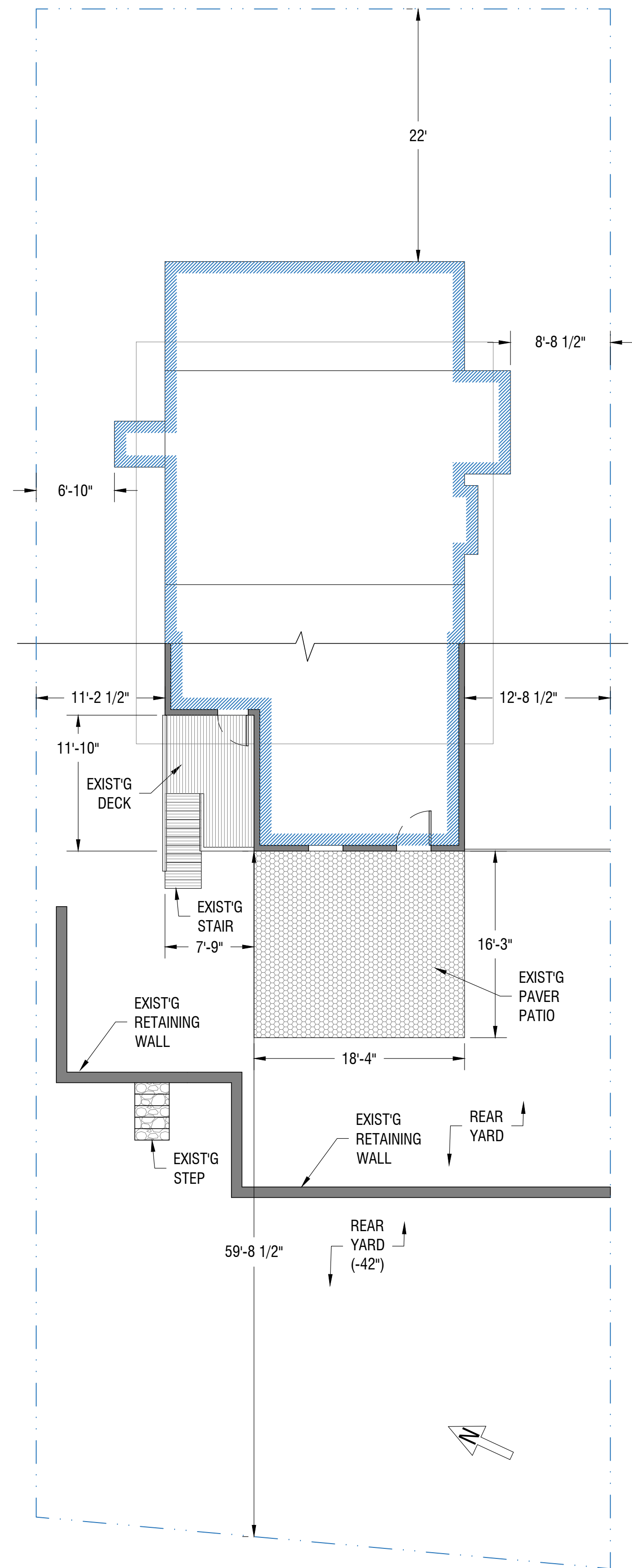
We appreciate your review of our application and hope that this letter addresses the Principal Points. Following your review, we respectfully request approval of the Area Variance.

Sincerely,

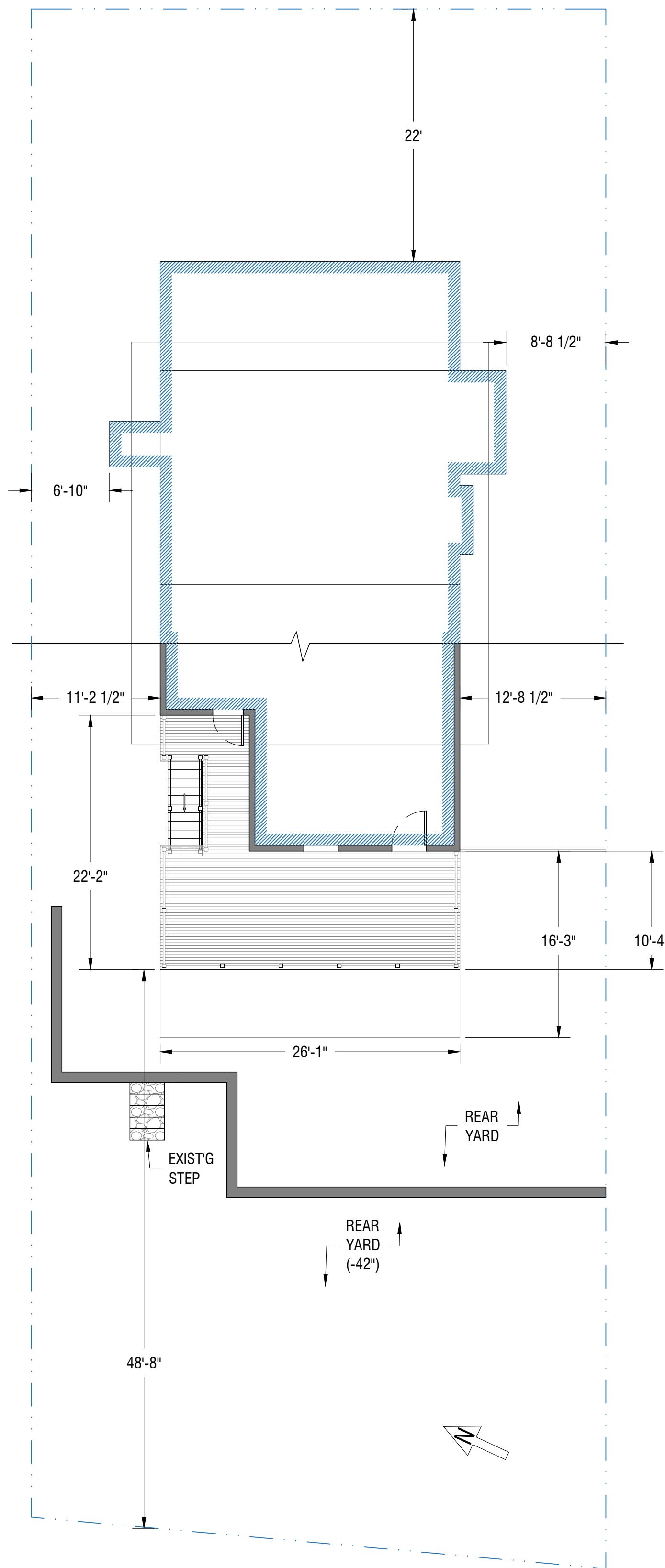


Lucas Andrés Cascardo, AIA
SCENA Architecture
NY/FL/NCARB
M/914.625.9625
E/lucas@scenadpc.com





1 EXISTING SITE
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE
SCALE: 1/8" = 1'-0"



3 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"

INFORMATION TAKEN FROM SURVEY, PREPARED BY KULHANEK & PLAN LAND SURVEYORS P.C., P.O. BOX 178, 73 WESTCHESTER AVE., POUND RIDGE, NY 10576, DATED JULY 10, 1995, PROVIDED BY OWNER. ANY TOPOGRAPHIC / SLOPE / WETLAND INFORMATION TAKEN FROM WESTCHESTER COUNTY GIS SURVEY.

46 GUION STREET, PLEASANTVILLE, NY ZONING ANALYSIS TABLE							
STANDARD	R REQUIRED	EXISTING	PROPOSED	COMPLIES	OVER/UNDER	APPROVALS	
LOT AREA	7,500 SQ.FT.	6,679 SQ.FT.	NO CHANGE	NO			
MINIMUM LOT FRONTAGE	75 FT.	50 FT.	NO CHANGE	NO			
FRONT YARD SETBACK	30 FT.	22 FT.	NO CHANGE	NO			
REAR YARD SETBACK	25 FT.	59.71 FT.	48.6 FT.	YES	OVER 23.6 FT.		
SIDE YARD WIDTH (ONE SIDE)	20 FT.	12.71 FT.	N/A	NO	UNDER 7.29 FT.	AREA VARIANCE	
SIDE YARD WIDTH (TWO SIDES)	32 FT.	23.92 FT.	N/A	NO	UNDER 8.08 FT.	AREA VARIANCE	
MINIMUM LOT WIDTH	75 FT.	50.00 FT.	N/A	NO			
MAXIMUM BUILDING COVERAGE	20%	21.11%	24.92%	NO	OVER 4.91%	AREA VARIANCE	
MINIMUM LOT DEPTH	100 FT.	130.67 FT.	N/A	YES			

PROJECT

MUELLER
RESIDENCE

46 GUION STREET
PLEASANTVILLE, NY
10570

SCENA
ARCHITECTURE

This drawing shall remain the property of SCENA Architecture, whether the project for which it is prepared is completed or not. No changes, alterations, or additions may be made without the written consent of SCENA Architecture. This drawing shall not be used or reproduced by anyone on other projects, for purposes not intended by the project or the completion of this project by others without written consent. Copyright 2025 SCENA Architecture.

ARCHITECT

SCENA ARCHITECTURE
25 ALPINE TER
PLEASANTVILLE NY 10570

T/ 914-566-4090
F/ 914-566-4091
E/ HQ@SCENADPC.COM

STRUCTURAL ENGINEER

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER

SEAL & SIGNATURE

ISSUE

NO.	DESCRIPTION	DATE
01	AREA VARIANCE	05-08-2025

REVISION

NO.	DESCRIPTION	DATE
△		
△		
△		
△		
△		

DOB APPROVAL STAMP

NOT FOR
CONSTRUCTION

DOB BSCAN

DRAWING NAME

SITE
ZONING

DATE 07-10-2023

PROJECT NO 2305BR

DRAWN BY LAC

CHECKED BY LAC

DRAWING NUMBER

A-003.00

CADO FILE NO

00000

PAGE

04 OF 05

PUBLIC NOTICE

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

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Pleasantville, New York, will hold a Public Hearing on the 5th of June, 2025, in person at 80 Wheeler Avenue, Pleasantville, NY and via teleconference beginning at 8:15 P.M. pursuant to Article VIII of the Zoning Ordinance on the Appeal of Lucas Cascardo RA on behalf of Chris Mueller residing at 46 Guion Street, Pleasantville, New York, from the decision of Robert Hughes, Building Inspector, dated May 22, 2025 for a permit to construct an open wood deck at the rear of the existing single family structure on-site in violation. The property involved is described on the Village Tax Maps as Section 99.18, Block 4, Lot 14, and is located on the western side of Guion Street, Pleasantville, New York in an R-1 "One-Family Residence" zoning district. Said appeal is being made to obtain a variance(s) from Section 185-36.B (1) Schedule I "Bulk Requirements", of the Village Municipal Zoning Ordinance which sets forth the following criteria:

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
*Side yard setback..... 20 feet (southern side to new rear deck)		12.71 feet	7.29 feet
**Combined side yard setback # 1..... 32 feet* (total of both sides to new rear deck)		23.92 feet	8.08 feet
Building coverage 20 % (total of both sides to new 2 nd floor addition)		24.91%	4.91%

***NOTE:** One side yard setback of 20 feet must be provided when a garage is not located on-site

****NOTE:** The aggregate of both side yards must be 32 feet when a garage is not located on-site

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

Short Environmental Assessment Form

Part 1 - Project Information

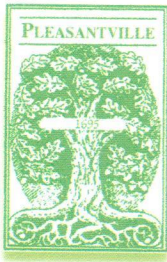
Instructions for Completing

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Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned _____ acres or controlled by the applicant or project sponsor?				
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): </div> <div style="margin-top: 5px;"><input type="checkbox"/> Parkland</div>				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570

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

WWW.PLEASANTVILLE-NY.GOV

ZONING VARIANCE APPLICATION

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

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

SECTION I – PROJECT ADDRESS: 46 Guion Street, Pleasantville, NY 10570

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

APPLICANT: Lucas Cascardo

ADDRESS: 25 Alpine Ter, Pleasantville, NY 10570

PHONE: 914-566-4090 CELL: 914-625-9625 EMAIL: lucas@scenadpc.com

OWNER: Chris Mueller

ADDRESS: 46 Guion Street, Pleasantville, NY 10570

PHONE: _____ CELL: 917-385-8976 EMAIL: chris_mueller@me.com

LESSEE: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION III – SUBMISSION CHECKLIST - ☒ AREA VARIANCE ☐ USE VARIANCE

☒ VARIANCE APPLICATION ☒ PRINCIPAL POINTS LETTER ☒ BUILDING PERMIT APPLICATION ☒ SHORT EAS FORM

☒ SURVEY & DETAILED DRAWINGS ☐ ADDITIONAL INFORMATION

SECTION IV – APPLICATION FEE: \$250

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION V — APPLICANT'S CERTIFICATION

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

APPLICANT'S SIGNATURE: _____ DATE: 5/9/25

SWORN TO BEFORE ME THIS 9th DAY OF May 20 25

NOTARY PUBLIC

PETER J. CHO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CH6308766
QUALIFIED IN WESTCHESTER COUNTY
MY COMMISSION EXPIRES JULY 28, 2026

SECTION VI — AFFIDAVIT OF OWNERSHIP

I, Chris Mueller, HEREBY CERTIFY THAT I RESIDE AT

46 Guion Street IN THE CITY OF Pleasantville

COUNTY OF Westchester IN THE STATE OF New York

AND THAT I AM THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PARCEL OF LAND SITUATED, LYING, AND BEING IN THE VILLAGE OF PLEASANTVILLE AFORESAID KNOWN AND DESIGNATED AS SECTION: 99.18 BLOCK: 4 LOT: 14

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

OWNER'S SIGNATURE: _____ DATE: 05/9/25

SWORN TO BEFORE ME THIS 9th DAY OF May 20 25

NOTARY PUBLIC

ELIZABETH FONVIL-VOLTAIRE
Notary Public - State of New York
NO. 01FO6239257
Qualified in Rockland County
My Commission Expires May 20, 2027

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

☐ ARB ☐ PLANNING ☐ DPW / ENGINEERING ☐ WCDOH ☐ WETLANDS ☐ FLOOD DEV

BUILDING DEPARTMENT CHECKLIST:

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

PAYMENT: ☐ CHECK #: _____ ☐ CASH

NAME ON CHECK: _____

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

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

BUILDING PERMIT APPLICATION

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

SECTION I – PROJECT ADDRESS: 46 Guion Street, Pleasantville, NY 10570

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

APPLICANT: Lucas Cascardo

ADDRESS: 25 Alpine Ter Pleasantville NY 10570

PHONE: 914-566-4090 CELL: 914-625-9625 EMAIL: lucas@scenadpc.com

PROPERTY OWNER: Chris Mueller

ADDRESS: 46 Guion Street, Pleasantville, NY 10570

PHONE: _____ CELL: 914-385-8976 EMAIL: chris_mueller@me.com

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

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

SECTION IV – USE & OCCUPANCY

EXISTING / CURRENT USE: Single family residence

PROPOSED COMMERCIAL USE: (CHECK ALL THAT MAY APPLY)

☐ ASSEMBLY (RESTAURANTS, THEATERS) ☐ BUSINESS (OFFICE, BANKS) ☐ EDUCATIONAL (SCHOOLS)
☐ FACTORY / INDUSTRIAL (MANUFACTURING) ☐ HIGH HAZARD ☐ INSTITUTIONAL (ASSISTED LIVING)
☐ MERCANTILE (RETAIL) ☐ RESIDENTIAL GROUP (APTS, HOTELS) ☐ STORAGE (WAREHOUSE)

PROPOSED RESIDENTIAL:

☒ ONE FAMILY DWELLING ☐ TWO FAMILY DWELLING ☐ TOWNHOUSE ☐ DETACHED ACCESSORY STRUCTURE

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

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

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

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

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

ARCHITECT/ENG: Lucas Cascardo

ADDRESS: 25 Alpine Ter, Pleasantville, NY 10570

PHONE: 914-566-4090 CELL: 914-625-9625 EMAIL: lucas@scenadpc.com

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

PLUMBER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION VII — APPLICANT CERTIFICATION

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

SIGNATURE:  DATE: 05/09/2025

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

BUILDING DEPARTMENT CHECKLIST:

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

PERMIT #: _____ PAYMENT: ☐ CHECK #: _____ ☐ CASH

NAME ON CHECK: _____

FINAL DESCRIPTION OF WORK: _____

PERMIT CONDITIONS:

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

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____



3 Stanley Street

Case No. 2025-11 - MAD Real Property LLC - 3 Stanley Street - Proposed construction of a new two family dwelling on-site in violation of Section 185-36.B.(1) "Bulk Requirements" regarding deficient lot area, width, frontage, front, side & rear yard setbacks and excessive building coverage

ATTACHMENTS:

Description	Type	Upload Date
Denial Letter	Backup Material	5/29/2025
Principal points letter	Backup Material	5/29/2025
Architectural plans	Backup Material	5/29/2025
Property survey - 2024	Backup Material	5/29/2025
Public Notice	Backup Material	5/29/2025
ZBA application	Backup Material	5/29/2025
EAS form	Backup Material	5/29/2025
BP application	Backup Material	5/29/2025



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

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

MAD Real Property LLC c/o Dan Amicucci
PO Box 2
Purchase, New York 10577

PARCEL ID

Sec – 106.10

Blk – 2

Lot – 31

Re – Building Permit Application dated May 16, 2025, to demolish an existing three family structure and construct a new two-family dwelling located at 3 Stanley Street, within the Village of Pleasantville, on-site in violation.

Date: May 22, 2025

Dear Dan:

This notice is to inform you that your building permit application submitted to this Department dated May 16, 2025, to demolish an existing three family structure and construct a new two-family dwelling located at 3 Stanley Street, within the Village of Pleasantville, is hereby denied.


Denial is based on the following facts:

1. Subject property is located in an R-3 “Three-Family Residence” zoning district within the Village of Pleasantville, New York.
2. To construct the new two-family dwelling as proposed located at 3 Stanley Street would not comply with Section 185-36.B.(1) Schedule I “Bulk Requirements” of the Village Municipal Code which sets forth the following:

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Minimum lot area.....	7500 sf	5000 sf	2500 sf
Minimum lot width.....	75 feet	50 feet	25 feet
Minimum lot frontage.....	75 feet	50 feet	25 feet
Front yard setback #1..... (to principal structure)	30 feet	25.25 feet	4.75 feet
Front yard setback # 2..... (to front entry roof)	28 feet	21.3 feet	6.7 feet
Combined side yard setback.....	20 feet	16 feet	4 feet
Rear yard setback to deck.....	25 feet	21.5 feet	3.5 feet
Max bldg coverage.....	30 %	36.4 %	6.4 %

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

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

Very truly yours,

Robert Hughes,
Building Inspector

1. Whether granting AV will produce undesirable change in the character of the neighborhood or a detriment to nearby properties

The current building on the project site is a vacant and dilapidated three-family structure. The landscaping is overgrown and unkempt. The building sits in close proximity to the rear and side property lines: 3.2' setback to the left side, 5.1' setback to the rear, and 1.8' to the right side. The current side walls of the building are not fire-rated and pose a potential fire spread danger being so close to the property lines according to the current Fire Code. There is also no garage and previous occupants parked in the front yard and the street.

Demolishing the existing three-family building and constructing a new two-family house will be a major improvement to the surrounding neighborhood. First, it will limit the amount of traffic in and around the site by reducing the dwelling units from three to two. The new house and grounds will be much more attractive than what exists today and will increase nearby property values. There will be adequate yards on all sides of the new house, creating a wider buffer between adjacent properties which will let in more sunlight and fresh air. It will also reduce the risk of fire spreading between properties compared to the existing conditions. Finally, residents will be able to park in garages as opposed to only parking in the front yard.

2. Whether benefit sought is achievable by another feasible method

The benefit being sought is to build two 3-bedroom/2.5-bath dwelling units on an existing undersized lot measuring 50'x100', whereas the minimum required lot area in the R-3 district is 7,500SF and minimum lot width is 75'. If we were to comply with the minimum yard requirements, each dwelling unit of the proposed side-by-side layout would only be 14' wide (interior width) which would not work. Alternative to a side-by-side layout, a stacked two-family layout was explored but we felt future residents would value having a proper basement level with garage, first floor living level, and second floor sleeping level instead of a one-level apartment.

3. Whether requested AV is substantial

We believe that the 4' side yard, +/-5' front yard, 3.5' rear yard, and 6.6% coverage variances are outweighed by the many benefits of this project as outlined in item 1.

4. Whether AV will adversely impact the neighborhood physical or environmental conditions

In the short term, there will be some temporary adverse effects from constructing the new house. However, these effects are normal for new construction projects and will be mitigated with erosion/dust control measures as well as abiding by Village work hours. In the long term, there will only be positive impacts on the neighborhood. A new stormwater system will capture site runoff, driveway/garage areas will reduce parking constraints, eliminating one dwelling unit will reduce neighborhood density, and the

new house design will enhance the neighborhood aesthetic while offering a much more energy efficient house.

5. Whether the alleged difficulty was self-created (not dispositive)

The existing undersized lot (5,000SF) creates the need for the area variances we are seeking. If the lot were conforming (7,500SF), there would be adequate room to position the proposed house without the need for variances.

Thank you,

NEW 2 FAMILY DWELLING AT:

3 STANLEY STREET
PLEASANTVILLE, NY 10570
TAX ID: 106.10-2-31
ZONING DISTRICT: R-3

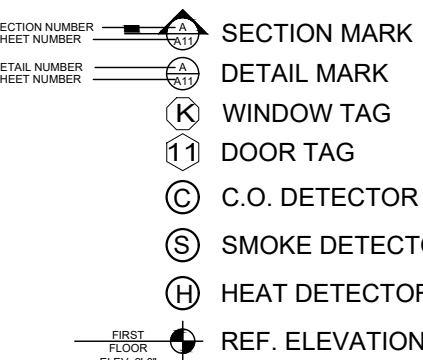
PROPOSED SCOPE OF WORK:

- DEMO EXIST. HOUSE AND HARDSCAPES ON LOT
- CONSTRUCT NEW 2 STORY 2 FAMILY FRAMED HOUSE
- INSTALL NEW MACADAM DRIVEWAY ACCORDING TO PROPOSED SITE PLAN
- CONSTRUCT NEW WALKWAYS ACCORDING TO PROPOSED SITE PLAN

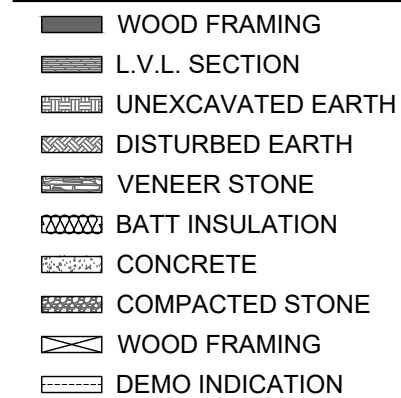
APPLICABLE CODES, RULES, & REGULATIONS

NEW YORK STATE BUILDING CODES
2020 RESIDENTIAL CODE OF NYS, & 2017 NEC CODE OF NYS
VILLAGE OF PLEASANTVILLE ZONING CODE

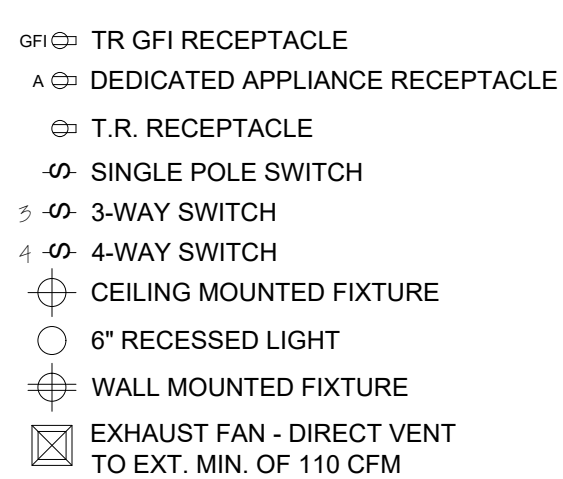
SYMBOL LEGEND



MATERIAL INDICATORS



ELECTRICAL LEGEND



ELECTRICAL NOTES:

- INSTALL NEW WIRING FOR ALL OUTLETS AS INDICATED ON PLAN
- PROVIDE CAT6 CABLE TO ALL BEDROOMS OR AS COORDINATED BY OWNER
- ALL LIGHTING TO BE APPROVED FOR USE IN NY STATE
- ALL ITEMS IN VERTICAL LINE ARE TO ALIGN ON CENTER, I.E. THERMOSTATS, RECEPTACLES, & SWITCHES
- ELECTRICIAN TO INSTALL DUPLEX RECEPTACLES AS REQUIRED AS PER CODE
- INSTALL LOW VOLTAGE WIRING WHEREVER REQUIRED
- ALL DIMMER SWITCHES TO BE COMPATIBLE WITH LIGHTING THEY ARE OPERATING
- ALL OUTLETS TO BE TAMPER RESISTANT AS PER CODE
- ALL LIGHTING TO BE CODE COMPLAINT AND COORDINATED WITH OWNER

ALL INFORMATION SHOWN IS FOR DIAGRAMMATIC PURPOSES ONLY AND SHALL BE THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO INSTALL ALL LIGHTING, WIRING, CIRCUITING, ETC. AS PER CODE REQUIREMENTS

2020 RCNYS							
BUILDING TYPE	CONSTRUCTION TYPE	OCCUPANCY CLASSIFICATION	CLASSIFICATION OF WORK	DESIGN LIVE LOAD	DESIGN DEAD LOAD	STORIES ABOVE GRADE	FIRE SUPP. REQUIRED
TWO-FAMILY	5B	ONE/TWO FAMILY	NEW CONSTRUCTION	40 PSF	20 PSF	2 STORIES	NO

THE PLANS AND SPECIFICATIONS FOR THE PROPOSED SCOPE OF WORK HAVE BEEN DESIGNED AND SHALL BE EXECUTED BY ALL PARTIES CONCERNED IN COMPLIANCE WITH THE 2020 RCNYS, 2017 NEC CODE OF NYS, THE VILLAGE OF PLEASANTVILLE MUNICIPAL CODE, AND ALL APPLICABLE RULES AND REGULATIONS

SUMMARY OF STRENGTH, SIZE, AND USE OF STRUCTURAL PRODUCTS

SYSTEM	COMMON NAME/EXAMPLE	ALLOWABLE BENDING STRESS (F _b)	ALLOWABLE SHEAR STRESS (F _v)	TYPICAL WIDTH	TYPICAL DEPTH	LOCATIONS USED
DIMENSIONAL LUMBER	SPF (SPRUCE-PINE-FIR)	950 PSI	135 PSI	1-1/2"	3-1/2" TO 11-1/4"	STUDS, BEAMS, HEADERS, & JOISTS
LAMINATED VENEER LUMBER	LVL	2,600 PSI	285 PSI	1-3/4"	7-1/4" TO 24"	BEAMS & GIRDERS

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

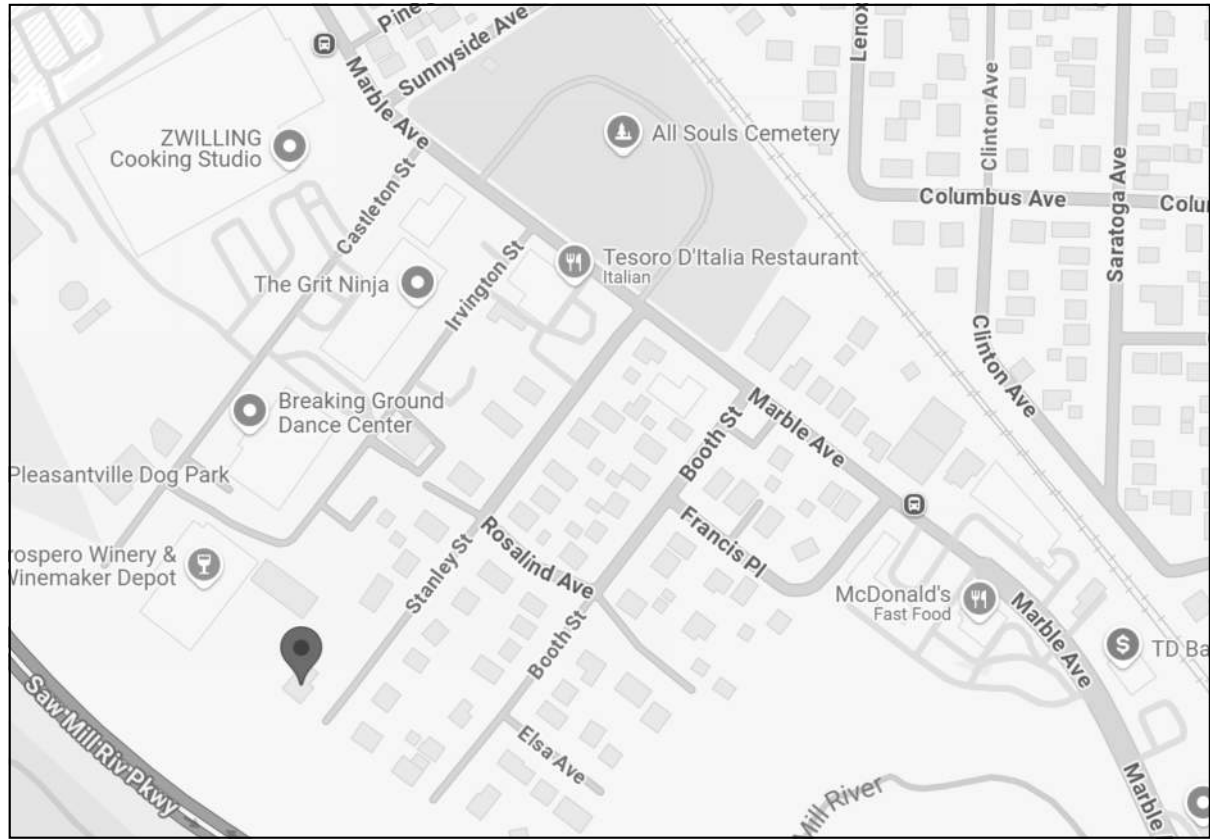
GROUND SNOW LOAD	WIND SPEED	WIND DESIGN TOPO EFFECT	WIND DESIGN SPECIAL WIND REG/DEBRIS	SEISMIC DESIGN CAT	SUBJECT TO DAMAGE FROM WEATHER	SUBJECT TO DAMAGE FROM FROST	SUBJECT TO DAMAGE FROM TERMITES	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 PSF	115 MPH	NO	NO, NO	C	SEVERE	42"	MOD TO HEAVY	13 DEG	YES	SEE BELOW	513	52.2

1. ANDREW COLLINGHAM, R.A. (NYS LICENSE NO. 038892) CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THESE PROPOSED PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CODE OF NYS

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTR. SHGC	CEILING FENESTR. R-VALUE	WOOD WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT/CRAWL SPACE WALL R-VALUE	SLAB R-VALUE & DEPTH
4A	.32	.55	.40	.49	20 OR 13+5	8/13	19	10/13	10/2 FT

CODE DESIGN METHOD: CHAPTER 4, PERSCRPTIVE BUILDING ENVELOPE, 2020 NYS ENERGY CONSERVATION CODE



SITE LOCATION MAP

SCALE: N.T.S.



ZONING MAP

SCALE: N.T.S.

SMOKE & CARBON MONOXIDE NOTES (2020 RC OF NYS):

- R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS, WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.
A. EXCEPTIONS:
a. WORK INVOLVING THE EXTERIOR SURFACES OR DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK, ARE EXEMPT FROM THE REQUIREMENT OF THIS SECTION.
b. INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION
- R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
A. IN EACH SLEEPING ROOM
B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
D. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3.
- R314.3.1 INSTALLATION NEAR COOKING APPLIANCES. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3
A. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
- R314.4 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
A. EXCEPTION: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.
- R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.
- R314.6 POWER SERVICE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.
A. EXCEPTIONS:
a. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER
b. SMOKE ALARMS INSTALLED IN ACCORDANCE WITH SECTION R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED.

ELECTRICAL NOTES:

- WORK RELATED TO THESE DOCUMENTS SHALL INCLUDE FURNISHING AND INSTALLATION OF EVERY KIND OF WIRE/CONDUIT REQUIRED TO MAKE THE ELECTRIC LIGHT AND POWER DISTRIBUTION SYSTEM COMPLETE, I.E. PROVIDING AND CONNECTING SERVICE ENTRANCE EQUIPMENT, LIGHTING PANELS, POWER PANELS, SWITCHES, OUTLETS, RECEPTACLES, BACK BOXES,RELATED COMPONENTS REQUIRED BY THE LOCAL UTILITY COMPANY OF ALL FIXTURES COMPLETE WITH LAMPS, CLAMPS, HANGERS, SUPPORTS, ETC
- ALL ELECTRIC WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, LATEST EDITION. SHOULD A CONFLICT ARISE, THE CODE OR MORE STRINGENT REQUIREMENTS SHALL PREVAIL.
- ALL WIRING SHALL BE COPPER, #12 AWG MINIMUM SIZE, #8 AND SMALLER TO BE SOLID, #6 AND LARGER TO BE STRANDED. INSULATION TO BE NEC 600 VOLT TYPE, RATED @ 75 DEGREES C AND BE PROPERLY PHASE COLOR CODED FOR 120/208 V. 3 PHASE 4-WIRE SERVICE.
- UNLESS NOTED OTHERWISE, MINIMUM SIZE CONDUIT SHALL BE 1/2" AND NUMBER OF CROSS MARKS INDICATE NUMBER OF #12 CONDUCTORS IN CONDUIT. TYPE OF CONDUIT USED SHALL BE IN STRICT ACCORDANCE WITH CODE PROVISIONS CONCERNING SAME. ALL CONDUIT RUNS ARE TO BE CONCEALED IN FLOORS, WALLS, AND CEILINGS, EXCEPT WHERE NOTED OTHERWISE.
- ELECTRICAL INSTALLATION SHALL BE TESTED FOR SHORTS, GROUNDS, OPERATION OF LOW VOLTAGE CIRCUITRY, NIGHT LIGHT WIRING, STAND-BY GENERATOR AND CONNECTIONS TO SAME, ETC. DEFECTS SHALL BE REMEDIED AT ONCE AND THE TESTS RE-RUN AS MANY TIMES AS MAY BE REQUIRED TO PROVE CORRECTNESS. BALANCE ALL PHASE LOADING OF ALL PANEL BOARDS.
- THE CIRCUITS SHALL BE DISTINCTLY NUMBERED AND IDENTIFIED ON THE SCHEDULE OF CIRCUITS TYPEWRITTEN TO THE PANEL BOARD. AFFIX PERMANENT IDENTIFYING NAMEPLATES TO ALL ELECTRICAL SWITCHES.PILOT DEVICES, SELECTOR SWITCHES, ETC. SUBMIT SAMPLES AND LIST OF TITLES FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ENGINEERED WOOD CONSTRUCTION PLACARD ON SIDE OF BUILDING ELECTRICAL SERVICE METER INDICATING ENGINEERED LUMBER IS PRESENT IN ROOF FRAMING.

ROUGH CARPENTRY:

- FRAMING AND STRUCTURAL LUMBER: DOUGLAS FIR #1. FB= 1050 PSI, E=1,600,000 . FV=95 PSI. ALL JOISTS AND RAFTERS TO HAVE DIAGONAL BRIDGING, 8BLOCKING UNDER CERAMIC TILE. MEMBERS OF BUILT GIRDERS, HEADERS OR LINTELS SHALL BE SPIKED OR BOLTED TOGETHER TO ACT AS ONE UNIT.
- CROSS BRIDGING OF JOISTS 1- 1/4 COLLAR TIES AT CATHEDRAL CEILINGS, 2-2 X 6 @4 MAX. EXTERIOR CARPENTRY AT PORCHES SHALL BE C.CA TREATED AS INDICATED ON DRAWINGS. ORNAMENTAL POSTS SHALL BE OF A NOMINAL SIZE 6
- WOOD DECK, 5/4" THICK P.T. OR COMPOSITE DECK BOARDS AS SPECIFIED BY DRAWINGS AND SHALL PITCH SLIGHTLY FOR WATER RUNOFF.
- PLYWOOD SHALL MEET THE REQUIREMENTS OF APA REQUIREMENTS AND SPECIFICATIONS.
- WALL AND ROOF SHEATHING: 5/8 EXTERIOR GLUE
- SUBFLOORING : 5/8" UNDERLAYMENT: 3/4
- UNDERLAYMENT INT-APA EXTERIOR GLUE
- ALL WOOD BEAMS TO HAVE A MINIMUM BEARING OF 4 DOUBLE ALL JOISTS UNDER ALL PARTITIONS.
- ALL DETAILS OF CONSTRUCTION: LINTELS
- HEADERS, POSTS, BEAMS, FRAMING, ETC. SHALL COMPLY WITH ALL MINIMUM STANDARDS OF NEW YORK STATE CODE.
- CONTRACTOR TO DO ALL NECESSARY FIRESTOPPING OF STUD PARTITIONS AND PIPE CHASES, AS REQUIRED BY N.Y. STATE CODE WHETHER SPECIFICALLY SHOWN OR NOT.
- LUMBER SCHEDULE: MISCELLANEOUS LUMBER, FURRING, BRIDGING, BLOCKING TO BE GRADE #2 OF ANY SPECIES AMPLE IN STRENGTH TO MEET THE REQUIREMENTS THEREOF.
- WOODEN TRIMMERS, HEADERS, AND TAIL JOISTS OVER SIX FEET IN LENGTH, UNLESS SUPPORTED ON WALLS OR GIRDERS, SHALL BE HUNG IN APPROVED METAL STIRRUPS, OR HANGERS.
- EVERY SIX FEET, AT LEAST ONE BEAM OR JOIST WHICH RESTS ON MASONRY WALLS SHALL BE SECURED TO SUCH WALLS BY APPROVED METAL ANCHORS ATTACHED IN A MANNER AT OR NEAR BOTTOM TO BE SELF RELEASING.
- THE ENDS OF WOODEN BEAMS AND JOISTS RESTING ON MASONRY WALLS SHALL BE CUT TO A BEVEL OF THREE INCHES IN THEIR DEPTH. ALL GIRDERS TO BEAR MINIMUM OF 8" ON MASONRY.
- PROVIDE SHELF AND COAT POLE IN ALL CLOSETS WITH FIVE SHELVES IN LINEN CLOSET.
- FINISH WOODWORK SHALL BE DRESSED AND SANDING FREE FROM MACHINE AND TOOL MARKS, ABRASIONS RAISED GRAIN OR OTHER DEFECTS ON SURFACES EXPOSED TO VIEW IN THE FINISHED WORK.
- WOOD FINISH SHALL BE SET STRAIGHT, PLUMB AND LEVEL IN TRUE ALIGNMENT, CLOSELY FITTED AND RIGIDLY SECURE IN PLACE. NAIL HEADS OF EXPOSED NAILING SHALL BE COUNTERSUNK. ALL WORK SHALL BE LEFT CLEAN, FREE FROM WARP, TWIST, OPEN JOINTS AND OTHER DEFECTS.
- INTERIOR MISCELLANEOUS FINISH CARPENTRY AND WOODWORK TO BE YELLOW POPLAR
- INTERIOR DOORS TO BE CLEAR BIRCH, STAIN GRADE.
- CAULK AT ALL DOORS AND WINDOW FRAMES, JOINTS AND OTHER SURFACES WHICH REQUIRE THE CLOSING OF A JOINT BETWEEN ANY TWO SURFACES OF THE SAME MATERIAL. CAULKING COMPOUND SHALL BE SILICONE EQUAL TO THIKOL SEALANT BY TOCH BROTHERS.
- CONTRACTOR TO DO ALL FLASHING REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT

CONCRETE WORK:

- PRIOR TO COMMENCEMENT OF WORK, THE ADJACENT PROPERTY OWNER SHALL BE GIVEN 5 DAYS WRITTEN NOTICE BY CERTIFIED MAIL, WHERE ADJACENT PROPERTY IS AFFECTED BY FOUNDATIONS, GRADING EARTHWORK OR DEMOLITION.
- UNLESS OTHERWISE SPECIFIED, DESIGN, MATERIAL AND METHOD OF CONCRETE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 RESIDENTIAL, FIRE AND ENERGY BUILDING CODES.
- 3 TEST CYLINDERS SHALL BE MOLDED FOR EACH 50 YDS OF EACH CLASS OF CONCRETE IN ANY ONE DAY. SAMPLES SHALL BE TAKEN FROM THE MIXER AS PER A.S.T.M. C172-54. CURED AS PER A.S.T.M. C39-66.
- & TESTED CYLINDERS SHALL BE STORED IN AN INSULATED CURING BOX, AND LOCATED IN A SAFE PLACE TO MINIMIZE HAZARD OF DISTURBANCE DURING CURING, FREE FROM VIBRATIONS, REMOTE FROM TRAFFIC.
- NO FOOTINGS SHALL BE INSTALLED UNTIL THE BEARING SURFACE HAS BEEN INSPECTED AND APPROVED BY A SOIL ENGINEER OR AN ARCHITECT RETAINED BY THE OWNER AND/OR CONTRACTOR.
- SIDES OF EXCAVATIONS TO BE PROTECTED, INCLUDING RELATED OR RESULTING EMBANKMENTS, 5 FEET OR GREATER IN DEPTH.
- ALL FOOTINGS TO BEAR ON CLEAN, FIRM VIRGIN SOIL. CLASS 8-65 5M OR PINNED TO LEDGE ROCK AS APPROVED ON SITE BY STRUCTURAL ENGINEER OR ARCHITECT RETAINED BY THE OWNER AND TO HAVE A MIN. COVER OF 4 FEET. DIFFERENCES IN FOOTING LEVELS SHALL BE STEPPED AT A 30° ANGLE OF REPOSE.
- EXTERIOR FOUNDATION WALLS BELOW GRADE SHALL BE WATERPROOFED WITH 2 COATS OF AN APPROVED TYPE ASPHALTIC/ ELASTOMERIC MASTIC TROWELED ON

WOOD NOTES:

- ALL EXTERIOR WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE WITH MIN. FIBER STRESS STRENGTH OF 1400, AND SHALL BE PRESSURE TREATED FOR EXTERIOR EXPOSURE.
- CONTRACTOR TO PROVIDE ALL STEEL CONNECTIONS REQUIRED FOR FASTENING MEMBERS TO OTHERS
- CONTRACTOR TO REFER TO "SIMPSON-STRONG TIE" MANUAL

GENERAL NOTES

- CONTRACTOR SHALL VISIT SITE AND SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS, WHICH PERTAIN TO THE FABRICATION PROCESSES, OR TO TECHNIQUES FOR CONSTRUCTION AND COORDINATION OF THE WORK OF ALL TRADES, PRIOR TO START OF CONSTRUCTION.
- ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT BEFORE PROCEEDING. THE ELEVATIONS AND AVAILABILITY OF UTILITIES, SEWER, WATER AND ELECTRIC LINES SHALL BE VERIFIED BY OR DETERMINED BY INTERESTED CONTRACTORS PRIOR TO SUBMISSION OF BID.
- CONTRACTORS SHALL ADJUST PITCH OF NEW LINES TO INSURE PROPER AND LEGAL INTERSECTIONS. CONTRACTOR SHALL COORDINATE LOCATIONS FOR STRUCTURAL, MECHANICAL AND ELECTRICAL WORK FOR ALL PITS, SLAB DEPRESSIONS, SLEEVES IN FOUNDATION WALLS, SLABS, AND ROOF OPENINGS, ETC.
- CONTRACTOR SHALL VERIFY CONDITIONS OF ADJOINING STRUCTURES WHICH MAY BE AFFECTED, PROVIDE ADEQUATE PROTECTION AND RESTORE TO ORIGINAL CONDITIONS, WHENCE DAMAGE SHOULD RESULT FROM SUCH WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.
- CONTRACTOR SHALL SECURE AND PAY FOR ANY AND ALL PERMITS, LICENSES, CERTIFICATES, FEES, ETC., REQUIRED BY THE VILLAGE OF PLEASANTVILLE DEPARTMENT OF BUILDINGS OR ANY AND ALL JURISDICTION AUTHORITIES. CONTRACTOR SHALL OBTAIN A FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION.
- ALL WORK MUST CONFORM TO THE VILLAGE OF PLEASANTVILLE DEPARTMENT OF BUILDINGS, FIRE DEPARTMENT LAWS, RULES AND TO ALL REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION WHETHER SPECIFICALLY SHOWN OR NOT. [O.S.H.A. REGULATIONS MUST ALSO BE ADHERED TO]. ALL ELECTRIC WORK MUST CONFORM TO 2020 NATIONAL ELECTRIC CODE. ANY ITEM SHOWN ON ONE SHEET SHALL BE AS IF CALLED FOR BY ALL SHEETS. FINAL COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT SCALE DRAWINGS AND SHALL USE FIGURED DIMENSIONS ONLY. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF BUILDINGS, [STANDARD FORM OF A.I.A. LATEST EDITION A201], ARE PART OF THE CONTRACT DOCUMENTS
- WORK INCLUDED IN THESE CONTRACT DOCUMENTS TO BE ALL LABOR, MATERIALS, AND EQUIPMENT.
- REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION AS SHOWN. WORK INCLUDED IN THIS CONTRACT SHALL BE ACCORDING TO THE TRUE INTENT OF THE DRAWINGS AND SHALL BE FIRST CLASS IN ALL RESPECTS.
- SUBCONTRACTORS SHALL GUARANTEE, IN WRITING TO THE OWNER AT CONCLUSION OF JOB, ALL MATERIALS AND WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER SUBSTANTIAL COMPLETION. THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION OR PERIODIC FIELD OBSERVATIONS AND ASSUMES NO RESPONSIBILITY FOR SAFETY METHODS ON SITE. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

PLUMBING NOTES

- INSTALLATION OF ALL WORK HEREIN SPECIFIED SHALL CONFORM TO THE REQUIREMENTS OF THE NY STATE PLUMBING CODE, RULES AND REGULATIONS, THE VILLAGE OF PLEASANTVILLE BUILDING DEPARTMENT, AND ALL OTHER LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING FEDERAL O.S.H.A. SPECIFICATIONS.
- ALL MATERIALS USED SHALL BE NEW, BEST OF THEIR RESPECTIVE BRANDS AND CONFORM TO THE REQUIREMENTS OF ALL STATE AND LOCAL AUTHORITIES HAVING JURISDICTION. PIPEWORK INSTALLED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
- SOIL AND WASTE LINES(WITHIN BUILDING)ABOVE GRADE-EXTRA HEAVY CAST IRON PIPE OR DWV COPPER PIPE WITH SWEAT SOLDER CONNECTIONS;
- BELOW GRADE- EXTRA HEAVY CAST IRON PIPE. SOIL AND WASTE LINES (OUTSIDE BUILDING) EXTRA HEAVY CAST IRON PIPE. VENT PIPING STANDARD WEIGHT GALVANIZED PIPE OR TYPE DWV COPPER PIPE WITH SWEAT SOLDER JOINTS. COLD AND HOT WATER PIPING UNDERGROUND-TYPEK WITH FLARE FITTINGS.
- ABOVE GRADE (WITHIN BUILDING) TYPE L COPPER TUBE WITH LEAD FREE SWEAT SOLDER CONNECTIONS
- SET CLEVIS HANGERS FOR THE SUPPORT OF COPPER PIPING NOT MORE THAN10 FT ON CENTER. SET HANGERS FOR CAST IRON PIPE NOT MORE THAN 5 FT APART; USE 3/8" ROD FOR PIPE UP TO 2" AND 1/2" ROD FOR PIPES, 2 1/2" AND LARGER. COVER ALL COLD WATER AND HOT WATER LINES WITH 1" THICK C-C FIBERGLASS LIGHT DENSITY ONE PIECE PIPE INSULATION HAVING FRK UNIVERSAL TYPE VAPOR BARRIER OUTERJACKET. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. COVER ALL VALVES AND FITTINGS WITH ZESTON PREMOULDED INSULATING SHAPES.

draw

ARCHITECTURE

888.422.1422 | INFO@DREWARCH.COM

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WARNING: It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REGISTERED ARCHITECT

★ ANDREW PAUL COLLINGHAM ★

STATE OF NEW YORK

038892

CODE COMPLIANCE, SITE & ZONING INFORMATION, MATERIAL & SYMBOL LEGEND

MAD REAL PROPERTIES

NEW TWO FAMILY DWELLING

3 STANLEY STREET

PLEASANTVILLE, NY 10570

REVISIONS

No.	Date	Description

Drawn By

DP

Checked By

AC

Scale

AS INDICATED

Date

04.24.2025

Project No.

-

SEP/Permit/App. No.

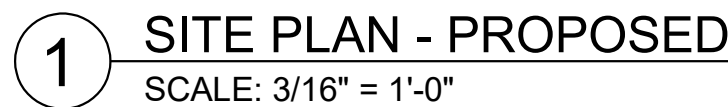
-

Sheet No.

-

A1

VARIANCE SET



* VARIANCE IS REQUIRED FOR FRONT YARD, COMBINED SIDE YARD, AND BUILDING COVERAGE



WARNING: It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

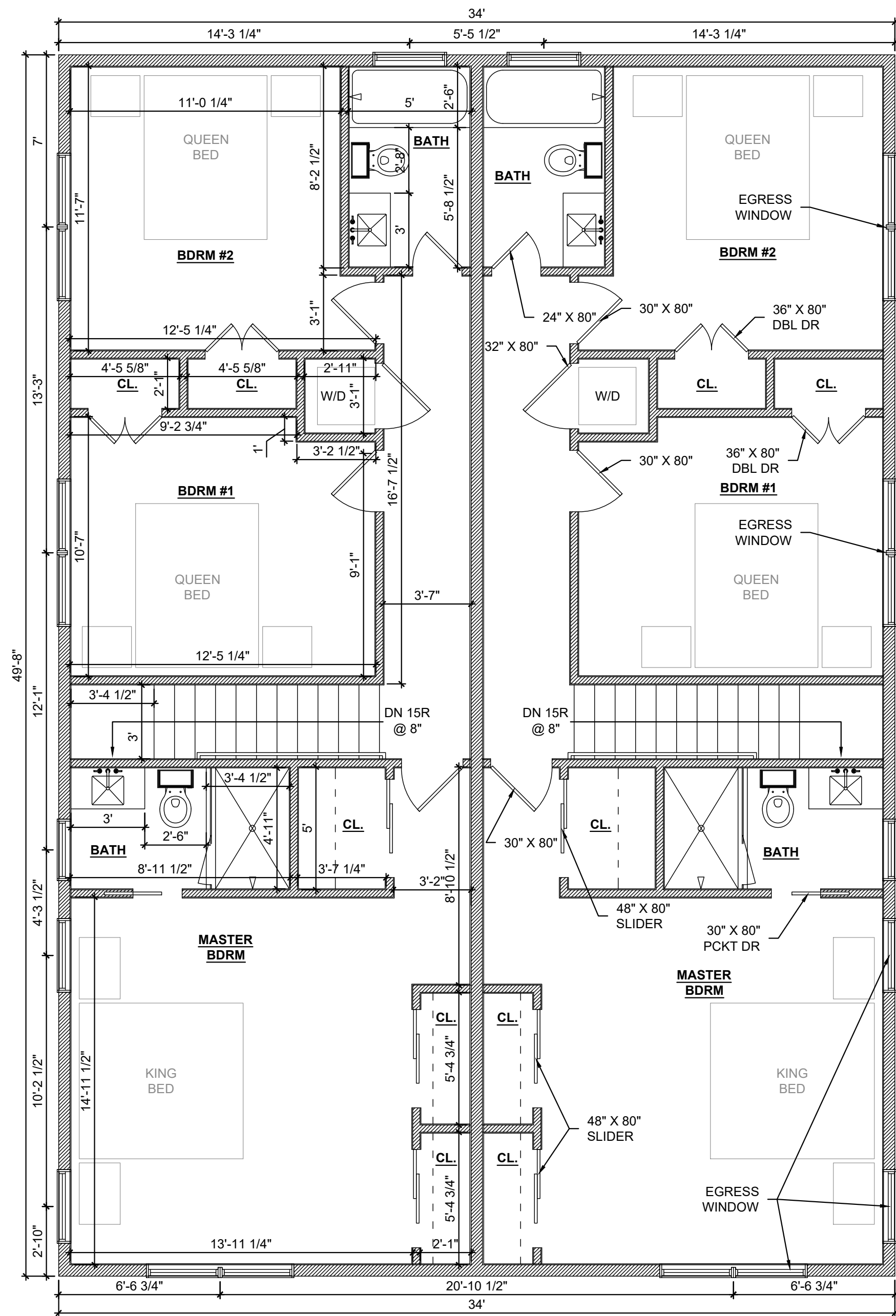


MAD REAL PROPERTIES
NEW TWO FAMILY DWELLING
3 STANLEY STREET
PLEASANTVILLE, NY 10570

REVISIONS		
No.	Date	Description
Drawn By DP	Checked By AC	
Scale AS INDICATED	Date 04.24.2025	
Project No. -		
DP/Permit/App. No. -		
Sheet No.		

A5

VARIANCE SET



1 2ND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

15345

CHAIN LINK FENCE

3-23 BUILDING

GAS VALVE

25

DRAINAGE INLET

WROUGHT IRON FENCE

DR F. DRENNAN

EVER HEAT WIRES

上
 下
 中
 左
 右
 前
 後
 東
 西
 南
 北

SCA. E

SCALE: 1"=15'
Measurement in U.S. Standard.

DATE: 05-31-2024.

JOB NUMBER
WCRO1131-11950.

Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607
(914) 629-7758
Info@SLSPC.US

BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS PROVIDED.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL, NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.

Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable.

Certified To:??

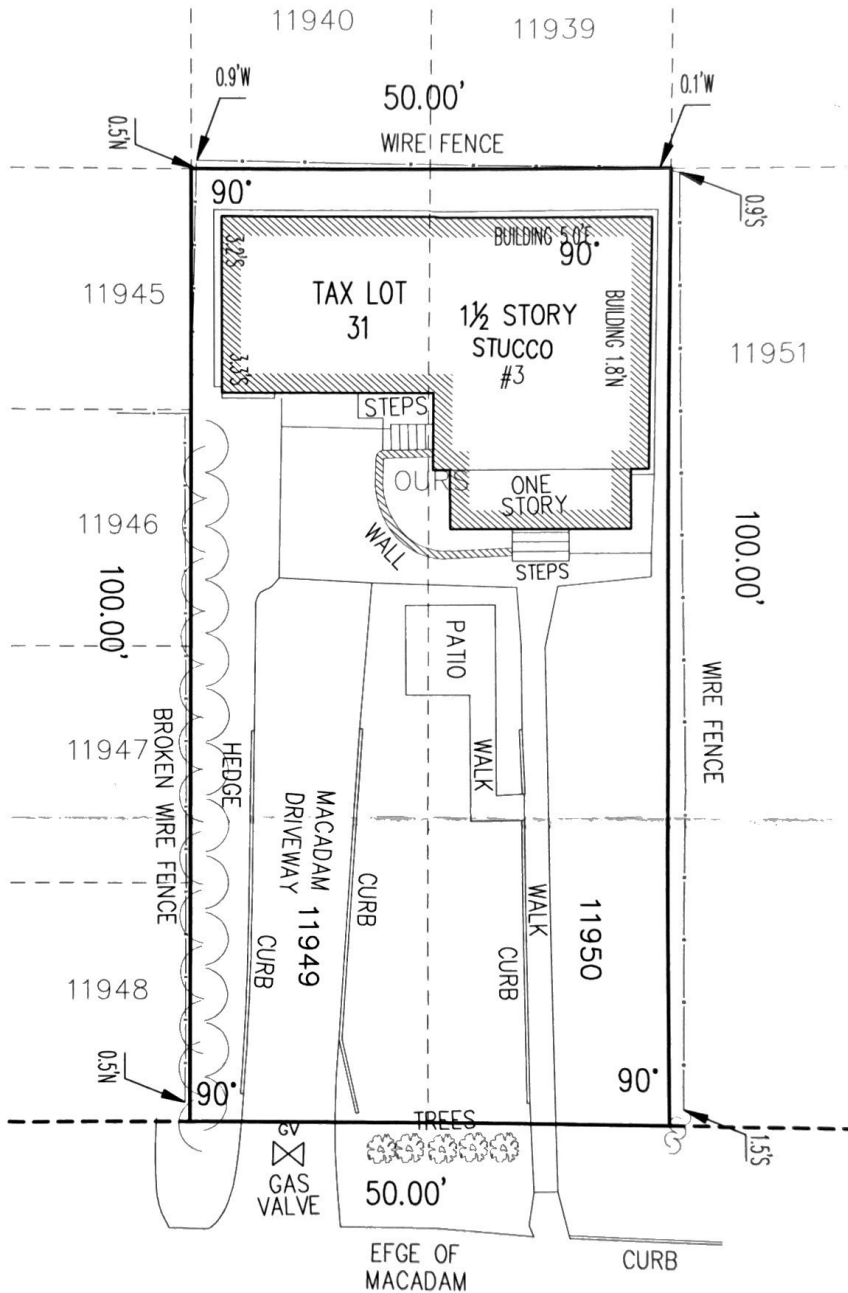
SURVEY OF
TAX LOT 31 IN BLOCK 2, SECTION 106.10
AS SHOWN ON THE OFFICIAL TAX MAPS OF
PLEASANTVILLE
LOCATED AT
VILLAGE OF PLEASANTVILLE
WESTCHESTER COUNTY STATE OF NEW YORK.

ADDRESS: 3 STANLEY STREET, PLEASANTVILLE, N.Y.

COPYRIGHT © 2024 SUMMIT LAND SURVEYING P.C.

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 050666.



STANLEY STREET

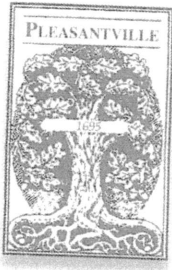
PUBLIC NOTICE

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

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Pleasantville, New York, will hold a Public Hearing on the 5th of June, 2025, in person at 80 Wheeler Avenue, Pleasantville, NY and via teleconference beginning at 8:15 P.M. pursuant to Article VIII of the Zoning Ordinance on the Appeal of MAD Real Property LLC located at PO Box 2, Purchase, NY 10577, from the decision of Robert Hughes, Building Inspector, dated May 22, 2025 for a permit to demolish the existing three family structure and construct a new two family dwelling on-site in violation. The property involved is located at 3 Stanley Street and is described on the Village Tax Maps as Section 106.10, Block 2, Lot 31, and is located on the southeastern side of Stanley Street, Pleasantville, New York in an R-3 "Three-Family Residence" zoning district. Said appeal is being made to obtain a variance(s) from Section 185-36.B (2) Schedule II "Bulk Requirements", of the Village Municipal Zoning Ordinance which sets forth the following criteria:

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Minimum lot area.....	7500 sf	5000 sf	2500 sf
Minimum lot width.....	75 feet	50 feet	25 feet
Minimum lot frontage.....	75 feet	50 feet	25 feet
Front yard setback #1..... (to principal structure)	30 feet	25.25 feet	4.75 feet
Front yard setback # 2..... (to front entry roof)	28 feet	21.3 feet	6.7 feet
Combined side yard setback.....	20 feet	16 feet	4 feet
Rear yard setback to deck.....	25 feet	21.5 feet	3.5 feet
Max bldg coverage.....	30 %	36.4 %	6.4 %

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



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570

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

WWW.PLEASANTVILLE-NY.GOV

ZONING VARIANCE APPLICATION

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

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

SECTION I - PROJECT ADDRESS: 3 Stanley St

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

APPLICANT: MAD REAL PROPERTY LLC

ADDRESS: PO Box 2 Purchase, NY 10577

PHONE: 914-907-3940 CELL: 914-490-1061 EMAIL: DCAMICUCCI@gmail.com

OWNER: SAME

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

LESSEE: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION III - SUBMISSION CHECKLIST - ☒ AREA VARIANCE ☐ USE VARIANCE

☒ VARIANCE APPLICATION ☒ PRINCIPAL POINTS LETTER ☒ BUILDING PERMIT APPLICATION ☒ SHORT EAS FORM
☒ SURVEY & DETAILED DRAWINGS ☐ ADDITIONAL INFORMATION

SECTION IV - APPLICATION FEE: \$250

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION V - APPLICANT'S CERTIFICATION

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

APPLICANT'S SIGNATURE: _____

DATE: 5/16/25

SWORN TO BEFORE ME THIS 16th

DAY OF May

20 25

NOTARY PUBLIC

GAETANO L. BIZZOCO
Notary Public, State of New York
Reg. No. 02BI6269334
Qualified in Westchester County
Commission Expires October 9, 2028

SECTION VI - AFFIDAVIT OF OWNERSHIP

I, Daniel Amicucci (MAD Real Properties, LLC), HEREBY CERTIFY THAT I RESIDE AT

3 STANLEY ST IN THE CITY OF PLEASANTVILLE

COUNTY OF WESTCHESTER IN THE STATE OF NEW YORK

AND THAT I AM THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PARCEL OF LAND SITUATED, LYING, AND BEING IN THE VILLAGE OF PLEASANTVILLE AFORESAID KNOWN AND DESIGNATED AS SECTION: 106.1 BLOCK: 2 LOT: 31

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

OWNER'S SIGNATURE: _____

DATE: 5/16/25

SWORN TO BEFORE ME THIS 16th

DAY OF May

20 25

NOTARY PUBLIC

GAETANO L. BIZZOCO
Notary Public, State of New York
Reg. No. 02BI6269334
Qualified in Westchester County
Commission Expires October 9, 2028

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

☐ ARB ☐ PLANNING ☐ DPW / ENGINEERING ☐ WCDOH ☐ WETLANDS ☐ FLOOD DEV

BUILDING DEPARTMENT CHECKLIST:

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

PAYMENT: ☐ CHECK #: _____ ☐ CASH

NAME ON CHECK: _____

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

MAD REAL PROPERTIES LLC

Name of Action or Project:

3 Stanley Street

Project Location (describe, and attach a location map):

3 Stanley Street

Brief Description of Proposed Action:

Demo existing 3 family home and build new 2 family dwelling

Name of Applicant or Sponsor:

MAD REAL PROPERTIES LLC

Telephone: 914-490-1061

E-Mail: DCAMICUCCI@GMAIL.COM

Address:

PO BOX 2

City/PO:

PURCHASE

State:

NEW YORK

Zip Code:

10577

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

NO YES

☒ ☐

2. Does the proposed action require a permit, approval or funding from any other government Agency?
If Yes, list agency(s) name and permit or approval:

NO YES

☒ ☐

3. a. Total acreage of the site of the proposed action? .115 acres
b. Total acreage to be physically disturbed? .115 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .115 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
☐ Parkland

5. Is the proposed action,		NO	YES	N/A
a.	A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
INSTALL NEW UNDERGROUND CULTEC CHAMBERS				
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES

16. Is the project site located in the 100-year flood plan?

☒ ☐

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

☒ ☐

NO YES

a. Will storm water discharges flow to adjacent properties?

☐ ☒

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

☒ ☐

☐ ☒

INSTALL NEW UNDERGROUND CULTEC CHAMBERS

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment:

NO YES

☒ ☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe:

NO YES

☒ ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

NO YES

☒ ☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: DANIEL AMICUCCI

Date: 5/16/25

Signature: 

Title: MEMBER



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570

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

WWW.PLEASANTVILLE-NY.GOV

BUILDING PERMIT APPLICATION

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

SECTION I - PROJECT ADDRESS: 3 Stanley St

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

APPLICANT: MAD REAL PROPERTY LLC

ADDRESS: PO Box 2, Purchase, NY 10577

PHONE: 914-907-3940 CELL: 914-490-1061 EMAIL: DCAMICUCCI@gmail.com

PROPERTY OWNER: SAME

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

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

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

SECTION IV - USE & OCCUPANCY

EXISTING / CURRENT USE: PROPOSED 2 Family

PROPOSED COMMERCIAL USE: (CHECK ALL THAT MAY APPLY)

- ☐ ASSEMBLY (RESTAURANTS, THEATERS) ☐ BUSINESS (OFFICE, BANKS) ☐ EDUCATIONAL (SCHOOLS)
☐ FACTORY / INDUSTRIAL (MANUFACTURING) ☐ HIGH HAZARD ☐ INSTITUTIONAL (ASSISTED LIVING)
☐ MERCANTILE (RETAIL) ☐ RESIDENTIAL GROUP (APTS, HOTELS) ☐ STORAGE (WAREHOUSE)

PROPOSED RESIDENTIAL:

- ☐ ONE FAMILY DWELLING ☐ TWO FAMILY DWELLING ☐ TOWNHOUSE ☐ DETACHED ACCESSORY STRUCTURE

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

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

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

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

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

ARCHITECT/ENG: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

PLUMBER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION VII – APPLICANT CERTIFICATION

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

SIGNATURE: X _____ DATE: _____

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

BUILDING DEPARTMENT CHECKLIST:

☐ PERMIT FEE _____ ☐ GC LICENSE ☐ WORK. COMP. ☐ LIAB. INS. ☐ ONE SET OF DOCUMENTS

☐ EAS FORM ☐ SWPPP ☐ FLOOD DEV. PERMIT ☐ OWNER'S AFFIDAVIT ☐ TRUSS IDENTIFICATION

PERMIT #: _____ PAYMENT: ☐ CHECK # _____ ☐ CASH

NAME ON CHECK: _____

FINAL DESCRIPTION OF WORK: _____

PERMIT CONDITIONS:

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

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION V – APPLICANT'S CERTIFICATION

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

APPLICANT'S SIGNATURE: _____

DATE: _____

SWORN TO BEFORE ME THIS _____

22

DAY OF _____

January

20 25

NOTARY PUBLIC

Jackleen Jacob
Notary Public, State of New York
Reg. No. 01JA6435659
Qualified in Westchester County
Commission Expires 06/27/2026

SECTION VI – AFFIDAVIT OF OWNERSHIP

I, MAD REAL PROPERTIES, HEREBY CERTIFY THAT I RESIDE AT

PO Box #2 Purchase NY 10577 IN THE CITY OF Purchase

COUNTY OF Westchester IN THE STATE OF NY

AND THAT I AM THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PARCEL OF LAND SITUATED, LYING, AND BEING IN THE VILLAGE

OF PLEASANTVILLE AFORESAID KNOWN AND DESIGNATED AS SECTION: _____ BLOCK: _____ LOT: _____

AND THAT I AUTHORIZE THE APPLICANT NOTED ABOVE TO MAKE THE FOREGOING APPLICATION ON MY BEHALF AND THAT

THE STATEMENTS OF FACT CONTAINED IN SAID APPLICATION, IN ANY SUPPLEMENTARY STATEMENTS, SCHEDULES, OR OTHER PAPERS ATTACHED HERETO ARE TRUE.

OWNER'S SIGNATURE: _____

DATE: _____

SWORN TO BEFORE ME THIS _____

22

DAY OF _____

January

20 25

NOTARY PUBLIC

Jackleen Jacob
Notary Public, State of New York
Reg. No. 01JA6435659
Qualified in Westchester County
Commission Expires 06/27/2026

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

☐ ARB ☐ PLANNING ☐ DPW / ENGINEERING ☐ WCDOH ☐ WETLANDS ☐ FLOOD DEV

BUILDING DEPARTMENT CHECKLIST:

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

PAYMENT: ☐ CHECK #: _____ ☐ CASH

NAME ON CHECK: _____

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____



Minutes of Meeting
Meeting of April 24, 2025

ATTACHMENTS:

Description	Type	Upload Date
Meeting minutes of 4.24.25	Backup Material	5/29/2025

Pleasantville Zoning Board of Appeals
April 24, 2025

The Pleasantville Zoning Board of Appeals meeting was called to order by Austin Campriello, Chairman, at approximately 8:15 PM on Thursday, April 24, 2025. Attending the meeting were: Austin Campriello, Chairman; Serge Budzyn, Seth Gladstone (Zoom), Steven Krauss (Zoom) and Erika Krieger, Members, and Robert Hughes, Building Inspector.

1. **Case No. 2025-05 – Nam Nguyen & Yen Pham – 45 Dogwood Lane** – Proposed additions and alterations to the existing single-family dwelling in violation of Section 185-36.B.(1), Schedule I, “Bulk Requirements,” and Section 185-38.E, “Layout, location and ownership,” regarding deficient side yard setback and excessive driveway width. . Present: Nam Nguyen and Yen Pham, and Tim Lener, Architect. *New application*

Mr. Campriello said they received a letter of support from the neighbor that afternoon. Mr. Lener said there were letters of support from three neighbors. He noted that the neighbor to the left where the proposed garage would be built did not send a letter.

Mr. Lener showed an image of the single-family side-by-side split level home. The single-car garage was converted some time ago into office/play space.

Mr. Lener said the three bedrooms are incredibly small. One of them is not even 9 feet in one direction. When the applicants moved into the house, they had two kids; now they have three kids, and it is a tight squeeze.

The applicants are proposing to build a one-car garage to the left of the house with additional bedrooms above it. They plan to change the rooflines and do some work above the original house, but that would not require any variances.

Mr. Lener said they were requesting a 3-foot variance on the left side (20 feet is required; 17 feet would be provided). That variance is about 15 percent.

A mud room is planned by the garage to provide another entrance. Currently the only entrance is into the living room; and with a family of five, Mr. Lener noted, there are a lot of shoes.

The lower level would be a basic 12 foot wide, 22-foot-deep garage with the mudroom, and bedrooms above.

The other part of the variance is to allow a two-car-wide driveway close to the house. The driveway would be narrower close to the road. Mr. Lener explained that the driveway is currently wider than

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permitted close to the road, but they would decrease the width to 12 feet by removing the existing gravel area turning it back to grass. He added that a lot of the houses in the neighborhood have double wide driveways extending all the way to the street.

Mr. Lener showed the proposed architectural changes which he said would add some character to the current house by introducing new lines with peaks, eaves and mastic siding on the addition. The eave on the addition would be two stories.

There were no questions by members of the Board.

Linda Paulstein, neighbor at 53 Dogwood Lane, asked if there would be any blasting or digging for the foundation. Mr. Lener said there would be minimal digging, but they did not expect any blasting. The purpose of the digging will be to get a frost wall foundation – it would not go basement-deep.

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

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

Based upon a review of the application of Nam Nguyen & Yen Pham for proposed additions and alterations to the existing single-family dwelling at 45 Dogwood Lane, it has been determined that the ZBA is the only Involved Agency and that the Proposed Action is classified as a Type II Action under Part 617.5 of the State Environmental Quality Review Act regulations. Therefore, this application requires no further processing under SEQR.

VOTING took place as follows:

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|---------------|--|
| Ms. Krieger - | Approve. One thing the Board looks at is if the variance is the smallest necessary to achieve the objective. While someone could argue that huge walk-in closets aren't necessary, the variance being requested is not unreasonable. Ms. Krieger noted that the lot is large, and occupying a few extra feet won't likely make a big difference. Overall, the balancing test weighs in favor of the applicant. |
| Mr. Krauss - | Approve. The requested driveway is similar to other driveways in the neighborhood, so it will not adversely affect the character of the neighborhood. The three feet is somewhat de minimis, and the massing of |

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that side of the house, with the roof being angled toward the neighbor as opposed to a block minimizes the effect. The benefit weighs in favor of the applicant.

- Mr. Gladstone - Approve. The 3-foot variance, the degree of variance requested, is relatively small – 17 out of 20 feet. Mr. Gladstone considered the 3-foot variance to be reasonable. While he is never thrilled about driveways that are bigger than they are supposed to be, he thought the tapering off at the street was important, and the balance weighs in favor of the applicants.
- Mr. Budzyn - Approve, for all the reasons mentioned. He thought that tapering the existing driveway down and removing the other parking area would be a vast improvement.
- Mr. Campriello - Approve. Mr. Campriello said he normally has trouble with increasing driveway sizes, but he agreed with Mr. Budzyn and his other colleagues. He thinks this will be an improvement.

2. **Case No. 2025-06 – Mounir Ibrahim – 49 Brentwood Drive** – Proposed open wood deck to the existing single-family dwelling in violation of Section 185-36.B.(1), “Bulk Requirements” regarding excessive building coverage and deficient front yard setback. Present: Applicant and Architect. ***Re-application for the previous variance issued in April 2023, which has expired.*** Present: Mounir Ibrahim and Ed Elliott, Architect.

Mr. Campriello said his understanding was that the time for the applicant to substantially complete the project had lapsed and he was simply asking for an extension of time. Mr. Elliott said that was correct. The proposed deck is exactly the same as the one for which the Board granted a variance two years ago.

Mr. Hughes said four new neighbors had been notified, but there has not been any feedback from them or from neighbors who supported the project two years ago.

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

There were no comments by members of the Board.

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

Based upon a review of the application of Mounir Ibrihim for construction of an open wood deck to the existing single-family dwelling at 49 Brentwood Drive, it has been determined that the ZBA is the only Involved Agency and that the Proposed Action is classified as a Type II Action under

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Part 617.5 of the State Environmental Quality Review Act regulations. Therefore, this application requires no further processing under SEQR.

VOTING took place as follows:

Mr. Budzyn - Approve for reasons stated in the original application
Mr. Gladstone - Approve, for reasons stated by Mr. Budzyn.
Mr. Krauss - Approve, for reasons stated two years ago. Nothing has changed. It's still an odd-shaped lot and the benefit weighs in favor of the applicant.
Ms. Krieger - Approve.
Mr. Campriello - Approve, for the same reasons as his colleagues.

3. **Case No. 2025-07 – Wayde and Kim Bendus – 86 Weskora Avenue** – Proposed one-story addition to the rear of the existing single-family dwelling in violation of Section 185-36.B.(1), “Bulk Requirements regarding deficient rear yard setback. Present: Wayde and Kim Bendus and Ed Elliott, Architect. *New application.*

Mr. Elliott explained that the design of the 1960s house is awkward, with a fireplace in the middle of the dining room, which can't be seen from the living room through the dining table. Mr. Elliott said the applicant has a large family and they would like to be able to sit around the dining room table together. They plan to take out the existing sunroom, which is about 10 feet wide, and expand the dining room to about 14 feet wide, which would better accommodate a dining table and chairs.

Mr. Elliott said the rest of the house would remain the same, except for new siding.

Mr. Elliott said there was previously a deck on the property, but it has been removed and replaced with a patio. He said the area that the deck covered was huge compared to the addition being proposed now. The proposed addition will be set back 22.5 feet, necessitating a rear yard variance for only 2.5 feet. (The deck was set back only 14 feet.)

Mr. Elliott said the proposed changes would work much better, instead of the current L-shaped arrangement where to get to the kitchen from the living room you have to walk through the dining room.

Mr. Elliott said the neighboring house closest to the property line for which the setback variance is needed is up on a hill, so that neighbor looks down on this property. The distance shown is

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greater than what it would actually be because it's not a straight line – it gets very steep before it gets to the house behind them.

Mr. Elliott said the addition follows the line of the existing house, so the side neighbor won't notice much of a difference.

Ms. Bendus said the sunroom is not heated or cooled and has wood rot in the roof. It is not usable for them, and they would like to incorporate that space into their home.

Mr. Krauss pointed out that there is a building coverage variance needed but it was not noted in the Public Notice or the Denial Letter. He noted that it was on Mr. Elliott's chart, listed as variance required: .89%

Mr. Campriello was concerned that the coverage variance wasn't noted in the Public Notice and wasn't sure how that affected the legality of the proceedings. He believed it likely meant they couldn't proceed because the Public Notice was defective. Mr. Krauss believed that was correct unless the application could be adjusted to eliminate the excessive coverage. Ms. Krieger suggested downsizing the addition to eliminate the .89%.

Mr. Krauss said that it didn't matter where the reduction was made. Mr. Campriello noted it was a technical problem that was overlooked, but it was a legal requirement to be listed in the Public Notice.

Mr. Campriello said if the applicant decided not to request the coverage variance they could proceed with voting on the rear yard setback variance this evening.

Mr. Campriello suggested that the applicants step out into the hall with Mr. Elliot to see if they could find a way to reduce coverage by .89%.

When they returned from the hall, Mr. Elliott said they determined that to reduce the coverage, they would have to take off almost 60 square feet from the dining room, which they didn't want to do. He noted that their proposal includes a request for a variance for a portico in the front that is about the same square footage. He suggested the Board vote on the rear variance tonight and then a corrected Public Notice including the coverage variance could be issued. After that, they could come back for a vote on the portico. The portico is already up, but they would remove it if the Board doesn't approve it at the next meeting.

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Mr. Campriello said he was generally reluctant to bifurcating the vote but acknowledged that the problem was not that of the applicant's making but rather of the Village's making. He understood the situation that the applicant was in and was open to taking the vote as requested by the applicant.

Mr. Krauss said he was also open to bifurcating in this case since the problem was the result of an error, not the fault of the applicant. He understood that voting on the rear yard variance tonight would be a quick solution to get the applicants what they need to progress, and they will come back for a coverage variance to allow the portico. Mr. Budzyn was fine to vote on the rear yard variance tonight. Mr. Gladstone noted that it would be nice to see everything laid out on a piece of paper – the whole package together, but considering the circumstances, he thought it was fine to vote on the rear yard variance tonight. Ms. Krieger said while they didn't usually split up two variance requests over meetings, they have voted separately before.

Mr. Gladstone confirmed they were voting on the rear yard setback variance of 2.5 ft.

There were no further comments by members of the Board.

There were no comments by members of the public.

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

Based upon a review of the application of Wayde and Kim Bendus proposed one-story addition to the rear of the existing single-family dwelling at 86 Weskora Avenue, it has been determined that the ZBA is the only Involved Agency and that the Proposed Action is classified as a Type II Action under Part 617.5 of the State Environmental Quality Review Act regulations. Therefore, this application requires no further processing under SEQRA.

VOTING took place as follows:

Mr. Krauss -	Approve. The 2.5 feet is really de minimus, especially given the slope at the back of the house.
Ms. Kreiger -	Approve, for reasons stated by her colleague.
Mr. Gladstone -	Approve, for reasons stated by Mr. Krauss.
Mr. Budzyn -	Approve, for reasons stated
Mr. Campriello -	Approve, for reasons stated by colleagues.

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Mr. Campriello explained that the date of the next meeting was not set at that time because they were waiting to see if they would have enough members at the next meeting for a quorum. If not, it would be moved to June and Robert would be in touch with the applicant to let them know.

4. **Case No. 2025-08 – Leanne LaMacchia – 63 Highview Terrace** – Proposed 2nd floor addition and rear deck to the existing single-family dwelling in violation of Section 185-36.B.(1), “Bulk Requirements,” regarding deficient side and rear yard setbacks. Present: Sid Schlomann, Architect. *New application.*

Mr. Schlomann said the pre-existing non-conforming 8-foot-deep deck is in disrepair. It is a two-level deck at basement level near grade and on the first floor. Mr. Schlomann explained that the owners originally wanted a 12-foot-deep deck but after accounting for space needed for furniture settled for an 11-foot 3-inch deck, which increases the nonconformity for the rear yard setback.

The plan is for the deck on grade level to wrap around and connect to an existing patio. Mr. Schlomann said while that deck is low, it triggers the need for an additional side yard variance of 4.17 feet. He noted that some of the side yard variances are required because the property does not have a garage.

Mr. Schlomann said they are also proposing a second story addition over the existing footprint of the house. The addition will not create any additional impervious surface.

Mr. Schlomann said they feel the house will be greatly improved and that the impact on the neighbors and the neighborhood will be minimal.

Mr. Schlomann acknowledged that two decks might seem odd for a single-family home, but the property doesn’t have a real backyard due to topography, so the basement deck serves as a play area for the kids while the first level deck has a more traditional deck purpose.

Mr. Budzyn said he tried unsuccessfully to view the back of the house, noting the topography was indeed very steep and from a lower street, and it was hard to see what was going on.

Mr. Schlomann said there will be about 15 feet from the deck to the property line, and the neighbor in the rear is approximately another 20 feet from that. Visually, he did not believe the extra 3 feet of deck would be noticeable.

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Mr. Schlomann said the trees on the rear property line will remain, noting that it was pretty well screened, especially in summer months. The first-floor deck is higher than the neighbor since the property is up on a hill.

Ms. Krieger didn't think a few feet would make much of an impact as far as looking down onto the neighboring property.

Mr. Hughes said they did not receive any letters from neighbors.

There were no further comments by members of the Board.

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

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

Based upon a review of the application of Leanne LaMacchia for proposed 2nd floor addition and rear deck to the existing single-family dwelling at 63 Highview Terrace, it has been determined that the ZBA is the only Involved Agency and that the Proposed Action is classified as a Type II Action under Part 617.5 of the State Environmental Quality Review Act regulations. Therefore, this application requires no further processing under SEQR.

VOTING took place as follows:

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| Mr. Krauss - | Approve. The balancing test weighs in favor of the applicant. It is a very steep slope down in the back of the house and the increase in width of the deck is not going to make a difference on how you look down at the property below. The trees do offer some screening. The second-floor addition on the house to the right is about the same height as this proposed addition, so it won't have an adverse effect on that neighbor, and the house to the left is somewhat downhill. Overall, the benefit weighs in favor of the applicant. |
| Mr. Campriello - | Approve, for reasons stated by Mr. Krauss. Mr. Campriello said he did think that having two decks was a little odd, but the applicant had an explanation for that. The balance weighs in favor of the applicant. |
| Mr. Gladstone - | Approve. A 10.25-foot variance for rear yard setback is significant, and it gave him pause to consider a request like that. But overall, Mr. Gladstone thinks the balancing test weighs in favor of the applicant. |
| Mr. Budzyn - | Approve, for reasons stated by colleagues. |
| Ms. Krieger - | Approve, for reasons stated. |

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5. **Minutes**

The minutes of the March 27, 2025, Zoning Board of Appeals meeting were unanimously approved.

The Board discussed moving the next Board meeting scheduled for May 29, 2025, to June 5, 2025, so all the members would be in attendance.

The meeting adjourned at approximately 9:15 pm.

Respectfully submitted,

Mary Sernatinger
Secretary