



## Village of Pleasantville

### Building Department

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

### PLEASANTVILLE PLANNING COMMISSION MEETING

#### To: Planning Commission Members:

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

### AGENDA

1. **Meeting Access**

Topic: Planning / ARB

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

Join Zoom Meeting

<https://us06web.zoom.us/j/88014626039?pwd=cFpEcbb685KLVBPYbe3lubR5jaQZi6.1>

Meeting ID: 880 1462 6039

Passcode: 607417

One tap mobile

+16469313860,,88014626039# US

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

3. **343 Manville Road**

**343 Manville Road - Sonny Pilates LLC** - Proposed new business signage for new personal service tenant - *New application*

4. **APPLICATIONS SPECIFIC TO PLANNING COMMISSION**

5. **26 Bedford Road**

**26 Bedford Road - Ryan Touchton** - Proposed garage addition to the existing single family dwelling within the Village wetlands buffer area - *New application for Wetlands permit*

6. **APPLICATIONS INVOLVING PLANNING & ARB**

7. **444 Bedford Road**

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

8. **Minutes of Meeting**

Meeting of June 25, 2025

Very truly yours

Robert Hughes  
Building Inspector



### **Meeting Access**

Topic: Planning / ARB

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

Join Zoom Meeting

<https://us06web.zoom.us/j/88014626039?pwd=cFpEcbb685KLVBpYbe3lubR5jaQZi6.1>

Meeting ID: 880 1462 6039

Passcode: 607417

One tap mobile

+16469313860,,88014626039# US



## **APPLICATIONS SPECIFIC TO THE BOARD OF ARCHITECTURAL REVIEW**



**343 Manville Road**

**343 Manville Road - Sonny Pilates LLC** - Proposed new business signage for new personal service tenant  
- *New application*

**ATTACHMENTS:**

| Description                    | Type            | Upload Date |
|--------------------------------|-----------------|-------------|
| Proposed front storefront view | Backup Material | 7/3/2025    |
| Awning photo                   | Backup Material | 7/3/2025    |
| Projecting sign                | Backup Material | 7/3/2025    |
| Sign letter sample             | Backup Material | 7/3/2025    |
| ARB Petition                   | Backup Material | 7/3/2025    |
| Sign permit app                | Backup Material | 7/3/2025    |

# SONNY PILATES



4:12

Messages

60



 sunbrella®



## Paxton Dew

Sunbrella Shade

SKU: 4712-0000

**\$4.00 / sample**

In Stock

Available in these colors





Lightbox sign:

Sign face diameter: 15.7" (40 cm)

Acrylic panel diameter: 15.6" (39.5 cm)

Mounting bracket: 3.9" (10 cm) (W) x 11.0" (30 cm) (H)

Weight: 12.8 lbs (5.8 kg)

Material: aluminum, acrylic

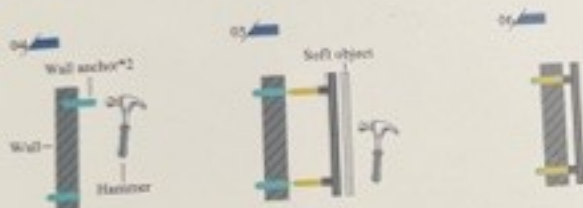
Temperature/light output: 4000-4500 K

Voltage: 12 volts

# Installation Instruction



1. Tighten the screws to the back of number.
2. Mark the locations of the mounting screws on the wall/surface.
3. Drill two holes on the marked locations.



4. Tap two wall anchors into the drilled holes.
5. Tap number in the wall anchor gently. Soft object is required.
6. Finished, congratulations!

## Product Information

Package: 1 pc number + 2 screws  
+ 2 anchors

## Note:

If not fully satisfied with numbers  
or have any problems about our home  
numbers, please email us directly,  
we will make every efforts to  
address the issues for you. ASAP.

## Application:

Featuring a unique design,  
perfect for making personality  
garden/house/address number,  
and sure to make them stand out!

Made in China





VILLAGE OF PLEASANTVILLE \* BUILDING DEPARTMENT

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

RECEIVED

JUN 26 2025

VILLAGE OF PLEASANTVILLE  
BUILDING DEPARTMENT

PETITION TO ARCHITECTURAL REVIEW BOARD

**NOTE:** ONE (1) COPY OF ALL PERTINENT INFORMATION MUST BE SUBMITTED WITH PETITION A MINIMUM TEN (10) DAYS IN ADVANCE OF SCHEDULED ARB MEETING DATE

\* SEE ATTACHED SUBMISSION REQUIREMENTS FOR ADDITIONAL INFORMATION \*

SECTION I - PROJECT ADDRESS: 343 Manville Rd, 3L, Pleasantville, NY  
10570

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

APPLICANT: Sonny Pilates LLC.

ADDRESS: 343 Manville Rd

PHONE: \_\_\_\_\_ CELL: 914.557 2865 EMAIL: mangia 22@gmail.com

TENANT: -see above

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

SECTION III - TYPE OF APPLICATION ☐ BUILDING REVIEW ☒ SIGN REVIEW

SUBMITTED INFORMATION (CHECK ALL THAT APPLY)

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

SECTION IV - LANDLORD / BUILDING OWNER'S CONSENT

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

OWNER'S NAME: 343 Yellow Jersey LLC

OWNER'S SIGNATURE: [Signature]

SECTION V - PERMIT FEES: \$75 APPLICATION FEE

# VILLAGE OF PLEASANTVILLE \* BUILDING DEPARTMENT

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

ARCHITECT/ENG: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

DESIGNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

ELECTRICIAN: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## SECTION VII - APPLICANT CERTIFICATION

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

SIGNATURE: \_\_\_\_\_ DATE: 6/28/28

## OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

ZONE: A-1 SECTION: 106.6 BLOCK: 1 LOT: 34

### ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

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

### BUILDING DEPARTMENT CHECKLIST:

☒ APP FEE 750 ☒ REQUIRED DOCUMENTS ☐ SIX (6) SETS OF DOCS & PERTINENT INFO

☐ CHECK #: 4193 ☐ CASH

NAME ON CHECK: DENISE STASOLLA

ARB MEETING RESULTS: BLDG. INSPECTOR SIGN OFF: \_\_\_\_\_ DATE: \_\_\_\_\_

☐ APPROVED AS SUBMITTED ☐ APPROVED AS NOTED ☐ DENIED

COMMENTS: \_\_\_\_\_

### MEMBERS IN ATTENDANCE: (CHECK BOX & NOTE INITIALS)

☐ CHAIRMAN ☐ MEMBER # 1 ☐ MEMBER # 2 ☐ MEMBER # 3 ☐ MEMBER # 4



# VILLAGE OF PLEASANTVILLE \* BUILDING DEPARTMENT

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

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JUN 26 2025

## SIGN PERMIT APPLICATION

VILLAGE OF PLEASANTVILLE  
BUILDING DEPARTMENT

**NOTE:** APPROVAL FROM THE ARCHITECTURAL REVIEW BOARD REQUIRED FOR ALL NEW SIGNS, AWNINGS, AND CANOPIES AS PER VILLAGE CODE CHAPTER 148 PRIOR TO ISSUANCE OF A PERMIT.

**\* NEW FREESTANDING SIGNS REQUIRE APPROVAL FROM THE PLANNING BOARD \***

**SECTION I** - PROJECT ADDRESS: 343 Manville Rd 3L, Pleasantville

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

APPLICANT: Sonny Pilates LLC  
ADDRESS: 343 Manville Rd, Pleasantville, NY 10570  
PHONE: 914-557-2815 CELL: 914-557-2815 EMAIL: mangia22@gmail.com  
OWNER: 343 Yellow Jersey LLC  
ADDRESS: C/O Sterling Property Solutions Inc.  
77 Tarrytown Road  
Suite 1E  
White Plains, NY 10607  
PHONE: 914-355-3272 CELL: 914-355-3272 EMAIL: INFO@STERLINGPSI.COM

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

☐ BANNER ☐ BARBER POLE ☒ CANOPY ☐ GROUND SIGN ☐ INTEGRAL ROOF SIGN  
☐ INTERIM SIGN ☐ MARQUEE SIGN ☐ POLE SIGN ☐ PROJECTING SIGN ☐ SUSPENDED SIGN  
☐ TEMPORARY SIGN ☒ WALL SIGN ☐ WINDOW SIGN ☐ NEON SIGN ☐ RES DISTRICT SIGN ☐ OTHER

**SECTION IV** - LANDLORD / BUILDING OWNER'S CONSENT

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

OWNER'S NAME: 343 Yellow Jersey LLC

OWNER'S SIGNATURE: [Signature]

**SECTION V** - PERMIT FEES:

- A. SIGN PERMIT FOR REAL ESTATE SIGNS NOT EXEMPTED AS PER VILLAGE CODE CHAPTER 148 : \$15 FOR EACH  
B. ALL OTHER SIGN PERMITS: \$30 FOR EACH SIGN

# VILLAGE OF PLEASANTVILLE \* BUILDING DEPARTMENT

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

ARCHITECT/ENG: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

DESIGNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

ELECTRICIAN: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## SECTION VII - APPLICANT CERTIFICATION

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

SIGNATURE: \_\_\_\_\_ DATE: 6/26/2025

## OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

ZONE: A-1 SECTION: 106.2 BLOCK: 1 LOT: 34

### BUILDING DEPARTMENT CHECKLIST:

☒ PERMIT FEE 75.00 ☐ GC LICENSE ☐ WORK COMP. ☐ LIAB. INS. ☐ ONE SET OF DOCUMENTS  
☐ EAS FORM ☐ SWPPP ☐ FLOOD DEV. PERMIT

PERMIT #: \_\_\_\_\_ PAYMENT: ☒ CHECK # 4193 ☐ CASH

NAME ON CHECK: Denise Stasolla

FINAL DESCRIPTION OF WORK: \_\_\_\_\_

**NEW BUSINESS SIGN**

### PERMIT CONDITIONS:

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

BLDG. INSPECTOR SIGN OFF: RA DATE: 6/26/2025



## **APPLICATIONS SPECIFIC TO PLANNING COMMISSION**



## **26 Bedford Road**

**26 Bedford Road - Ryan Touchton** - Proposed garage addition to the existing single family dwelling within the Village wetlands buffer area - *New application for Wetlands permit*

### **ATTACHMENTS:**

| Description                  | Type            | Upload Date |
|------------------------------|-----------------|-------------|
| Overview letter 6.25.25      | Backup Material | 7/3/2025    |
| Site Plan drawing 6.23.25    | Backup Material | 7/3/2025    |
| Site Plan Application        | Backup Material | 7/3/2025    |
| Consultant memo dated 7.7.25 | Backup Material | 7/7/2025    |



**ROCK  
SPRING**  
DESIGN GROUP

Landscape Architecture  
Site Planning  
Sustainable Design

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

June 25, 2025

**Re: 26 Bedford Road, Site Improvements**

Dear Mr. Hughes

Attached please find a Site Plan Application and Site Plan for a proposed garage at 26 Bedford Road. The owners are applying for approval to construct 1.5 Story 2 Car Garage addition within the 50' Wetlands review area on their property.

The existing .86 acre property located on Bedford Road is an existing single family residence which has a small pond in the back and brook/drainage ditch along the south side. The pond and brook/drainage ditch generate a 50' setback which extends into the center of the property. The property is fully landscaped.

The proposed project involves construction of a 2 car detached garage addition at the end of the existing parking area partly in the lawn by the garage. The project also proposes a rain garden, along the back of the garage to accommodate the increase in drainage and additional native plantings installed along the drainage ditch and around the addition to provide habitat and a buffer.

We believe this project as designed is the most sensible from a site planning and landuse standpoint. The owner is willing to provide additional mitigation measures to offset any potential negative impacts and reduce run-off from the site. We look forward to your thoughtful consideration and approval of this project. If you or the commissioners have questions on this proposal. Please don't hesitate to reach out.

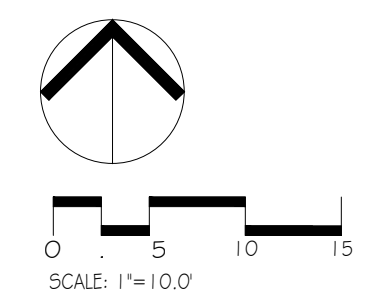
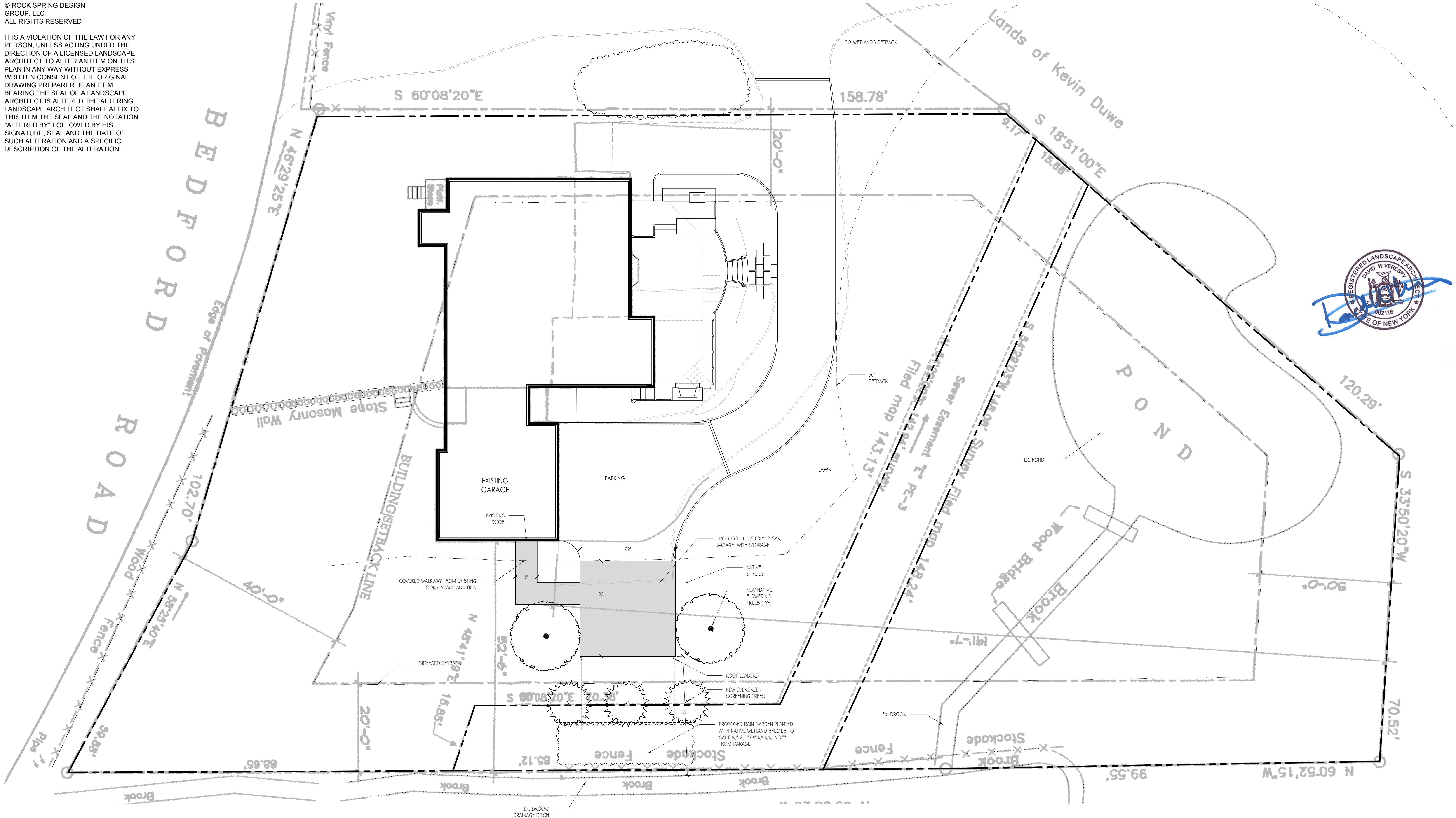
Best Regards

David W. Verespy, RLA, ASLA



© ROCK SPRING DESIGN  
GROUP, LLC  
ALL RIGHTS RESERVED

IT IS A VIOLATION OF THE LAW FOR ANY  
PERSON, UNLESS ACTING UNDER THE  
DIRECTION OF A LICENSED LANDSCAPE  
ARCHITECT TO ALTER AN ITEM ON THIS  
PLAN IN ANY WAY WITHOUT EXPRESS  
WRITTEN CONSENT OF THE ORIGINAL  
DRAWING PREPARER. IF AN ITEM  
BEARING THE SEAL OF A LANDSCAPE  
ARCHITECT IS ALTERED THE ALTERING  
LANDSCAPE ARCHITECT SHALL AFFIX TO  
THIS ITEM THE SEAL AND THE NOTATION  
"ALTERED BY" FOLLOWED BY HIS  
SIGNATURE, SEAL AND THE DATE OF  
SUCH ALTERATION AND A SPECIFIC  
DESCRIPTION OF THE ALTERATION.





## VILLAGE OF PLEASANTVILLE \* BUILDING DEPARTMENT

80 WHEELER AVENUE \* PLEASANTVILLE, NY 10570  
PHONE (914) 769-1926 \* FAX (914) 769-5519  
[WWW.PLEASANTVILLE-NY.GOV](http://WWW.PLEASANTVILLE-NY.GOV)

### SITE PLAN PERMIT APPLICATION

\* THREE (3) COPIES OF ALL REQUIRED DOCUMENTATION TO BE SUBMITTED FOURTEEN (14) DAYS \*  
IN ADVANCE OF THE SCHEDULED PLANNING MEETING DATE

**SECTION I** – PROJECT ADDRESS: 26 Bedford Road, Pleasantville, NY 10570

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

APPLICANT: David Verespy, PLA, Rock Spring Design Group, LLC

ADDRESS: 15 Rock Spring Road, Trumbull, CT 06611

PHONE: 203-581-5715 CELL: same EMAIL: dverespy@rockspringdesign.com

OWNER: Ryan Touchton

ADDRESS: 26 Bedford Road, Pleasantville, NY 10570

PHONE: 917-355-2396 CELL: same EMAIL: ryan.touchton@gmail.com

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

☒ ACCESSORY STRUCTURE ☒ ADDITION ☐ ALTERATION / RENOVATION ☐ CHANGE OF USE / OCCUPANCY  
☐ DECK ☐ DRIVEWAY / ROW PARKING ☐ GENERATOR ☐ LEGALIZATION ☒ NEW BUILDING  
☐ PATIO / TERRACE ☐ PARKING AREA ☐ RETAINING WALL ☐ SHED ☐ SOLAR PANELS ☐ SWIM POOL  
☐ TEMP STRUCT / TENT ☐ WETLANDS DISTURBANCE

**SECTION IV** – USE & OCCUPANCY

EXISTING / CURRENT USE: Single 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** – SUBMISSION CHECKLIST

☒ SITE PLAN APPLICATION ☒ OVERVIEW LETTER ☐ BUILDING PERMIT APPLICATION ☐ SHORT EAS FORM  
☒ SURVEY & DETAILED DRAWINGS ☐ ESCROW POLICY AFFIDAVIT ☒ ADDITIONAL INFORMATION

**SECTION VI** – APPLICATION FEE: \$250 ESCROW FEE: DEPENDENT UPON SPECIFICS OF APPLICATION

# VILLAGE OF PLEASANTVILLE \* BUILDING DEPARTMENT

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

ARCHITECT: David Verespy, PLA, Rock Spring Design Group, LLC

ADDRESS: 15 Rock Spring Road, Trumbull, CT 06611

PHONE: 203-581-5715 CELL: same EMAIL: dverespy@rockspringdesign.com

ENGINEER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

SITE PLANNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

LEGAL COUNSEL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## SECTION VIII — 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: David Verespy DATE: 6/25/25

## OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

ZONE: \_\_\_\_\_ SECTION: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_

### ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

☐ ARB ☐ ZONING ☐ DPW / ENGINEERING ☐ WCDH ☐ WETLANDS ☐ FLOOD DEV  
☐ WC PLANNING ☐ COUNTY ROAD ☐ STATE ROAD

### BUILDING DEPARTMENT CHECKLIST:

☐ SITE PLAN APPLICATION ☐ OVERVIEW LETTER ☐ BUILDING PERMIT APPLICATION ☐ SHORT EAS FORM  
☐ SURVEY & DETAILED DRAWINGS ☐ ADDITIONAL INFO ☐ APP FEE ☐ ESCROW FEE ☐ PUBLIC NOTICE & MAILINGS

PAYMENT: ☐ APP CHECK #: \_\_\_\_\_ ☐ CASH ☐ ESCROW CHECK #: \_\_\_\_\_

NAME ON CHECK: \_\_\_\_\_

BLDG. INSPECTOR SIGN OFF: \_\_\_\_\_ DATE: \_\_\_\_\_



411 Theodore Fremd Ave, Suite 206 South  
Rye, NY 10580  
T: 914.967.6540  
[www.hardestyhanover.com](http://www.hardestyhanover.com)

## **MEMORANDUM**

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

Date: July 7, 2025

Subject: **26 Bedford Road – Site Plan and Wetlands Permit Applications**

We have reviewed the following application materials that have been submitted in conjunction with the construction the outdoor entertainment area at the property located at 26 Bedford Road:

1. Letter to the Building Inspector dated 6/25/25;
2. Site Plan and Building Permit application forms dated 6/25/25;
3. Conceptual Site Plan dated 6/23/25;

Based on our review of the application, we provided the following comments:

1. The Application appears to be conceptual in nature and is lacking many of the specifics which we would evaluate. Therefore, we have limited our review to be conceptual in nature. The Application does not appear to disclose the total disturbance area within the 50' wetland buffer, however, the conceptual plan shows the entirety of the proposed 1.5 story 2 car garage (484 square feet) and nearly the entirety of the proposed covered walkway (approximately 100 square feet) within the regulated 50-foot wetland buffer. Additionally, the plans show 5 proposed trees, and a rain garden proposed within the 50' wetland buffer. It is unclear what the disturbance associated with the proposed landscaping would be or what the existing condition of the areas proposed to be disturbed is. These proposed disturbances would extend a full 50' into the wetland buffer to the property line and board immediately along the brook. It should also be noted that the rainwater garden and the proposed landscaping are proposed within an existing sewer easement.

Section 182-5.B(6) of the Village Wetland Law states that the following activity requires Planning Commission approval subject to terms and conditions, given and imposed so as to enhance or cause the least possible damage, encroachment or interference with the natural resources or functions of the wetland, water body or watercourse: "The construction of an addition to an existing residential structure, provided that the existing structure was completed prior to the effective date of the Wetlands Control Law." The plans show the entirety of the Proposed Action within the boundary of the 50' regulated wetland buffer and provides no justification in the narrative or on the plans why the objectives of the Applicant cannot be achieved while reducing the disturbance in the wetland buffer area. The Application also does not provide detail on the existing conditions of the wetland buffer area proposed



to be disturbed or on the mitigatory landscaping being proposed. The Applicant has also not addressed the existing sewer easement the proposed landscaping is proposed to within. These elements should be addressed by the Applicant in future submissions.

2. The Proposed Action is considered a Type II Action with regard to SEQRA because it involves the construction, expansion or placement of minor accessory residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.

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

Malcolm Simpson, AICP  
Planner

cc: Robert Hughes, Building Inspector



## **APPLICATIONS INVOLVING PLANNING & ARB**



## **444 Bedford Road**

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

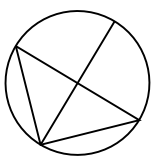
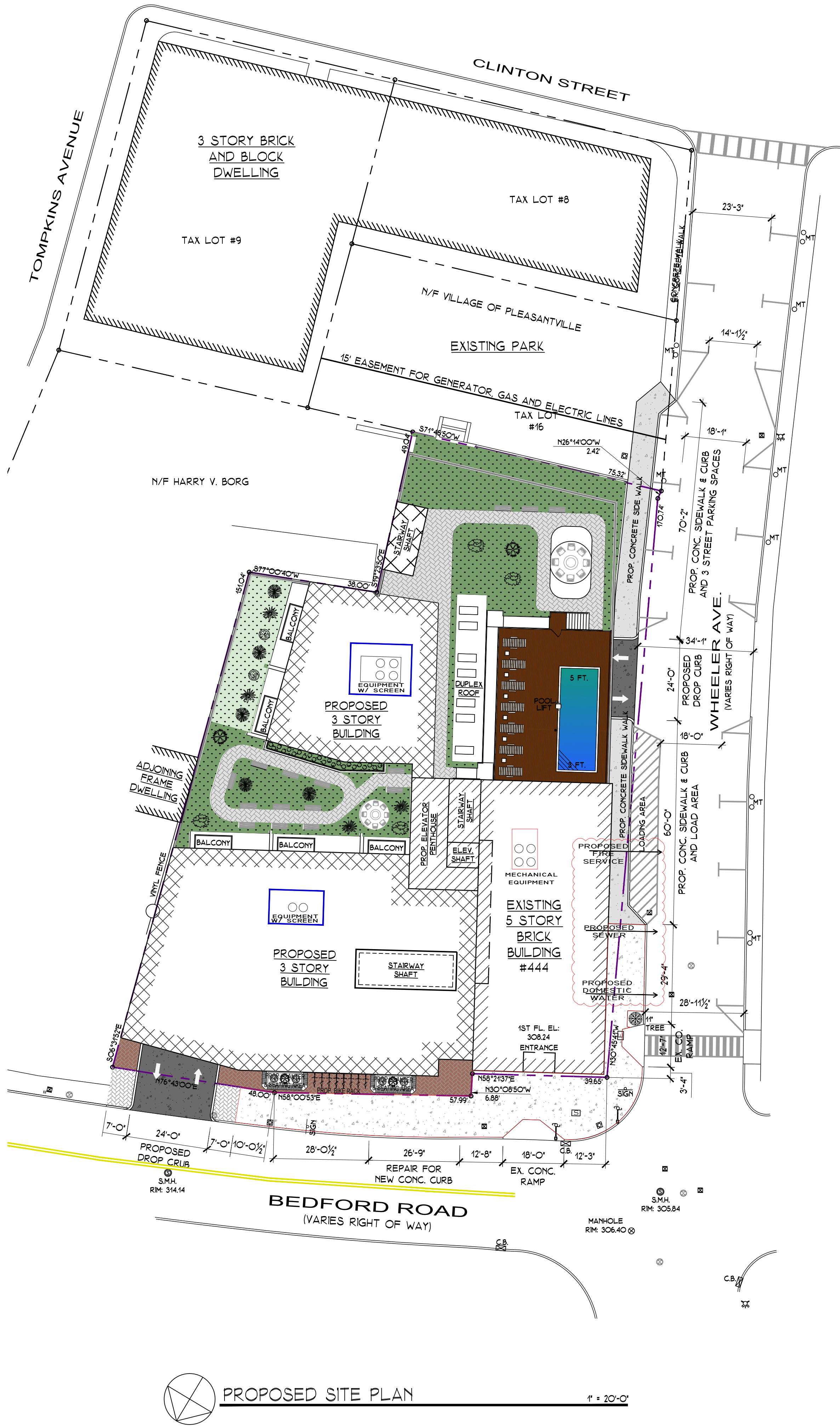
### **ATTACHMENTS:**

| Description                             | Type            | Upload Date |
|-----------------------------------------|-----------------|-------------|
| Updated plans 7.3.25 - latest revisions | Backup Material | 7/3/2025    |



PROPOSED DEVELOPMENT PLAN

N.T.S.



PROPOSED SITE PLAN

1" = 20'-0"

CONSTRUCTION NOTES:

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

- a. Proposed Domestic Water Service = 2 inch Type 'K' Copper (Class 54 DIP if >2")  
b. Proposed Fire Service = 4 inch Class 54 Ductile Iron Pipe (DIP)  
c. Proposed Sanitary Sewer Service = 6 inch PVC SDR-35

|                                                                                      | REQMENTS | EXISTING | PROPOSED | VARIANCE |
|--------------------------------------------------------------------------------------|----------|----------|----------|----------|
| MAX. BUILDING WALL LENGTH                                                            | FT.      | N.R.     | 148.25'  | 166.16'  |
| PARKING REQUIREMENTS                                                                 |          |          |          |          |
| EXISTING PARKING TABULATION                                                          |          |          |          |          |
| 24,124 SQ. FT. (BUSINESS OFFICE) / 300 S.F.                                          |          |          |          |          |
| TOTAL PROVIDED = 80.4                                                                |          |          |          |          |
| TOTAL REQUIRED = 80 PARKING SPACES                                                   |          |          |          |          |
| TOTAL PROVIDED = 16 PARKING SPACES                                                   |          |          |          |          |
| PROPOSED PARKING TABULATION                                                          |          |          |          |          |
| 20 (1 BEDROOM APARTMENT) X 1 PARKING SPACE                                           |          |          |          |          |
| 16 (2 BEDROOMS APARTMENT) X 15 PARKING SPACE                                         |          |          |          |          |
| RETAIL SPACE = 2,146 S.F. / 300 S.F.                                                 |          |          |          |          |
| TOTAL REQUIRED = 51 PARKING SPACES                                                   |          |          |          |          |
| TOTAL PROVIDED = 51 PARKING SPACES                                                   |          |          |          |          |
| ADDITIONAL PARKING TABULATIONS (#185-38 VILLAGE OF PLEASANTVILLE ZONING ORDINANCE)   |          |          |          |          |
| STANDARD SIZE PARKING SPACES (#185-38(C)) Min. 8.5'X10' = 44 PARKING SPACES = 86.28% |          |          |          |          |
| COMPACT SIZE PARKING SPACES (#185-38(F)) Min. 7.5'X15' = 7 PARKING SPACES = 13.72%   |          |          |          |          |
| TOTAL = 51 PARKING SPACES = 100%                                                     |          |          |          |          |
| 7 COMPACT SIZE PARKING SPACES = 13.72% LESS THAN 50% (#185-38(F)(3)) = OK            |          |          |          |          |
| MINIMUM ACCESSIBLE PARKING SPACES                                                    |          |          |          |          |
| (TABLE #208.2 2010 ADA STANDARDS)                                                    |          |          |          |          |

ZONING DATA - VILLAGE OF PLEASANTVILLE

NAME OF OWNER: 444 ASSOCIATES CO. LLC.  
NAME OF ARCHITECT: JORGE B. HERNANDEZ R.A. A.I.A. (ARQ. ARCHITECTURE PC)  
TAX MAP DESIGNATION: SECT: 106.6 BLOCK: 5 LOT: 16,17,18,19 & 20  
ZONING DISTRICT: A-1 CENTRAL BUSINESS DISTRICT

|                                                            | REQMENTS | EXISTING     | PROPOSED       | VARIANCE    |
|------------------------------------------------------------|----------|--------------|----------------|-------------|
| MIN. LOT AREA                                              | SQ. FT.  | 2,500 S.F.   | 22,331 S.F.    | N.C.        |
| MIN. LOT WIDTH                                             | FT.      | N.R.         | -              | N.C.        |
| MIN. LOT DEPTH                                             | FT.      | N.R.         | -              | N.C.        |
| MIN. FRONT YARD SBK (BEDFORD ROAD)                         | FT.      | N.R.         | O              | N.C.        |
| MIN. FRONT YARD SBK (WHEELER AVENUE)                       | FT.      | N.R.         | O              | N.C.        |
| MIN. EACH SIDE YARD SBK                                    | FT.      | NONE OR 6' x | 26.0'          | 6.0'        |
| MIN. BOTH SIDE YARD SBK                                    | FT.      | -            | 26.0'          | 6.0'        |
| MIN. REAR YARD SBK                                         | FT.      | N.R.         | -              | O           |
| MIN. EACH SIDE YARD SETBACK ADJACENT TO RESIDENCE DISTRICT | FT.      | 20.0'        | NOT APPLICABLE | -           |
| MIN. REAR YARD SETBACK ADJACENT TO RESIDENCE DISTRICT      | FT.      | 20.0'        | NOT APPLICABLE | -           |
| MAX. FLOOR AREA RATIO (2.0)                                | SQ. FT.  | 44,662 S.F.  | 24,124 S.F.    | 48,510 S.F. |
| MAX. F.A.R. BONUS (15%)                                    | SQ. FT.  | 51,361 S.F.  | -              | 50,872 S.F. |

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

| REVISIONS       | DATE       | BY  |
|-----------------|------------|-----|
| RESUBMITTAL     | 9/14/2023  | ARQ |
| RESUBMITTAL     | 4/26/2024  | ARQ |
| RESUBMITTAL     | 9/30/2024  | ARQ |
| P.B. COMMENTS   | 09/11/2024 | ARQ |
| WHEELER LOADING | 09/25/2024 | ARQ |
| REV. DRAWINGS   | 10/9/2024  | ARQ |
| REV. DRAWINGS   | 2/26/2025  | ARQ |
| REV. DRAWINGS   | 4/9/2025   | ARQ |
| PUBLIC HEARING  | 4/30/2025  | ARQ |
| COMMENTS        | 7/3/2025   | ARQ |

DRAWING TITLE:

PROPOSED SITE PLANS,  
DEVELOPMENT PLANS, ZONING  
DATA AND IMAGES

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

444 BEDFORD RD  
PLEASANTVILLE  
NY 10570

NYS EDUCATION LAW

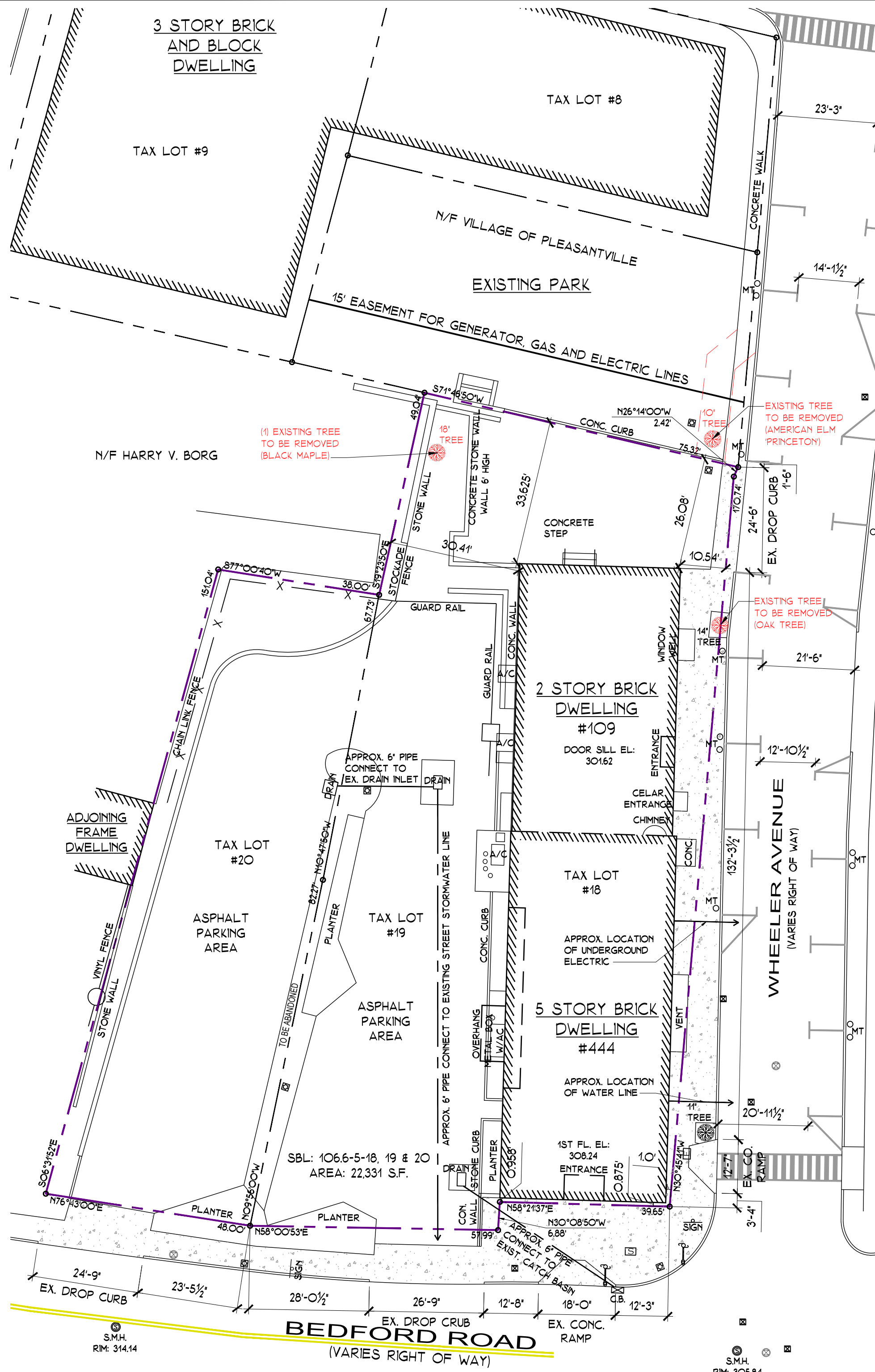
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SEAL & SIGNATURE

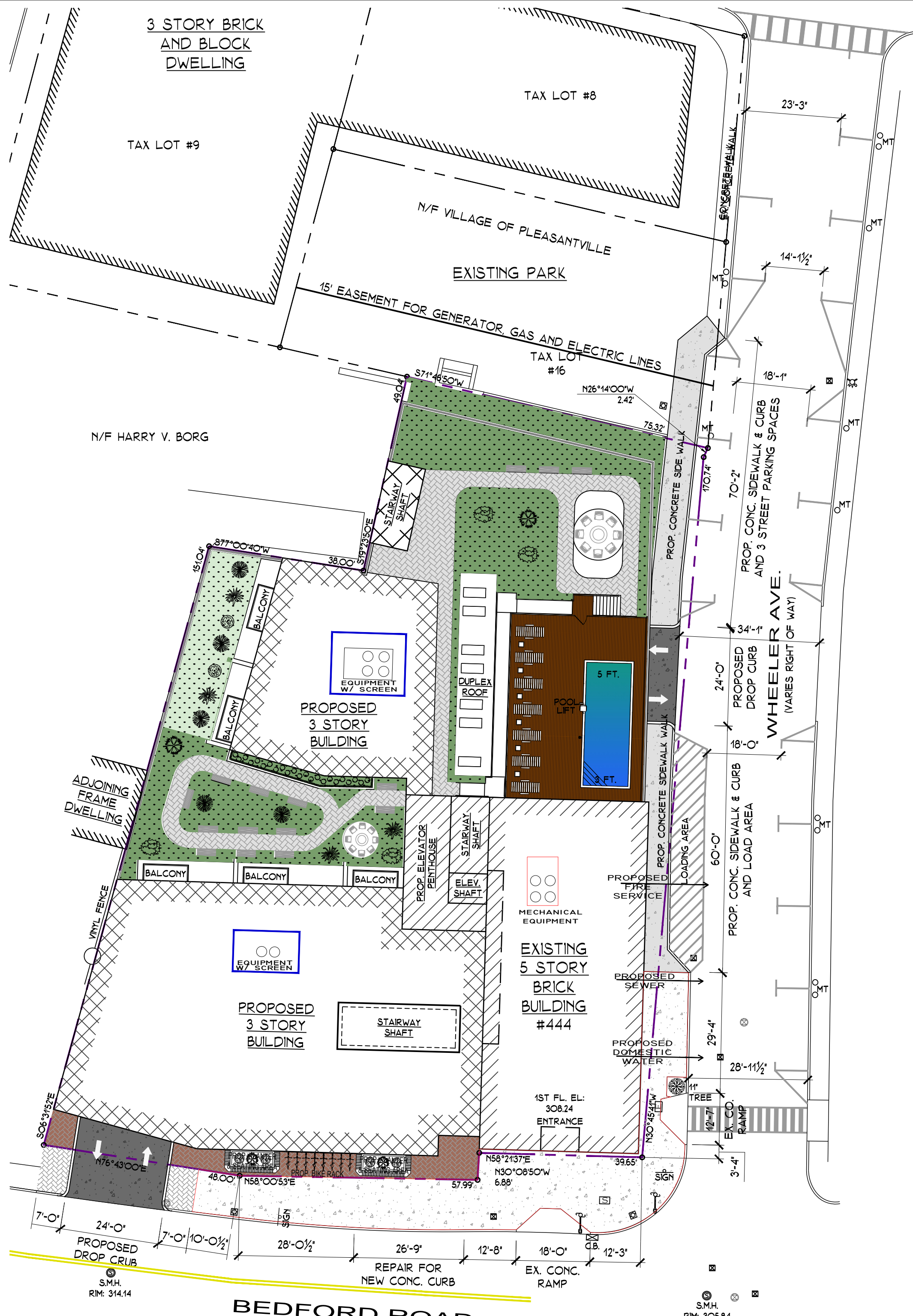


|             |          |
|-------------|----------|
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| 3/12/2021   |          |
| PROJECT NO: |          |
| 21-037      |          |
| DRAWING BY: |          |
| ARQ         |          |
| CHECKED BY: |          |
| JBH         |          |



EXISTING SCHEMATIC PLAN

1" = 20'-0"



PROPOSED SCHEMATIC PLAN

1" = 20'-0"



DRONE PHOTO

N.T.S.



PROPOSED LOADING AREA

N.T.S.



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

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| REV. DRAWINGS   | 2/26/2025  | ARQ |
| REV. DRAWINGS   | 4/9/2025   | ARQ |
| PUBLIC HEARING  | 4/30/2025  | ARQ |
| COMMENTS        | 7/3/2025   | ARQ |

DRAWING TITLE:

EXIST. & PROPOSED  
SCHEMATIC PLAN AND  
DRONE PHOTOS

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

444 BEDFORD RD  
PLEASANTVILLE  
NY 10570

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SEAL & SIGNATURE



EXP. 3-31-2026

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3/12/2021

PROJECT NO.:

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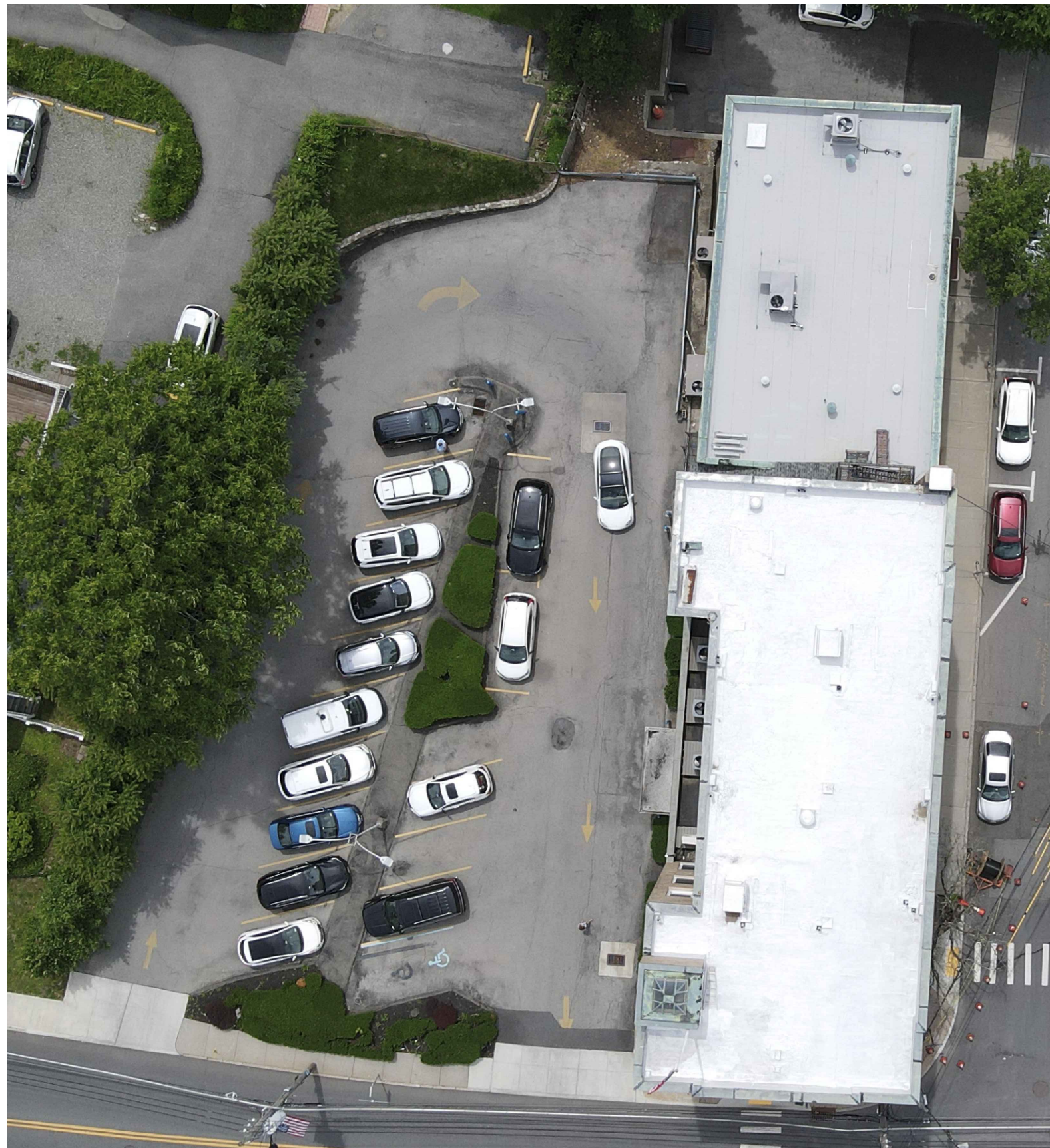
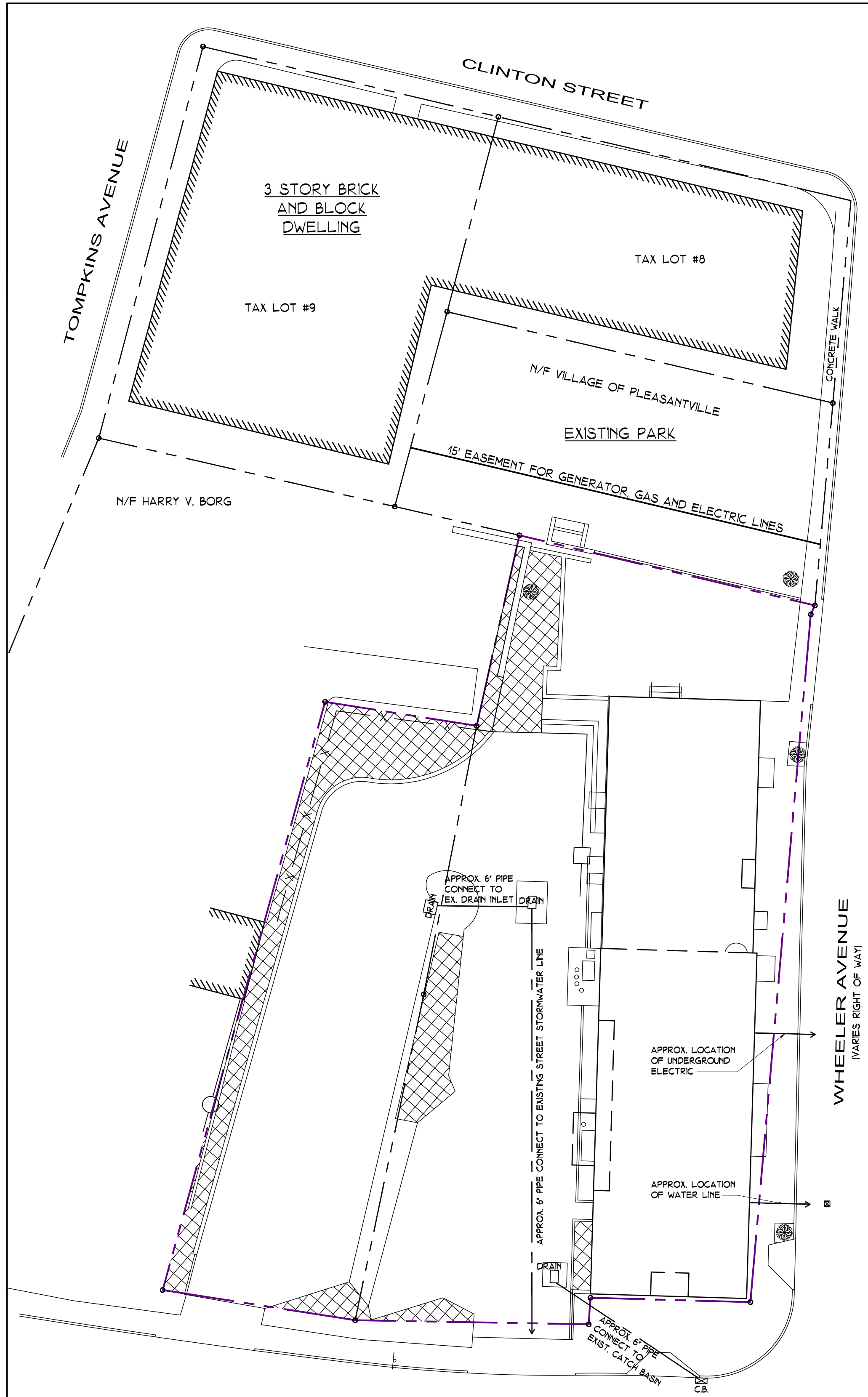
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JBH

DWG. NO.:

S-102

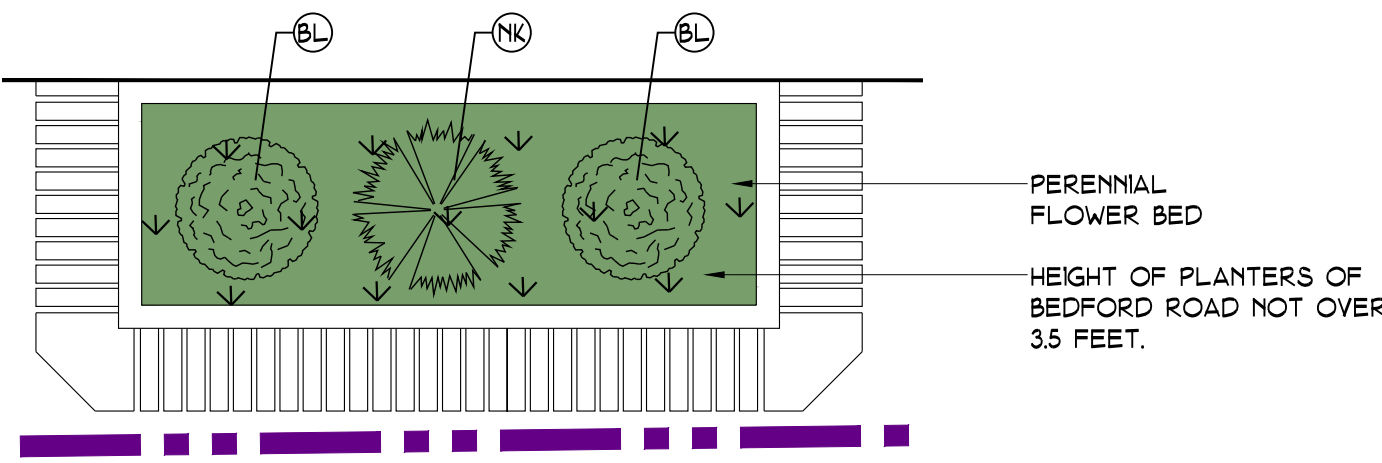


STORMWATER SITE MANAGEMENT TABULATION LEGEND

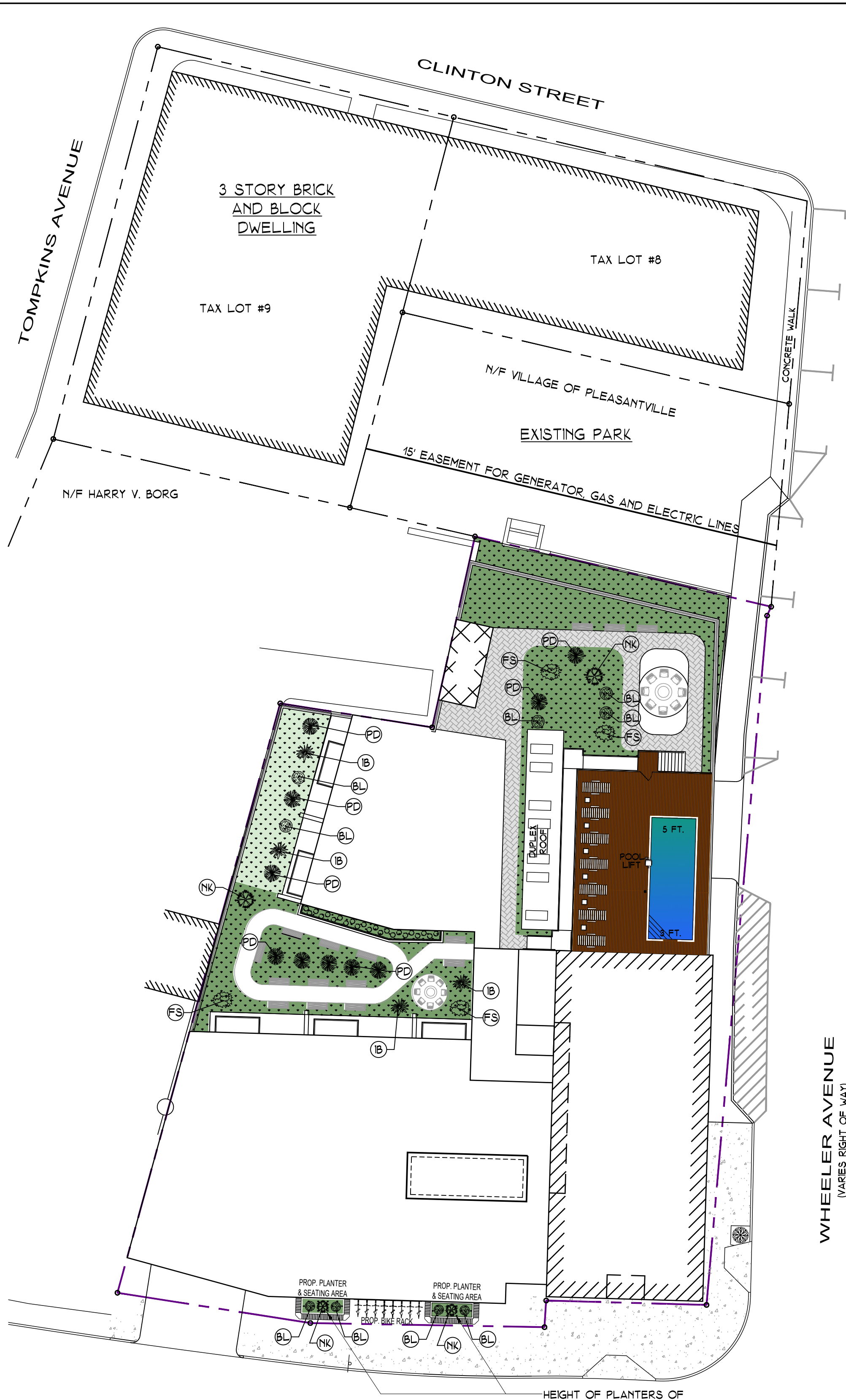
|           |                                          |                |
|-----------|------------------------------------------|----------------|
| [Pattern] | EXISTING PERVIOUS AREA                   | = 2,510 SQ.FT. |
| [Pattern] | PROPOSED PERVIOUS AREA                   | = 1,822 SQ.FT. |
| [Pattern] | PROPOSED PERVIOUS AREA GREEN ROOF DESIGN | = 500 SQ.FT.   |

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

| PROPOSED PLANTING LEGEND                                               |     |                           |                           |        |          |
|------------------------------------------------------------------------|-----|---------------------------|---------------------------|--------|----------|
| SYM.                                                                   | KEY | COMMON NAME               | SCIENTIFIC NAME           | SIZE   | QUANTITY |
| [Symbol]                                                               | PD  | NORTHERN PRAIRIE DROPSEED | SPOROBOLUS HETEROLEPIS x  | 2' HGT | 10       |
| [Symbol]                                                               | BL  | BROAD-LEAVED SEDGE        | CAREX PLATYPHYLLA x       | 1' HGT | 12       |
| [Symbol]                                                               | NK  | NINEBARK                  | PHYSOCARPUS OPULIFOLIUS x | 2' HGT | 4        |
| [Symbol]                                                               | FS  | FRAGRANT SUMAC            | RHUS AROMATICA x          | 4' HGT | 4        |
| [Symbol]                                                               | IB  | INKBERRY                  | ILEX GLABRA x             | 3' HGT | 4        |
| * RECOMMENDED WESTCHESTER COUNTY NATIVE PLANTS BY NEW YORK FLORA ATLAS |     |                           |                           |        |          |



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



PROPOSED PERVIOUS AREA AND LANDSCAPING PLAN 1" = 20'-0"



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

| REVISIONS       | DATE       | BY  |
|-----------------|------------|-----|
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| RESUBMITTAL     | 4/26/2024  | ARQ |
| RESUBMITTAL     | 6/30/2024  | ARQ |
| P.B. COMMENTS   | 09/11/2024 | ARQ |
| WHEELER LOADING | 09/25/2024 | ARQ |
| REV. DRAWINGS   | 10/9/2024  | ARQ |
| REV. DRAWINGS   | 2/26/2025  | ARQ |
| REV. DRAWINGS   | 4/9/2025   | ARQ |
| PUBLIC HEARING  | 4/30/2025  | ARQ |
| COMMENTS        | 7/3/2025   | ARQ |

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

PROJECT:  
THE LANDMARK AT 444

PROJECT ADDRESS:  
444 BEDFORD RD  
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NY 10570

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| ARQ                |           |
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| JBH                |           |

S-110



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JORGE B. HERNANDEZ R.A. A.I.A.  
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CERTIFICATE NUMBER: 2323601

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| REV. DRAWINGS   | 4/9/2025   | ARQ |
| PUBLIC HEARING  | 4/30/2025  | ARQ |
| COMMENTS        | 7/3/2025   | ARQ |

DRAWING TITLE:

EXIST. & PROPOSED FLOOR  
PLANS

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

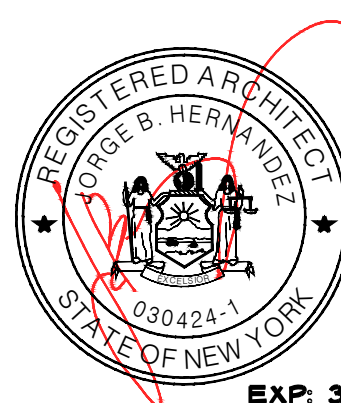
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EXP. 3-31-2026

DATE:

3/12/2021

PROJECT NO.:

21-037

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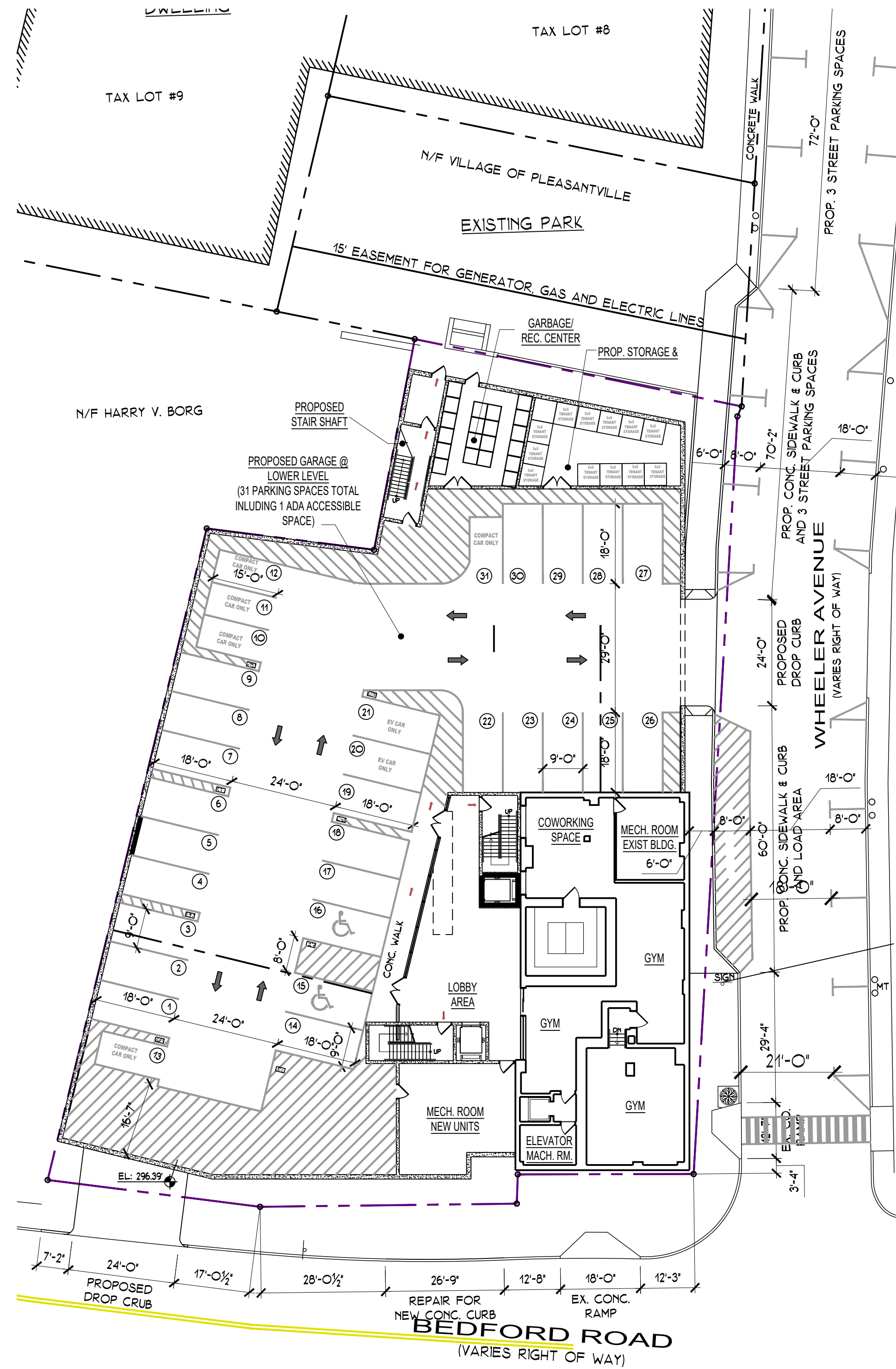
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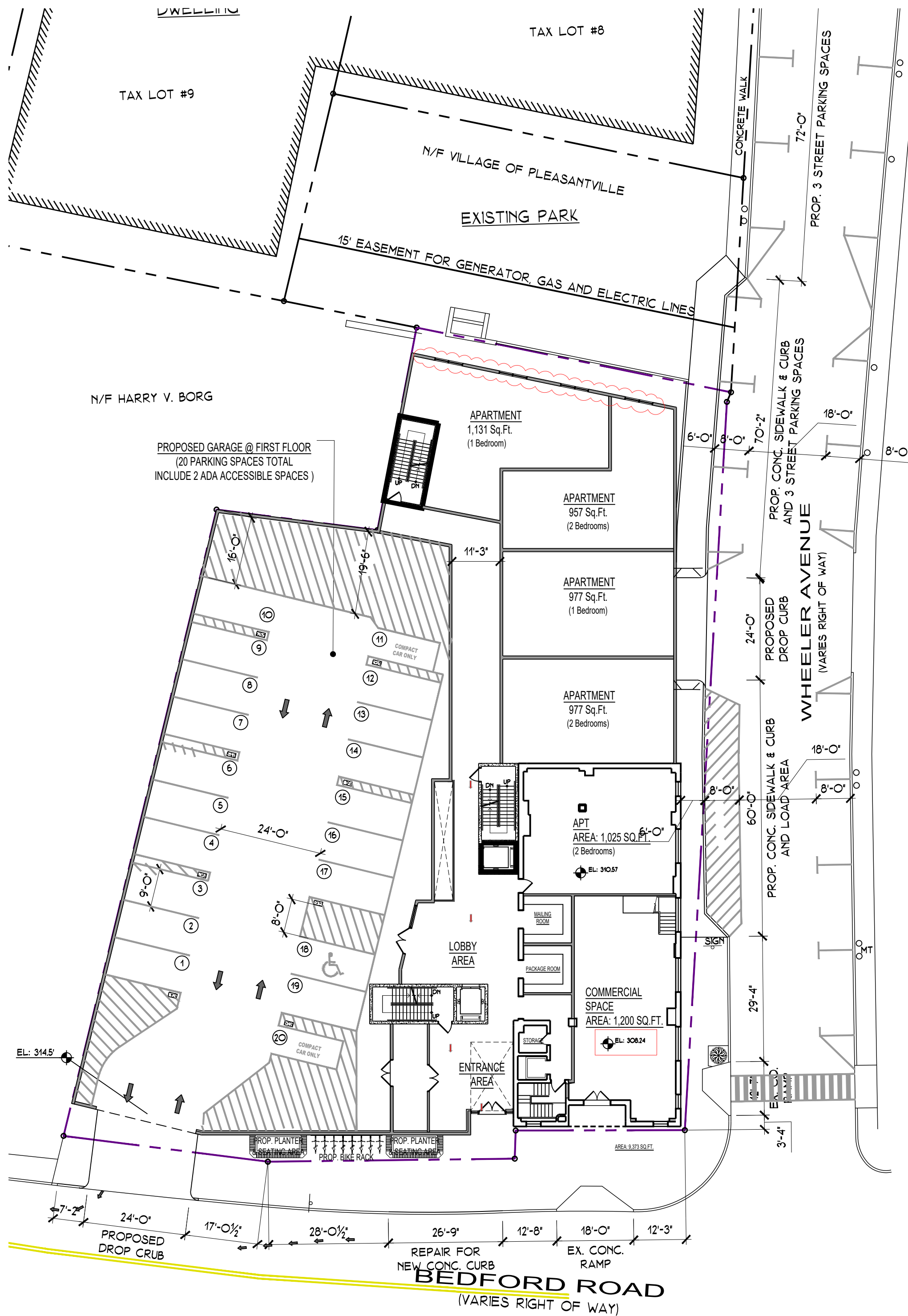
DWG. NO.:

A-100



PROPOSED  
LOWER LEVEL

1" = 20'-0"



PROPOSED  
MAIN LEVEL

1" = 20'-0"



PROPOSED  
SECOND LEVEL

1" = 20'-0"



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

N.T.S

| REVISIONS       | DATE       | BY  |
|-----------------|------------|-----|
| RESUBMITTAL     | 9/14/2023  | ARQ |
| RESUBMITTAL     | 4/26/2024  | ARQ |
| RESUBMITTAL     | 8/30/2024  | ARQ |
| P.B. COMMENTS   | 09/11/2024 | ARQ |
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| REV. DRAWINGS   | 10/9/2024  | ARQ |
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| PUBLIC HEARING  | 4/30/2025  | ARQ |
| COMMENTS        | 7/3/2025   | ARQ |

A-101



MATERIAL: ALUMINUM.  
COLOR: BLACK

PROPOSED COPPING

N.T.S.



MATERIAL: ALUMINUM.  
COLOR: BLACK

PROPOSED WINDOWS

N.T.S.



COLOR: BLACK

PROPOSED OUTDOOR WALL LIGHT

N.T.S.



MATERIAL: FABRIC  
COLOR: BLACK

PROPOSED CANOPY

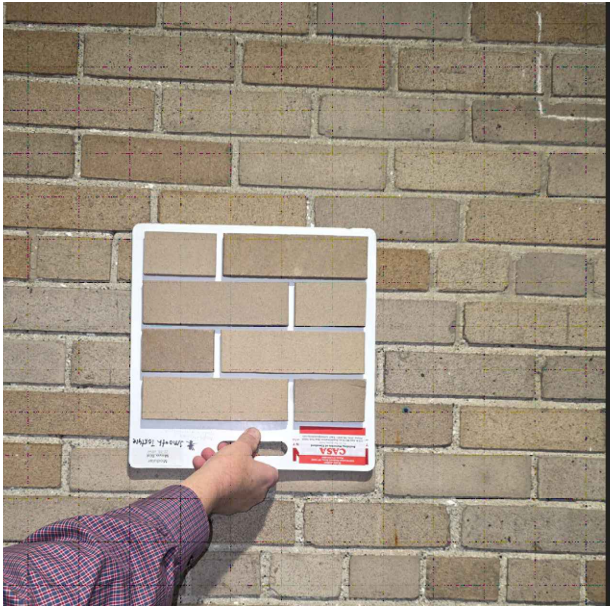
N.T.S.



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

PROPOSED  
ROOFTOP SEMI-PRIVATE SCREEN

N.T.S.



COLOR: MAYO BLD.  
(SMOOTH TEXTURE)

PROPOSED BRICK

N.T.S.



COLOR: TO BE MATCHED  
W/ THE EXISTING BUILDING

PROPOSED CONCRETE STUCCO

N.T.S.



COLOR: SMOOTH  
LIMESTONE

PROP. TRAVERTINE MARBLE CLADDING

N.T.S.



MATERIAL: ALUMINUM.  
COLOR: BLACK

PROPOSED RAILING

N.T.S.



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

| REVISIONS       | DATE       | BY  |
|-----------------|------------|-----|
| RESUBMITTAL     | 9/14/2023  | ARQ |
| RESUBMITTAL     | 4/26/2024  | ARQ |
| RESUBMITTAL     | 9/30/2024  | ARQ |
| P.B. COMMENTS   | 09/11/2024 | ARQ |
| WHEELER LOADING | 09/25/2024 | ARQ |
| REV. DRAWINGS   | 10/9/2024  | ARQ |
| REV. DRAWINGS   | 2/26/2025  | ARQ |
| REV. DRAWINGS   | 4/9/2025   | ARQ |
| PUBLIC HEARING  | 4/30/2025  | ARQ |
| COMMENTS        | 7/3/2025   | ARQ |

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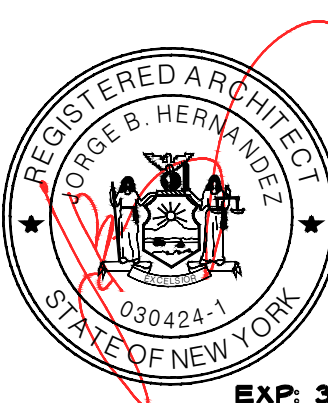
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**Minutes of Meeting**  
Meeting of June 25, 2025